



**BNP PARIBAS
REAL ESTATE**

Real Estate
for a changing
world

Tonbridge and Malling: Local Plan Viability Assessment



Prepared for
Tonbridge and Malling Borough Council

October 2025

Contents

1	Summary	3
2	Introduction	5
3	Methodology and appraisal approach	15
4	Appraisal assumptions	19
5	Appraisal outputs	29
6	Assessment of appraisal results	30
7	Conclusions and recommendations	54

Appendices

Appendix 1 - Typology details and appraisal inputs
Appendix 2 - Commercial lettings
Appendix 3 - BCIS costs
Appendix 4 - Accessibility standards
Appendix 5 - BLV assumptions
Appendix 6 - Appraisal outputs (50% SR, 30% AR, 20% SO)
Appendix 7 - Appraisal outputs (80% AR, 20% SO)
Appendix 8 - Appraisal outputs (upside)
Appendix 9 - Appraisal outputs (downside)
Appendix 10 - Appraisal outputs (BTR)
Appendix 11 - Cumulative policy impacts

Anthony Lee MRTPI MRICS
Senior Director – UK Development Viability
BNP Paribas Real Estate
10 Harewood Avenue
London NW1 6AA

020 7338 4061
anthony.lee@bnpparibas.com
realestate.bnpparibas.com

1 Summary

- 1.1 This report tests the ability of developments in the Borough of Tonbridge and Malling to accommodate policies in the emerging Local Plan.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Practice Statement 'Assessing *viability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to development. If a development incorporating the Council's emerging policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the policy can be viably absorbed. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with best practice and requirements set out in the PPG on viability.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and Section 106 obligations) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.
- 1.5 The housing and commercial property markets are inherently cyclical. The Council is testing the viability of its emerging Local Plan policies at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21 followed by period of instability after the 2022 'Fiscal Event'. Forecasts for future house price growth point to growth in mainstream south-east England housing markets, although there is a degree of short term uncertainty while buyers adjust to a structural shift in mortgage rates after the end of the period of ultra-low rates from 2009 to 2022. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Tonbridge and Malling has a mix of previously developed and greenfield sites; differences between sites in terms of capacity; varying existing use values; variations in residential and commercial values; and varying infrastructure costs, which will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should therefore be based on scheme and site-specific circumstances.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 40% affordable housing, provided as 50% social rent, 30% affordable rent and 20% shared ownership. The overall 40%

target reflects the target sought by the adopted Local Plan.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (which varies from schemes comprising houses to flatted schemes with mixed-use elements) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. The target is most readily achievable on developments brought forward on greenfield sites, which is where the Council expects the bulk of its housing supply to come forward. The target will be more difficult to achieve in on previously developed sites which have higher benchmark land values. We therefore recommend that the emerging/ adopted target of 40% be adopted/retained and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and the adopted Local Plan approach.
- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 40% to some extent.
- The government has recently consulted on strategic release of grey / green belt land on the basis that developers deliver 50% affordable housing. Our testing of 50% affordable housing indicates that this should be viable, although not in the parts of the Borough where residential units attract the lowest sales values. Our appraisals indicate that sales values would need to be at least £4,620 per square metre for schemes to be viable without the need to reduce land values to very low levels (which might disincentivise landowners to release their sites for development).
- **Affordable housing contributions on small sites:** The Council is considering seeking financial contributions from small sites in lieu of on-site affordable housing at the equivalent of 40% of units. Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.
- **Biodiversity Net gain:** We have tested the impact of the Council's emerging policies for seeking an enhanced BNG above the statutory minimum 10%. Setting a requirement for 20%BNG would have a relatively modest impact on residual land values and can therefore be viably absorbed.
- **Accessibility:** Similarly, the Council's emerging policy seeking 5% of private homes and 10% of affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability.
- **Net Zero Carbon/reduced carbon:** Although the Council's emerging plan does not currently seek net zero carbon development, policy CC1 encourages developers to provide housing that reduces emissions and promotes low energy use. Furthermore, national standards are moving in this direction over the plan period with the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the Borough and the residual land values will typically fall by around 30% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate its emerging Local Plan policies. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the Borough of Tonbridge and Malling and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward, especially in urban areas.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again to 3.4% (annual) in March 2025.
- 2.7 The BoE's November 2023 Monetary Policy Report identified "a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections". The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with two further rate cuts to 4.25% in June 2025 and 4% in August 2025.
- 2.8 Despite the impact of these events, the UK housing market outperformed expectations between

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

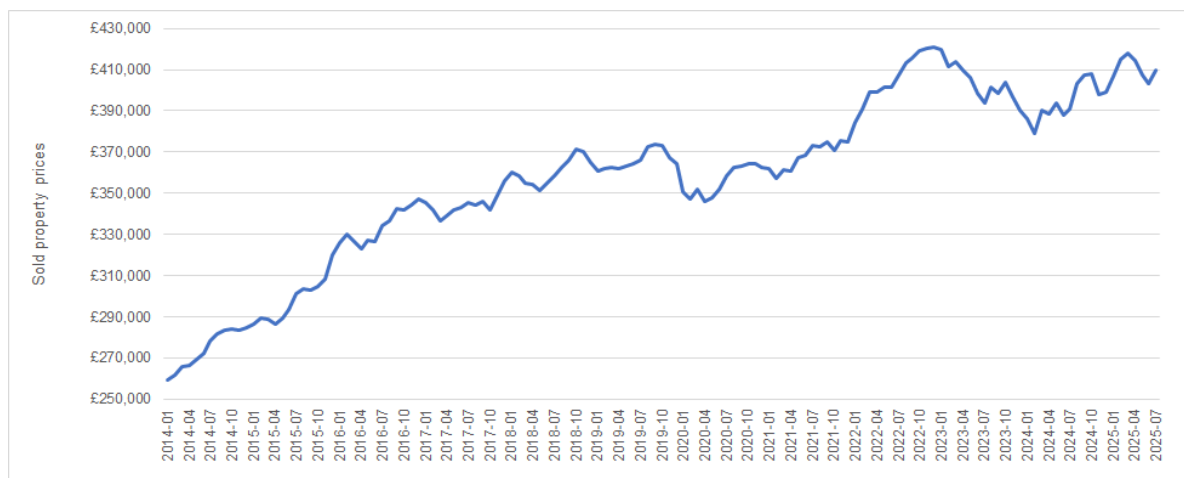
2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing. In its August 2025 House Price Index release, Nationwide reported that annual UK house price growth softened to 2.1% in August, down from 2.4% in May. This reflected a reduction in house prices on a month-on-month basis in August (-0.1%). Commenting on these changes, Nationwide's Chief Economist, Robert Gardener, observed that "The relatively subdued pace of house price growth is perhaps understandable, given that affordability remains stretched relative to long-term norms. House prices are still high compared to household incomes, making raising a deposit challenging for prospective buyers, especially given the intense cost of living pressures in recent years.

- 2.9 Combined with the fact that mortgage costs are more than three times the levels prevailing in the wake of the pandemic... the cost of servicing a mortgage is also a barrier for many. Indeed, an average earner buying the typical first-time buyer property with a 20% deposit faces a monthly mortgage payment equivalent to around 35% of their take-home pay, well above the long run average of 30%. However, affordability should continue to improve gradually if income growth continues to outpace house price growth as we expect. Borrowing costs are likely to moderate a little further if Bank Rate is lowered again... This should support buyer demand, especially since household balance sheets are strong and labour market conditions are expected to remain solid."
- 2.10 The August 2025 Halifax House Price Index provides more optimistic figures than Nationwide's. Halifax reports that house prices grew by 0.4% in July, the highest increase since the start of the year. The annual rate of growth slowed from 2.7% in June to 2.4% in July. Commenting on the figures Halifax's Head of Mortgages, Amanda Bryden, said, "While the national average remains close to a record high, it's worth remembering that prices vary widely across the country depending on a number of factors, not least location and property type.
- 2.11 Challenges remain for those looking to move up or onto the property ladder. But with mortgage rates continuing to ease and wages still rising, the picture on affordability is gradually improving.
- 2.12 Combined with the more flexible affordability assessments now in place, the result is a housing market that continues to show resilience, with activity levels holding up well. We expect house prices to follow a steady path of modest gains through the rest of the year."
- 2.13 In their August Housing Market Update, Savills reflect on softer house price growth encouraging buyers to the market and improving sales volumes where properties are priced appropriately. Following a more cautious first half of 2025, Savills have revised their forecasted UK house price growth down in 2025. This is reflective of "greater geopolitical uncertainty, in the form of tariffs and trade wars, have knocked consumer confidence, while the SDLT changes on 1st April took much of the momentum out of the market in a subsequent quarter". They go on to indicate that they expect "improved affordability and a strengthening economy from 2027 to boost growth through 2027 to 2029". Savills forecast an increase of 24.5% across the UK as a whole over the period 2025 to 2029 (up from 23.4% in their November 2024 forecast). Their overall forecast growth for South East England remains at 20.4% over the same period.

Local Housing Market Context

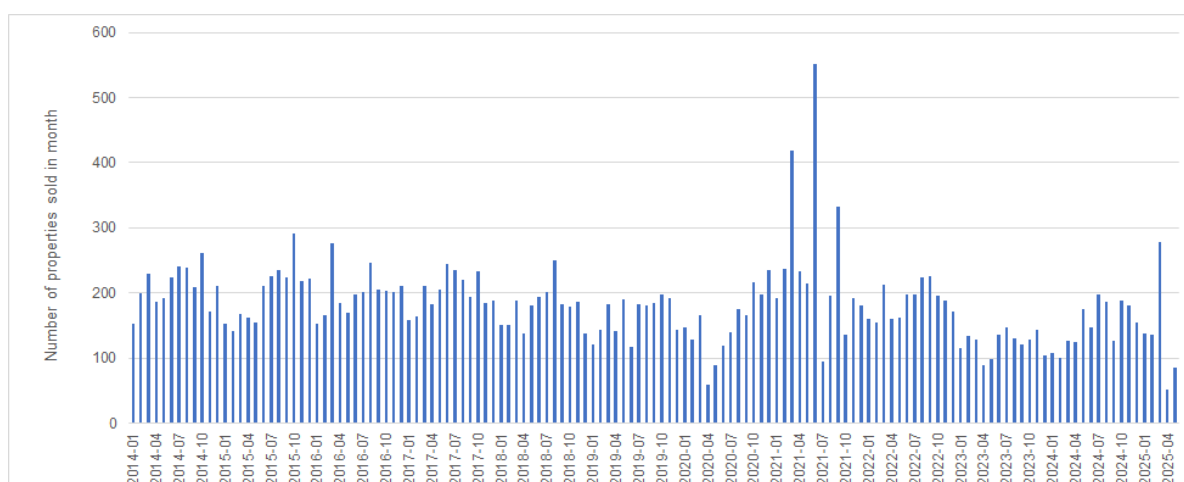
- 2.14 Residential property prices in the Borough of Tonbridge and Malling have followed recent national trends, with values falling increasing steadily between 2014 and late 2022 and then falling back slightly over 2023 before recovering in 2024 and 2025. In November 2023, sales values were 62% higher than in January 2014. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.14.2), albeit with a further fall in volumes from the middle of 2023.

Figure 2.14.1: Average sales values in Tonbridge and Malling Borough



Source: Land Registry

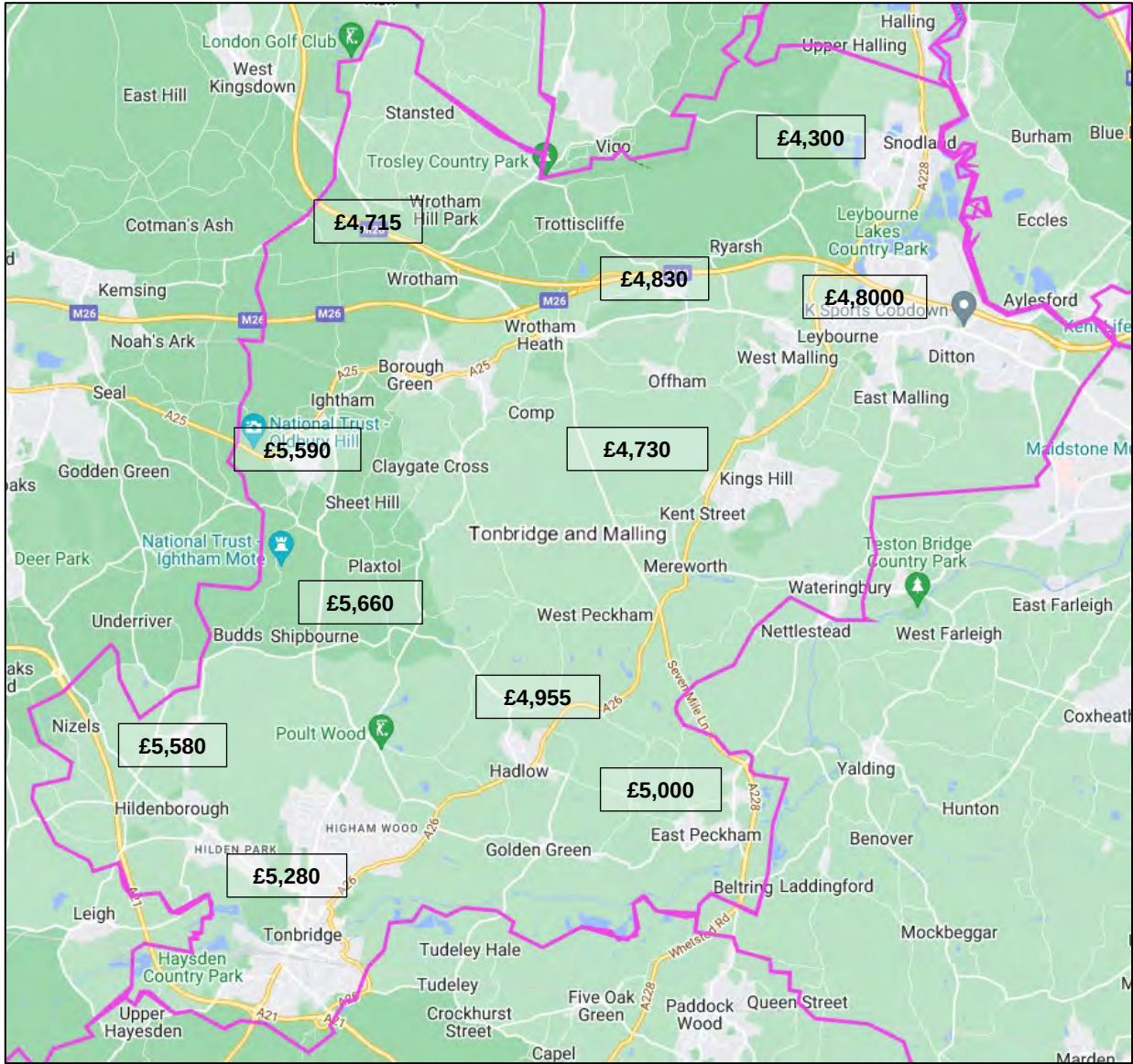
Figure 2.16.2: Sales volumes in Tonbridge and Malling Borough (sales per month)



Source: Land Registry

- 2.15 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in August 2025 is that values in 'mainstream' south-east markets are expected to increase by 1% in 2025; 3.5% in 2026; 5% in 2027; 5% in 2028; and 4.5% in 2029, equating to cumulative growth of 20.4% over the period 2025-2029.
- 2.16 In common with other Boroughs in the south-east, there are variations in sales values between different parts of Tonbridge and Malling Borough, as shown in Figure 2.16.1. Highest sales values are achieved in the south of the borough. Values are lowest in the north-eastern parts of the borough.

Figure 2.16.1: Sales values in Tonbridge and Malling Borough (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry

Private rented sector market context

- 2.17 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy². Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property.
- 2.18 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment into the sector. Investment yields have remained stable in south east England markets at 4% to 4.5%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.19 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.20 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.21 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.22 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2025, and revised PPG, with subsequent updates in May and September 2019.
- 2.23 Paragraph 35 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.24 Paragraph 59 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any*

² Knight Frank PRS Update August 2017

undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”.

- 2.25 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's adopted Local Plan policy is applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.26 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted³, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.27 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the 'S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority and Tonbridge and Malling have chosen not to.
- 2.28 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.29 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.30 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.31 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a

³ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.32 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.33 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.34 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: [25-022-20230104](#)) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of *"use"* for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide *"a useful reference point"*⁴. The PPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.35 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that charging authorities need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.36 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy"*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.37 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
 - Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of

⁴ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

amended scheme under Section 73 leads to an increased or decreased CIL liability.

- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

CIL in Tonbridge & Malling

- 2.38 The Council does not currently have a CIL Charging Schedule and collects all contributions towards community infrastructure through planning obligations.

Local Policy context

- 2.39 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which will not be altered by the Council's new Local Plan.
- 2.40 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as likely section 106 obligations. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.41 The Council undertook a first stage consultation on its Regulation 18 Local Plan between 22 September 2022 and 3 November 2022. It is planning a second stage consultation in Q3 2025. The policies that the Council expects to take forward to the next stage are summarised in Table 2.41.1.

Table 2.41.1: Emerging policy approaches with potential viability implications

Policy	Summary of requirement	Implications for scheme viability																				
Dwelling space standards	Application of Nationally Described Space Standards, as follows: <table><tr><th colspan="2">Apartments (NIA) square metres</th><th colspan="2">Stand-alone houses square metres</th></tr><tr><td>1b</td><td>45</td><td>1b</td><td>50</td></tr><tr><td>2b</td><td>66</td><td>2b</td><td>75</td></tr><tr><td>3b</td><td>86</td><td>3b</td><td>93</td></tr><tr><td>4b</td><td>108</td><td>4b</td><td>115</td></tr></table>	Apartments (NIA) square metres		Stand-alone houses square metres		1b	45	1b	50	2b	66	2b	75	3b	86	3b	93	4b	108	4b	115	Floor areas tested in appraisals
Apartments (NIA) square metres		Stand-alone houses square metres																				
1b	45	1b	50																			
2b	66	2b	75																			
3b	86	3b	93																			
4b	108	4b	115																			
Affordable housing	Affordable housing to be provided on all C2 and C3 schemes of 10 or more dwellings (or schemes of 5 or more dwellings in designated rural areas, including settlements within the National Landscape). Affordable housing policy to be applied on a habitable room basis, or on a floorspace basis if there is a significant disparity between private and affordable floor areas.	Requirements tested in the study																				



Policy	Summary of requirement	Implications for scheme viability																								
Affordable housing tenure mix	Emerging policy seeks 80% low cost rented housing (social rent and affordable rent) and 20% low cost home ownership. To give developers certainty regarding the Council's expectations, it is likely that the policy will seek a tenure split of 50% social rent, 30% affordable rent and 20% low cost home ownership.	Tenure split reflected in the study																								
Affordable housing on permanent residential caravan sites	Developments on residential caravan sites will be required to contribute towards affordable housing through financial contributions.	Extent of potential financial contributions tested.																								
Affordable and market housing unit mix	The emerging plan will seek the following housing mix: <table><tr><th>Number of bedrooms</th><th>Market</th><th>Social/ Affordable Rented</th><th>Affordable Home Ownership</th></tr><tr><td>1</td><td>10%</td><td>25%</td><td>20%</td></tr><tr><td>2</td><td>30%</td><td>35%</td><td>45%</td></tr><tr><td>3</td><td>40%</td><td>30%</td><td>25%</td></tr><tr><td>4</td><td>20%</td><td>10%</td><td>10%</td></tr><tr><td>Total</td><td>100%</td><td>100%</td><td>100%</td></tr></table>	Number of bedrooms	Market	Social/ Affordable Rented	Affordable Home Ownership	1	10%	25%	20%	2	30%	35%	45%	3	40%	30%	25%	4	20%	10%	10%	Total	100%	100%	100%	Tested in the study
Number of bedrooms	Market	Social/ Affordable Rented	Affordable Home Ownership																							
1	10%	25%	20%																							
2	30%	35%	45%																							
3	40%	30%	25%																							
4	20%	10%	10%																							
Total	100%	100%	100%																							
Affordable rented housing	While the Council's emerging policy position is that the rented housing should be provided predominantly as social rented housing (62.5% social rent and 37.5% affordable rent), we have also tested an alternative provision of 100% affordable rent at Local Housing Allowance caps.	Tested in the study																								
Affordable housing on small sites	The Council is considering seeking financial contributions on small schemes of 9 or fewer units (or 5 or fewer units in designated rural settlements). We have tested the maximum viable contributions to inform a tariff approach.	Tested in study																								
Build to rent	Build to Rent schemes to incorporate affordable housing at a discount of 20% to market rent, or other discount required to ensure that the units will be affordable to households in receipt of gross incomes of up to £80,000. TMBC-RES 15, TMBC-RES18, TMBC-RES19, TMBC-MIX10 and TMBC-MIX11 are considered by the Council to be suitable Build to Rent typologies.	Tested in study																								
Housing for older people	Potential affordable housing requirement on care homes	Tested in study																								
Water efficiency	Fittings to achieve optional Building Regulations standard of 110 litres of water per person per day. Rainwater harvesting to be incorporated into developments.	No additional cost implications.																								
Accessibility standards	On schemes of 20 or more units, a minimum of 5% of private dwellings and 10% of affordable dwellings to meet Part M4(3) of the Building Regulations with the remainder meeting Part M4(2)	Tested in study																								
Planning obligations	The Council seeks contributions towards community infrastructure and highways works/public transport improvements through planning obligations.	Tested in study at average rate of £11,000 per unit																								

Policy	Summary of requirement	Implications for scheme viability
Biodiversity Net Gain	10% tested in line with statutory requirement. In addition, we have tested a requirement of 20% BNG to assist the Council's consideration of a 15% or 20% requirement.	Additional cost for 20% BNG tested

Development context

- 2.42 Tonbridge and Malling Borough extends to 24,013 hectares and is located in west Kent, bordered by Sevenoaks District, Tunbridge Wells Borough, Maidstone Borough, Medway and Gravesham Borough. In mid 2000, the borough had a population of circa 133,000.
- 2.43 The borough is predominantly rural in character. 70% of the borough is designated as Green Belt and covered by several international, national and local environmental designations. 42.7% of the borough is located within Areas of Outstanding Natural Beauty, ancient woodlands, special areas of conservation or Sites of Special Scientific Interest.
- 2.44 The principal town is Tonbridge, located in the south-west of the borough. The other large settlements are West Malling, Borough Green, Hadlow, Hildenborough and East Peckham.
- 2.45 The borough is served by a range of trunk roads and three railway lines, including High Speed 1 services which serve Snodland Station.
- 2.46 Development opportunities in the Borough range from smaller, in-fill developments to major developments, either on greenfield sites around existing settlements, or on brownfield land within the major settlements. The emerging Local Plan considers a range of options for meeting housing need.

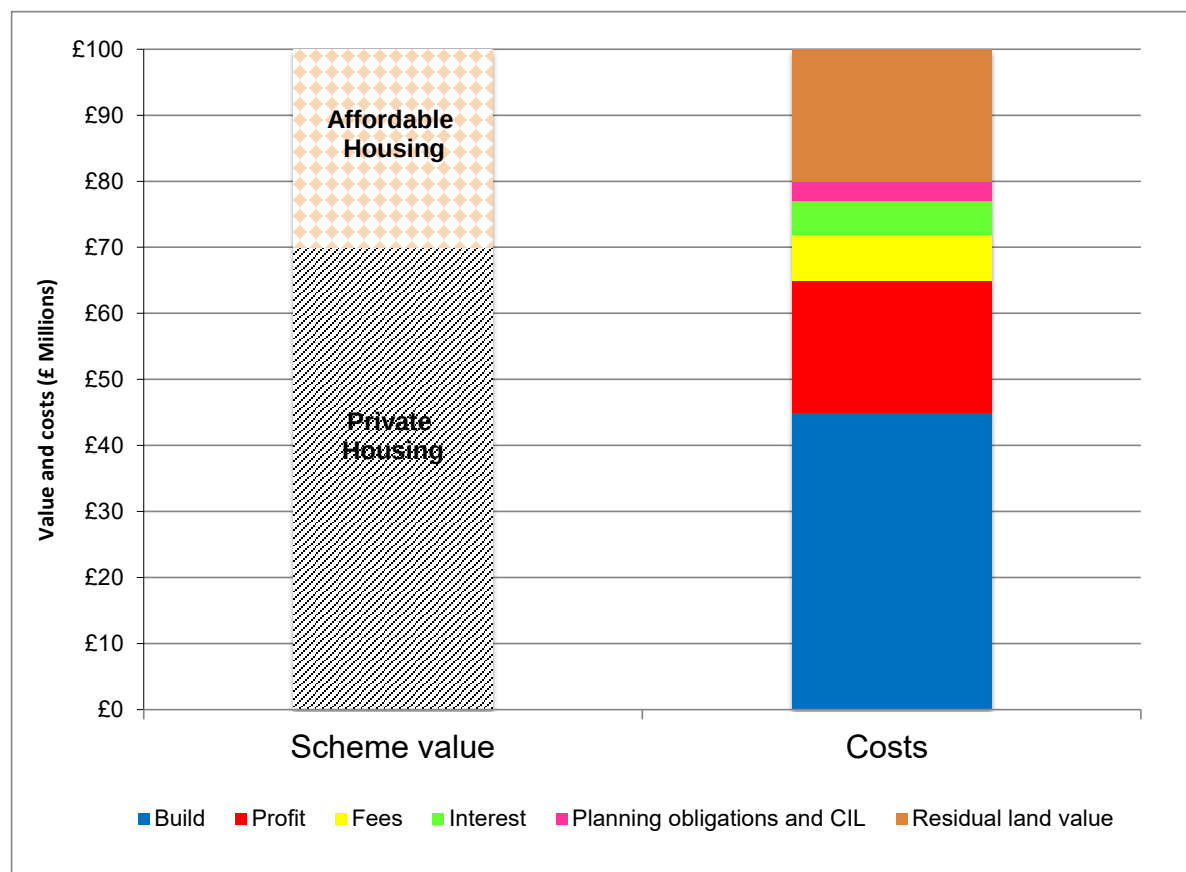
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Tonbridge and Malling Borough and tests the Council's emerging planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, Section 106 obligations and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Tonbridge and Malling, some sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as abnormal ground conditions or decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁵ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

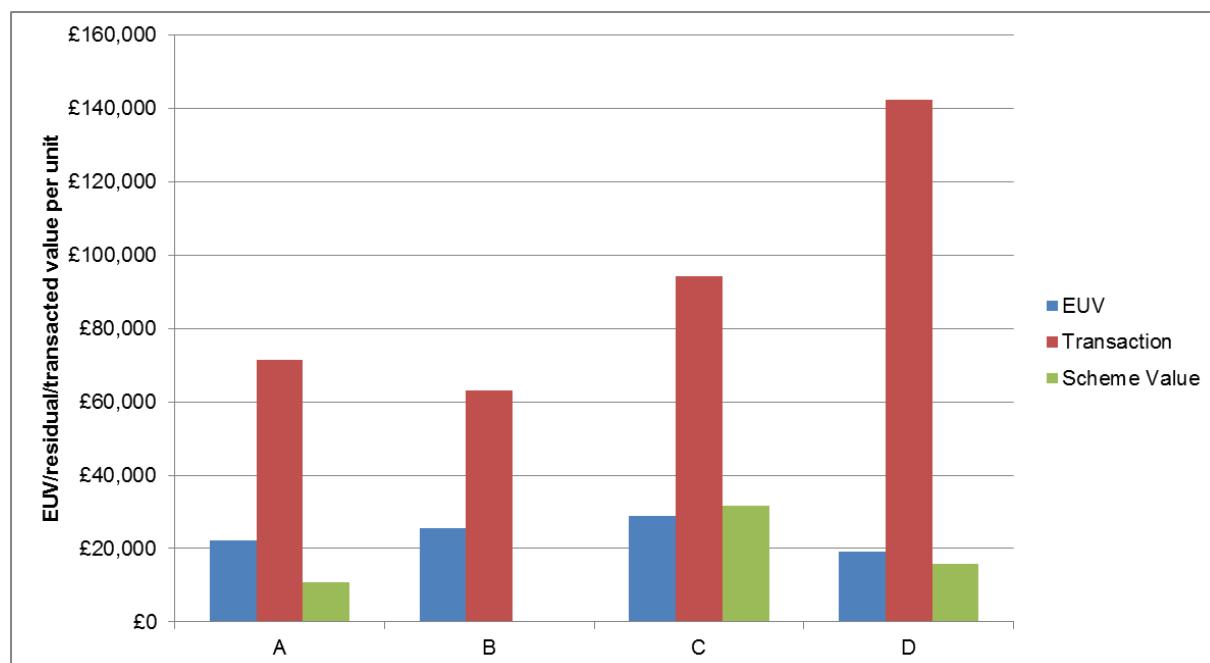
- 3.7 In 2019 (with re-issues in 2021, 2023 and 2025), the government published a revised NPPF, which indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁶ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

⁵ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁶ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this pre-dates the PPG on viability, it is consistent with the approach required by the PPG.

- 3.9 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to other uses; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Tonbridge and Malling Borough, where a significant proportion of land supply will be greenfield sites, there is typically greater scope to make downwards adjustments to land values, as the uplift arising from redevelopment provides a significant uplift above existing use values.
- 3.11 Commentators frequently make reference to 'market testing' of benchmark land values. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the proponents have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.12 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.12.1. This chart compares the residual value of four development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.12.1: Comparison of residual values to existing use value and price paid for site



- 3.13 For the reasons set out above, the approach of using existing use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.14 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that *“price paid for land”* should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

- 4.1 We have appraised 47 development typologies across the borough, these include a range of typologies which were informed by past development types and sites allocated in the emerging Plan, to reflect the development expected to come forward during the plan period. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 1). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in the emerging Local Plan.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Tonbridge and Malling Borough, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 5,022 transactions recorded by the Land Registry between January 2022 and July 2025 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the borough will attract average sales values ranging from circa £4,275 per square metre (£400 per square foot) to circa £5,660 per square metre (£525 per square foot), as shown in Figure 2.16.1. The highest sales values are achieved in Tonbridge and other settlements in the south of the borough. Settlements in the north-east of the borough attract the lowest sales values in the borough-wide range.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

Table 4.4.1: Growth scenario

Year	1 2025	2 2026	3 2027	4 2028	5 2029	Subsequent years 2029 onwards
Values	1.0%	3.5%	5.0%	5.0%	4.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: Downside scenario

Year	1 2024	2 2025	3 2026	4 2027	5 2028	Subsequent years 2029
Values	0.0%	1.0%	2.0%	2.0%	2.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.5 The Emerging Local Plan requires provision of affordable housing on-site on all residential developments capable of providing 10 or more units, or on sites capable of providing 5 or more units in designated rural areas (including settlements in AONBs). The adopted Local Plan seeks provision of 40% affordable housing (on habitable rooms), 70% of which should be provided as affordable rented housing and 30% as affordable home ownership. We have tested a range of affordable housing percentages with a tenure split of 50% social rent and 30% affordable rent; 20% shared ownership.

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Description	Site area hectares	Units	Ave GIA square metres per unit	Residential floorspace square metres	Retail square metres	Office square metres	Light industrial square metres	C2 square metres	Gross floorspace square metres	Indicative number of floors
TMBC-RES1 - 5 units, 14 DPH (100% houses)	0.40	5	89	444	-	-	-	-	444	2
TMBC-RES2 - 5 units, 29 DPH (100% houses)	0.20	5	89	444	-	-	-	-	444	2
TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	0.10	5	90	451	-	-	-	-	451	3
TMBC-RES4 - 10 units, 14 DPH (100% houses)	0.70	10	89	887	-	-	-	-	887	2
TMBC-RES5 - 10 units, 29 DPH (100% houses)	0.30	10	89	887	-	-	-	-	887	2
TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	0.20	10	90	902	-	-	-	-	902	3
TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	0.20	10	92	923	-	-	-	-	923	3
TMBC-RES8 - 20 units, 29 DPH (100% houses)	0.70	20	89	1,775	-	-	-	-	1,775	2
TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	0.50	20	91	1,810	-	-	-	-	1,810	3
TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	0.30	20	92	1,846	-	-	-	-	1,846	4
TMBC-RES11 - 20 units, 102 DPH (100% flats)	0.20	20	96	1,916	-	-	-	-	1,916	5
TMBC-RES12 - 50 units, 29 DPH (100% houses)	1.70	50	89	4,437	-	-	-	-	4,437	2
TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	1.10	50	91	4,525	-	-	-	-	4,525	3
TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	0.80	50	92	4,614	-	-	-	-	4,614	4
TMBC-RES15 - 50 units, 102 DPH (100% flats)	0.50	50	96	4,791	-	-	-	-	4,791	5
TMBC-RES16 - 100 units, 29 DPH (100% houses)	3.40	100	89	8,874	-	-	-	-	8,874	2
TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	2.30	100	91	9,051	-	-	-	-	9,051	3
TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	1.50	100	92	9,228	-	-	-	-	9,228	4
TMBC-RES19 - 200 units, 29 DPH (100% houses)	6.90	200	89	17,747	-	-	-	-	17,747	2
TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	4.60	200	91	18,102	-	-	-	-	18,102	3
TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	3.00	200	92	18,456	-	-	-	-	18,456	4
TMBC-RES22 - 250 units, 30 DPH (100% houses)	10.00	250	102	25,585	-	-	-	-	25,585	2
TMBC-RES23 - 300 units, 30 DPH (100% houses)	12.00	300	102	30,702	-	-	-	-	30,702	2
TMBC-RES24 - 400 units, 30 DPH (100% houses)	15.00	400	102	40,936	-	-	-	-	40,936	2

Description	Site area hectares	Units	Ave GIA square metres per unit	Residential floorspace square metres	Retail square metres	Office square metres	Light industrial square metres	C2 square metres	Gross floorspace square metres	Indicative number of floors
TMBC-RES25 - 500 units, 30 DPH (100% houses)	21.00	500	102	51,170	-	-	-	-	51,170	2
TMBC-RES26 - 600 units, 30 DPH (100% houses)	25.00	600	102	61,404	-	-	-	-	61,404	2
TMBC-RES27 - 700 units, 30 DPH (100% houses)	32.00	700	102	71,638	-	-	-	-	71,638	2
TMBC-RES28 - 800 units, 30 DPH (100% houses)	36.00	800	102	81,872	-	-	-	-	81,872	2
TMBC-RES29 - 900 units, 30 DPH (100% houses)	40.00	900	102	92,106	-	-	-	-	92,106	2
TMBC-RES30 - 1,000 units, 30DPH (100% houses)	48.00	1,000	102	102,340	-	-	-	-	102,340	2
TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	60.00	1,250	102	127,925	-	-	-	-	127,925	2
TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	75.00	1,500	102	153,510	-	-	-	-	153,510	2
TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	88.00	1,700	102	173,978	-	-	-	-	173,978	2
TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	112.00	2,000	102	204,680	-	-	-	-	204,680	2
TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	0.50	0		0	-	-	-	2,951	2,951	5
TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	2.00	31	91	2,806	-	-	5,000	-	7,806	2
TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	4.00	118	91	10,680	-	-	5,000	-	15,680	3
TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	8.00	293	91	26,519	-	-	5,000	-	31,519	3
TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	2.00	91	92	8,398	-	-	-	3,850	12,248	4
TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	4.00	224	92	20,671	-	-	-	3,850	24,521	4
TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	8.00	490	92	45,217	-	-	-	3,850	49,067	4
TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	2.00	111	92	10,243	2,000	5,000	-	-	17,243	4
TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	4.00	244	92	22,516	2,000	5,000	-	-	29,516	4
TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	8.00	511	92	47,155	2,000	5,000	-	-	54,155	4
TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	2.00	130	95	12,337	2,000	5,000	-	-	19,337	5
TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	4.00	334	96	32,005	2,000	5,000	-	-	39,005	5
TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	8.00	742	96	71,101	2,000	5,000	-	-	78,101	5

- 4.6 The emerging Local Plan seeks the following unit mix, which has regard to the requirement for an affordable housing tenure split of 50% social rent, 30% affordable rent and 20% intermediate housing.

Table 4.6.1: Unit mix required

Number of bedrooms	Private housing	Social/Affordable Rented	Affordable Home Ownership
1	10%	25%	20%
2	30%	35%	45%
3	40%	30%	25%
4	20%	10%	10%
Total	100%	100%	100%

- 4.7 The rents for social and affordable rents are summarised in Table 4.7.1. Social rents are calculated in accordance with the formulae contained within the Housing Corporation document 'Rent influencing regime: Implementing the rent restructuring framework' (2001). This requires that rents are set on the basis of relative property value and relative county earnings. Affordable rents are, in principle, set at 80% of market rent, but in practice they are capped by the relevant Local Housing Allowance ('LHA') for an area. For Tonbridge and Malling Borough, the relevant 'Broad Rental Market Areas' ('BRMA') are High Weald, Maidstone, and Medway and Swale. The rents in each BRMA are relatively close to each other and we have applied the lowest rents in our appraisal (these are in Medway and Swale BRMA), as summarised in Table 4.7.1. For Discounted Market Rent units, we have assumed 80% of market rents, based on a 20% discount to the rental data underpinning the LHA calculations, as summarised in Table 4.7.1.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£89.03	£98.02	£112.42	£124.12
Affordable Rent (capped by LHA)	£155.34	£195.62	£216.33	£299.18

- 4.8 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 35 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.9 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (between 25% and 50%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social rent	£2,224	£1,972	£1,882	£1,914	£1,839
Affordable rent	£3,525	£3,235	£2,897	£3,714	£3,024
Shared ownership ⁷	£3,834	£3,834	£3,670	£3,164	£3,510

- 4.11 The Homes England 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Residential park homes

- 4.12 The emerging Local Plan seeks a financial contribution on permanent resident caravan parks ('PRCP') providing 10 or more units (or with a site area of 0.5 hectares or more).
- 4.13 Residential parks operate on the basis of the operator providing serviced plots for an annual rental and residents purchasing and installing their own unit on their rented plot. Residents can terminate their rental agreement and remove their home or can engage the park operator to dispose of their home to an alternative occupier. The new occupier will be required to enter into a new rental agreement for the plot with the operator.
- 4.14 'Pitch' (plot) fees are typically between £3,495 and £14,496 per annum, depending on location⁸ including maintenance of common areas, streetlights and maintenance of fire equipment. In addition, as noted above, park operators receive sales commissions from sellers equating to circa 10% of achieved property values.
- 4.15 We have therefore assessed the value generated by residential parks on a 'profits' valuation. Our assumptions are summarised as follows:
- Pitch fees: ranging from £5,000 to £7,000 per unit per annum, increasing at 3% per annum in nominal terms;
 - Voids and bad debts: 2%;
 - Operating costs: £400 per unit per annum;
 - Maintenance: £400 per unit per annum;
 - Sales commission: 10%. Day one value of Park Home assumed to be £250,000, increasing at 3% per annum, with a sale event every 5 years;
 - Initial capital expenditure (setting out of park, access, lighting, communal facilities): £30,000 per pitch;
 - Operator profit margin: 30% of rent received;
 - Discount rate: 6%.

⁷ Based on the average Borough-wide unrestricted market value. Initial equity stakes adjusted where necessary to ensure that the units are affordable to purchasers with gross household incomes not exceeding £80,000 per annum.

⁸ Based on Berkeley Parks pitch fees at Lion House Park, Mill Road, Hailsham

Based on the assumptions above, each plot would generate capital values ranging from £95,000 to £125,000 (or £1,182 to £1,557 per square metre, assuming an average park home of 80 square metres). Residential parks typically accommodate 40 pitches per gross hectare.

Rents and yields for commercial development

- 4.16 The development typologies incorporate retail, office and light industrial floorspace. Our assumptions on rents and yields for this floorspace are summarised in Table 4.16.1. These assumptions are informed by 94 lettings of similar floorspace in the Borough recorded by CoStar since October 2023 (attached as Appendix 2) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.16.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	Tonbridge: £545 West Malling: £390	7.00% 7.00%	12 12
Supermarkets	Borough wide: £275	5.00%	6
Office	Tonbridge: £350 West Malling: £260	6.50% 6.50%	12 12
Industrial and warehousing	Borough wide: £160	5.00%	12

- 4.17 In addition, the typologies incorporate care homes and our assumptions are summarised as follow:

- Care and accommodation charge: £1,500 per week;
- Earnings before interest, tax, depreciation and amortisation: 30% of gross operating income;
- Gross Floor area: 42 square metres per room, including common areas and other facilities;
- Blended net rent per square metre: £607;
- Investment yield: 10%.

Build costs

- 4.18 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 3). Base costs (adjusted for local circumstances by reference to BICS multiplier) as at 20 September 2025 are as follows:

Table 4.18.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,653	10%	£1,818
Flats	816 Flats – 3-5 storeys	£1,905	10%	£2,096
Care homes	447 Care homes for the elderly	£2,290	10%	£2,519
Retail	345 Shops	£1,704	10%	£1,874
Offices	320 Offices air conditioned generally	£2,571	10%	£2,828
Light industrial	282.12 Advance factories over 2,000 square metres GIA	£1,146	10%	£1,261

- 4.19 As noted in Table 4.18.1, the base costs above are increased by 10% to account for external works (including any garages or parking spaces).

- 4.20 The LHDG guidance 'Viability Testing Local Plans' (August 2012) indicates a range of £17,000 - £23,000 for greenfield infrastructure costs. Over the intervening period, the BCIS Tender Price Index has changed from 223 (Q3 2012) to 407 (Q4 2025), which increases the range to £31,027 - £41,978. We have applied costs in our appraisal at the lower end of the range, which equates to approximately 15% of base construction costs.

Zero carbon and BREEAM

- 4.21 The Council is not currently considering policies seeking net zero carbon development, but this is a firm direction of travel at national level over the medium term (the Future Homes Standard, for example, is a partial step towards net zero, for example). We have therefore tested the impact of providing net zero carbon homes, both in operational terms (regulated energy) and embodied carbon. Research undertaken on behalf of other local authority areas indicates that the cost of achieving net carbon zero on residential and non-residential developments equates to up to 5% of construction costs⁹.
- 4.22 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:
- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
 - Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.

Accessibility standards

- 4.23 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.23.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 4) so that they can be applied to contemporary costs.

Table 4.23.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

- 4.24 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 5% of dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

- 4.25 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 8% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.26 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium term funding conditions over the plan period.

⁹ For example, 'Delivering Net Zero – An evidence study to support planning policies which deliver Net Zero Carbon developments' (May 2023) (Levitt Bernstein, Introba Inking, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.

Marketing and disposal costs

- 4.27 For residential schemes, our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.
- 4.28 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales and legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of the first years rent.

Tonbridge and Malling Borough CIL

- 4.29 As previously noted, the Council has not yet adopted a CIL Charging Schedule and collects all contributions towards infrastructure through planning obligations.

Section 106 costs

- 4.30 To account for Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £11,000 per unit for residential development. This £11,000 per unit allowance is based on the Council's analysis of the average level of contributions it has agreed with applicants on a range of recently consented developments. It is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.31 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £25 per square metre for commercial developments.

Biodiversity Net Gain

- 4.32 We have tested the statutory requirement for a 10% enhancement to biodiversity in perpetuity on greenfield sites by applying an increase in build costs of 0.7%, which is reflective of the central estimate in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites for a 10% biodiversity net gain equate to 0.2% of build costs¹⁰. The costs are lower on brownfield sites as they typically have lower starting levels of biodiversity than greenfield sites. Where we have tested a 20% net gain, we have applied a cost uplift of 1.4% in our appraisals¹¹.

Building Safety Levy

- 4.33 The MHCLG 'Building Safety Levy: Technical consultation response' published 24 March 2025 (profit) indicates that a levy will be sought from all developments requiring Building Control approval from October 2026. The draft rates for Tonbridge & Malling Borough are £42.12 per square metre GIA for developments on previously undeveloped land and £21.06 per square metre GIA on previously developed sites. The levy will apply to private housing floorspace only.

Development and sales periods

- 4.34 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across the south-east), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in the south east have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over

¹⁰ Central Estimate – see Table 20 of DEFRA Impact Assessment indicating 10% net gain can be achieved at a cost of 0.1% of build costs.

¹¹ Kent County Council's 'Viability Assessment of Biodiversity Net Gain in Kent (June 2022)' indicates that the cost differential between 10% and 20% on-site BNG delivery is circa 20%. For offsite delivery, the additional costs of achieving 20% BNG (over and above 10% BNG) is circa £300 per unit. Our assumption of 1.4% of construction costs for 20% BNG allows an additional £1,100 per unit, over and above the statutory requirement for 10% BNG.

varying periods after completion, which is a conservative approach. The price points achieved by schemes in Tonbridge and Malling Borough are at a level which is still achieving good rates of sale.

Developer's profit

- 4.35 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.36 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.37 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine, the September 2022 'fiscal event' and a change of government in 2024, the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.
- 4.38 Profits on commercial developments are applied at 15%, in line with normal market assumptions.
- 4.39 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. First Homes are a hybrid in terms of risk, as the Developer will typically market these units individually to purchasers, rather than disposing of them in bulk to RPs. However, the prices the units are sold at will be heavily discounted values, which reduces risk relative to unrestricted market housing. We have subsequently applied a profit of 12% of GDV to First Homes.

Exceptional costs

- 4.40 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.41 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this

study.

- 4.42 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.43 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven that an existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 5 and the benchmark land values themselves summarised in Table 4.43.1.

Table 4.43.1: Benchmark land values (£ millions)

Use	EUV	Premium	BLV
Secondary offices/retail	£5.56	£1.11	£6.67
Secondary industrial	£1.72	£0.34	£2.06
Greenfield (top end of range)	-	-	£0.37
Greenfield (lower end of range)	-	-	£0.25

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 6 to 11. We have appraised 47 development typologies, reflecting different densities and types of development across the Borough. These typologies include both residential (general purpose and care schemes) and mixed use schemes, including office, light industrial and retail floorspace.
- 5.2 Each appraisal incorporates (where relevant) the affordable housing of 0% to 50%, in 5% increments, with a tenure mix of 80% rented (split 50% social rent and 30% affordable rent) and 20% shared ownership. We have also tested an alternative affordable housing tenure mix of 80% affordable rent and 20% shared ownership. For build to rent schemes, we have tested an alternative approach in which the affordable housing is provided as discounted market rent, with rents set at 20% discounts to market rents.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. The Council is considering a potential policy requirement seeking affordable housing contributions from sites under the 10 unit threshold. However, if this was an option that the Council wishes to consider, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing¹².
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (bio-diversity net gain; accessibility standards; and contributions towards provision of community infrastructure), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 12, with a 'downside' set of growth and inflation rates attached at Appendix 13.

¹² This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. The funds collected could then be used to fund affordable housing deliver on other sites, including direct delivery by the Council and by offering grant funding to RPs and developers to deliver affordable housing on developments they are bringing forward.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable housing

- 6.2 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging policy requirement of 40% affordable housing (which reflects adopted policy).
- 6.3 The Council's preferred tenure mix for the emerging plan is 80% rented housing (split 50% social rent and 30% affordable rent capped at LHA rates) and 20% shared ownership. The appraisal results reflecting this tenure mix are summarised in tables 6.3.1 to 6.3.9 and Appendix 6. Each table shows the results with sales values reflecting the Borough-wide range (£4,275 per square metre to £5,680 per square metre). For the avoidance of doubt, these appraisal outputs reflect the cumulative impact of all other emerging Local Plan policies.
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the benchmark land value assumed. As is normally the case, schemes brought forward on greenfield sites are more viable than schemes brought forward on previously developed sites due to higher existing use values. This means that schemes in urban areas may not always be able to provide 40% affordable housing, particularly in lower value areas.
- 6.5 Where sales values are at the lower end of the tested range (£4,275 per square metre), all schemes are unviable at 40% when tested against secondary office and secondary retail benchmark land values (the highest two benchmark land values tested). This is not an issue caused by policy requirements, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values (which will be predominantly in the urban areas) may not always meet the full policy requirement. If developers seek to bring forward residential developments in these areas, they may need to submit viability assessments to demonstrate a reduced level of affordable housing. However, when considered against the two greenfield benchmark land values, the appraisal outputs indicates that schemes of a wider range of scales and form can viably provide 40% affordable housing although this is not universally the case. Schemes of houses rather than flats perform better in viability terms due to the lower costs of the former.
- 6.6 As sales values increase, the extent to which schemes can viably meet the emerging 40% requirement increases, but to varying degrees. At the highest sales values in the range (£5,660 per square metre), our testing indicates that 40% affordable housing would be significantly more viable. However, schemes brought forward on the highest Benchmark Land Values would still struggle to generate viable outcomes, but this would improve markedly against BLV2 (which is the lower of the two previously developed benchmark land values). Smaller schemes would be able to be brought forward viably at with up to 40% affordable on these sites.
- 6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging/adopted policy target of 40% would, in principle, mean that some schemes that *could* have delivered 40% would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.3.1: Appraisal results – 50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £4,275 per square metre)

TOMBRIIDGE AND MALLING BOROUGHCOUNCIL		Sales value £4,275 psm		AH tenure		Rented 80%		Intermediate:		SO 20%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668.704 PER HA		Type of rent		50% Soc Rent		30% AH Rent		FH 0%				
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH	
1 TMBRC-RES1 - 5 units, 14 DPH (100% houses)		5	£ 62,861.452	213.102	192.781	172.666	152.756	133.959	113.551	94.257	75.168	58.283	37.605	19.132
2 TMBRC-RES2 - 5 units, 29 DPH (100% houses)		5	£ 61,334.71	213.102	192.781	172.666	152.756	133.959	113.551	94.257	75.168	58.283	37.605	19.132
3 TMBRC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)		5	£ 69,666.870	149.729	130.115	110.705	91.500	72.499	53.704	35.111	16.724	1.481	19.734	37.760
4 TMBRC-RES4 - 10 units, 14 DPH (100% houses)		10	£ 69,666.870	426.204	385.582	345.331	305.511	266.102	227.102	188.514	150.335	112.589	75.211	38.264
5 TMBRC-RES5 - 10 units, 29 DPH (100% houses)		10	£ 62,000.611	426.204	385.582	345.331	305.511	266.102	227.102	188.514	150.335	112.589	75.211	38.264
6 TMBRC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)		10	£ 133,734.71	299.456	269.229	221.411	183.001	145.909	107.407	70.223	33.449	2.962	39.468	75.598
7 TMBRC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)		10	£ 133,734.71	96.126	89.212	77.703	67.806	59.852	51.898	42.111	15.124	1.927	22.821	256.792
8 TMBRC-RES8 - 20 units, 29 DPH (100% houses)		20	£ 67,808.408	897.068	804.528	722.876	642.062	562.978	482.928	404.608	327.121	250.465	174.642	96.630
9 TMBRC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)		20	£ 63,334.352	593.063	490.154	412.072	334.817	258.360	182.790	106.019	34.073	3.940	113.033	185.596
10 TMBRC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)		20	£ 62,000.611	235.830	169.777	86.543	13.126	60.373	133.242	205.290	278.458	346.858	418.368	486.106
11 TMBRC-RES11 - 20 units, 102 DPH (100% flats)		20	£ 133,734.71	669.238	653.269	713.618	773.197	832.037	886.136	947.495	1,004.139	1,059.693	1,115.311	1,168.520
12 TMBRC-RES12 - 50 units, 29 DPH (100% houses)		50	£ 62,000.611	2,275.011	2,069.602	1,866.192	1,664.852	1,464.818	1,266.702	1,070.606	876.709	684.233	495.036	307.319
13 TMBRC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)		50	£ 73,335.74	1,343.368	1,155.133	965.279	781.405	600.511	419.598	240.654	63.711	11.214	292.009	497.714
14 TMBRC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)		50	£ 53,345.963	1,116.116	357.580	179.703	2.002	17.364	352.745	527.111	689.409	889.795	1,038.113	1,204.415
15 TMBRC-RES15 - 50 units, 102 DPH (100% flats)		50	£ 53,345.963	1,682.364	2,006.494	2,126.991	2,246.883	2,369.250	2,487.129	2,603.451	2,719.828	2,831.455	2,943.158	3,053.397
16 TMBRC-RES16 - 100 units, 29 DPH (100% houses)		100	£ 62,000.611	4,552.022	4,098.608	3,645.384	3,191.960	2,738.536	2,285.112	1,831.698	1,378.282	824.609	426.808	216.639
17 TMBRC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)		100	£ 63,334.352	2,987.938	2,312.087	1,638.558	1,568.809	1,201.022	835.184	481.328	127.422	23.585	584.017	835.427
18 TMBRC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)		100	£ 1,010,003.056	1,074.232	715.159	399.405	4.004	352.728	705.491	1,044.222	1,398.921	1,749.599	2,076.226	2,408.831
19 TMBRC-RES19 - 200 units, 29 DPH (100% houses)		200	£ 46,014.057	8,111.112	7,370.748	6,686.159	6,053.542	5,408.162	4,767.022	4,125.888	3,484.750	2,859.622	2,234.501	1,607.380
20 TMBRC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)		200	£ 46,014.057	8,111.112	7,370.748	6,686.159	6,053.542	5,408.162	4,767.022	4,125.888	3,484.750	2,859.622	2,234.501	1,607.380
21 TMBRC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)		200	£ 200,006.112	1,847.237	1,147.797	458.013	23.596	913.380	1,606.386	2,287.071	2,959.881	3,624.814	4,291.858	4,931.625
22 TMBRC-RES22 - 250 units, 30 DPH (100% houses)		250	£ 66,687.031	91.703	8,220.317	7,341.096	6,472.256	5,611.671	4,760.947	3,917.396	3,063.689	2,232.854	1,443.181	636.372
23 TMBRC-RES23 - 300 units, 30 DPH (100% houses)		300	£ 68,024.447	10,929.352	9,954.351	8,916.187	7,766.708	6,734.905	5,712.957	4,706.904	3,700.427	2,710.744	1,718.818	763.647
24 TMBRC-RES24 - 400 units, 30 DPH (100% houses)		400	£ 110,402.447	14,572.468	13,152.590	11,748.890	10,355.810	8,978.713	7,616.076	6,257.819	4,903.902	3,614.327	2,309.092	1,018.186
25 TMBRC-RES25 - 500 units, 30 DPH (100% houses)		500	£ 114,042.741	17,962.240	16,173.386	14,481.940	12,787.963	11,091.435	9,432.355	7,790.724	6,168.543	4,559.809	2,970.524	1,387.875
26 TMBRC-RES26 - 600 units, 30 DPH (100% houses)		600	£ 116,671.597	21,402.698	19,488.039	17,554.328	15,621.556	13,698.722	11,765.897	9,842.070	7,918.247	5,993.479	3,564.620	1,685.400
27 TMBRC-RES27 - 700 units, 30 DPH (100% houses)		700	£ 123,386.532	24,895.251	22,159.814	19,842.722	17,541.638	15,239.552	12,937.465	10,635.379	8,329.293	6,023.205	3,698.128	1,685.400
28 TMBRC-RES28 - 800 units, 30 DPH (100% houses)		800	£ 126,077.340	27,982.572	25,125.019	22,267.397	19,404.783	17,459.168	14,890.548	12,343.703	9,813.126	7,293.723	4,817.377	2,348.474
29 TMBRC-RES29 - 900 units, 30 DPH (100% houses)		900	£ 126,746.155	30,443.715	27,596.660	24,738.724	21,890.888	19,108.824	16,323.765	13,568.225	10,838.368	8,123.562	5,432.005	2,754.711
30 TMBRC-RES30 - 1,000 units, 30DPH (100% houses)		1,000	£ 126,990.798	33,070.795	29,862.983	26,747.476	23,644.319	21,231.804	18,175.851	15,075.865	12,042.652	9,016.811	6,005.560	3,080.700
31 TMBRC-RES31 - 1,250 units, 30 DPH (100% houses)		1,250	£ 126,990.798	33,070.795	29,862.983	26,747.476	23,644.319	21,231.804	18,175.851	15,075.865	12,042.652	9,016.811	6,005.560	3,080.700
32 TMBRC-RES32 - 1,500 units, 30 DPH (100% houses)		1,500	£ 126,990.798	33,070.795	29,862.983	26,747.476	23,644.319	21,231.804	18,175.851	15,075.865	12,042.652	9,016.811	6,005.560	3,080.700
33 TMBRC-RES33 - 1,750 units, 30 DPH (100% houses)		1,750	£ 126,990.798	33,070.795	29,862.983	26,747.476	23,644.319	21,231.804	18,175.851	15,075.865	12,042.652	9,016.811	6,005.560	3,080.700
34 TMBRC-RES34 - 2,000 units, 30 DPH (100% houses)		2,000	£ 126,990.798	33,070.795	29,862.983	26,747.476	23,644.319	21,231.804	18,175.851	15,075.865	12,042.652	9,016.811	6,005.560	3,080.700
35 TMBRC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)		-	£ 1,817.000	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939
36 TMBRC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind		31	£ 1,469.600	2,085.017	1,989.448	1,893.879	1,798.310	1,702.741	1,607.172	1,511.603	1,416.034	1,320.465	1,224.896	1,129.327
37 TMBRC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind		118	£ 1,469.600	4,067.863	3,956.868	3,845.873	3,734.878	3,623.883	3,512.888	3,401.893	3,290.898	3,179.903	3,068.908	2,957.913
38 TMBRC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind		293	£ 1,469.600	8,464.274	7,987.336	7,510.398	7,033.460	6,556.522	6,079.584	5,602.646	5,125.708	4,648.770	4,171.832	3,694.894
39 TMBRC-MIX4 - 91 units (50% houses), 3,850 sqm care home		91	£ 1,469.600	1,864.883	1,834.240	1,803.597	1,772.954	1,742.311	1,711.668	1,681.025	1,650.382	1,619.739	1,589.096	1,558.453
40 TMBRC-MIX5 - 224 units (50% houses), 3,850 sqm care home		224	£ 1,469.600	2,292.097	2,262.454	2,231.811	2,201.168	2,170.525	2,139.882	2,109.239	2,078.596	2,047.953	2,017.310	1,986.667
41 TMBRC-MIX6 - 490 units (50% houses), 3,850 sqm care home		490	£ 1,469.600	2,720.195	2,690.552	2,660.909	2,631.266	2,601.623	2,571.980	2,542.337	2,512.694	2,483.051	2,453.408	2,423.765
42 TMBRC-MIX7 - 111 units (50% houses), 2,000 sqm retail		111	£ 1,469.600	2,425.960	2,395.317	2,364.674	2,334.031	2,303.388	2,272.745	2,242.102	2,211.459	2,180.816	2,150.173	2,119.530
43 TMBRC-MIX8 - 244 units (50% houses), 2,000 sqm retail		244	£ 1,469.600	2,852.280	2,821.637	2,790.994	2,760.351	2,729.708	2,699.065	2,668.422	2,637.779	2,607.136	2,576.493	2,545.850
44 TMBRC-MIX9 - 511 units (50% houses), 2,000 sqm retail		511	£ 1,469.600	3,281.440	3,250.797	3,220.154	3,189.511	3,158.868	3,128.225	3,097.582	3,066.939	3,036.296	3,005.653	2,975.010
45 TMBRC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office		130	£ 1,469.600	1,740.124	1,710.481	1,680.838	1,651.195	1,621.552	1,591.909	1,562.266	1,532.623	1,502.980	1,473.337	1,443.694
46 TMBRC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office		334	£ 1,469.600	4,140.960	4,110.317	4,079.674	4,049.031	4,018.388	3,987.745	3,957.102	3,926.459	3,895.816	3,865.173	3,834.530
47 TMBRC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office		742	£ 1,469.600	10,780.100	10,780.100	10,780.100	10,780.100	10,780.100	10,780.100	10,780.100	10,780.100	10,780.100	10,780.100	10,780.100

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,692.172													
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH		
1 TMBRC-RES1 - 5 units, 14 DPH (100% houses)		5	£ 62,861.452	213.102	192.781	172.666	152.756	133.959	113.551	94.257	75.168	58.283	37.605	19.132	
2 TMBRC-RES2 - 5 units, 29 DPH (100% houses)		5	£ 61,334.71	213.102	192.781	172.666	152.756	133.959	113.551	94.257	75.168	58.283	37.605	19.132	
3 TMBRC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)		5	£ 69,666.870	149.729	130.115	110.705	91.500	72.499	53.704	35.111	16.724	1.481	19.734	37.760	
4 TMBRC-RES4 - 10 units, 14 DPH (100% houses)		10	£ 69,666.870	426.204	385.582	345.331	305.511	266.102	227.102	188.514	150.335	112.589	75.211	38.264	
5 TMBRC-RES5 - 10 units, 29 DPH (100% houses)		10	£ 62,00												

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,602.172		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBRC-RES1 - 5 units, 14 DPH (100% houses)	5	£284,860	215.102	192.781	172.666	152.756	133.959	115.551	94.257	75.168	58.283	37.606	19.132
2 TMBRC-RES2 - 5 units, 26 DPH (100% houses)	5	£412,434	215.102	192.781	172.666	152.756	133.959	115.551	94.257	75.168	58.283	37.606	19.132
3 TMBRC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	10	£295,211	£295,211	£295,211	£295,211	£295,211	£295,211	£295,211	£295,211	£295,211	£295,211	£295,211	£295,211
4 TMBRC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	426,204	385,582	345,331	305,511	266,102	227,102	188,514	150,335	112,589	75,211	38,264
5 TMBRC-RES5 - 10 units, 26 DPH (100% houses)	10	£189,652	426,204	385,582	345,331	305,511	266,102	227,102	188,514	150,335	112,589	75,211	38,264
6 TMBRC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	20	£200,328	£200,328	£200,328	£200,328	£200,328	£200,328	£200,328	£200,328	£200,328	£200,328	£200,328	£200,328
7 TMBRC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£142,434	86.128	59,212	32,703	13,606	4,952	85,886	121,111	156,124	190,727	224,921	258,119
8 TMBRC-RES8 - 20 units, 26 DPH (100% houses)	20	£1,443,521	867,008	804,828	722,876	642,062	562,978	482,928	404,608	327,121	250,466	174,642	99,670
9 TMBRC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,008	989,963	904,154	812,072	724,817	638,360	550,186	466,789	384,074	303,013	219,533	136,586
10 TMBRC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008
11 TMBRC-RES11 - 20 units, 102 DPH (100% flats)	20	£242,434	582,328	653,290	713,610	771,197	827,937	880,138	947,495	1,014,313	1,089,993	1,165,131	1,250,529
12 TMBRC-RES12 - 50 units, 26 DPH (100% houses)	50	£3,505,693	2,275,091	2,099,892	1,896,192	1,694,452	1,484,818	1,266,702	1,076,696	870,709	684,433	498,002	307,718
13 TMBRC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,263,380	£2,263,380	£2,263,380	£2,263,380	£2,263,380	£2,263,380	£2,263,380	£2,263,380	£2,263,380	£2,263,380	£2,263,380	£2,263,380
14 TMBRC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	537,138	357,580	179,703	2,002	178,364	352,748	527,111	696,460	865,935	1,038,131	1,254,419
15 TMBRC-RES15 - 50 units, 102 DPH (100% flats)	50	£1,031,008	1,882,384	2,008,404	2,128,991	2,249,653	2,369,262	2,487,128	2,603,451	2,718,230	2,831,465	2,943,158	3,053,397
16 TMBRC-RES16 - 100 units, 26 DPH (100% houses)	100	£7,011,358	4,292,372	3,935,441	3,584,537	3,237,057	2,884,634	2,536,680	2,189,576	1,842,674	1,502,616	1,163,064	824,547
17 TMBRC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£7,742,997	£7,742,997	£7,742,997	£7,742,997	£7,742,997	£7,742,997	£7,742,997	£7,742,997	£7,742,997	£7,742,997	£7,742,997	£7,742,997
18 TMBRC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,903,255	1,074,322	715,159	355,405	4,004	342,728	705,491	1,054,222	1,365,921	1,739,585	2,076,226	2,408,811
19 TMBRC-RES19 - 200 units, 26 DPH (100% houses)	200	£14,226,880	8,141,112	7,379,748	6,608,128	5,833,342	5,068,300	4,307,932	3,639,538	2,971,819	2,305,973	1,631,787	987,393
20 TMBRC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£9,485,997	£9,485,997	£9,485,997	£9,485,997	£9,485,997	£9,485,997	£9,485,997	£9,485,997	£9,485,997	£9,485,997	£9,485,997	£9,485,997
21 TMBRC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£1,188,077	£847,237	£1,147,797	£950,913	£21,596	£91,586	£686,398	£2,307,071	£2,959,687	£3,624,614	£4,281,585	£4,931,029
22 TMBRC-RES22 - 250 units, 30 DPH (100% houses)	250	£2,620,722	8,107,793	£2,203,317	7,341,806	£4,725,258	£5,811,971	£7,460,947	£9,371,598	£11,308,689	£13,258,454	£14,481,186	£15,376,372
23 TMBRC-RES23 - 300 units, 30 DPH (100% houses)	300	£24,746,057	£9,025,352	£9,884,381	£8,816,187	£7,798,708	£6,794,035	£5,712,057	£4,670,824	£3,700,427	£2,710,474	£1,751,018	£934,847
24 TMBRC-RES24 - 300 units, 43.5 DPH (75% houses, 25% flats)	300	£24,746,057	£24,746,057	£24,746,057	£24,746,057	£24,746,057	£24,746,057	£24,746,057	£24,746,057	£24,746,057	£24,746,057	£24,746,057	£24,746,057
25 TMBRC-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	£17,962,340	£18,173,366	£14,940,182	£12,763,963	£11,931,455	£4,352,358	£7,790,724	£10,606,547	£14,589,009	£19,290,374	£23,975,875
26 TMBRC-RES26 - 500 units, 30 DPH (100% houses)	600	£51,554,300	£21,482,898	£19,488,039	£17,354,328	£15,231,596	£13,309,722	£11,816,827	£9,846,870	£7,968,651	£6,170,779	£4,564,820	£3,066,498
27 TMBRC-RES27 - 700 units, 30 DPH (100% houses)	700	£65,995,938	£24,408,261	£22,158,614	£18,644,722	£16,547,558	£14,767,772	£13,025,209	£10,800,768	£8,694,697	£6,696,068	£4,905,205	£3,254,458
28 TMBRC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,739,201	£27,668,072	£25,362,180	£20,827,458	£18,456,907	£16,428,058	£14,589,375	£12,324,723	£10,148,877	£7,922,433	£5,848,077	£3,984,619
29 TMBRC-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486,890	£30,483,715	£27,596,864	£24,738,724	£21,909,880	£19,108,824	£16,323,795	£13,568,252	£10,838,380	£8,128,582	£5,452,095	£3,754,111
30 TMBRC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£96,984,298	£33,070,795	£29,868,993	£27,407,470	£24,344,319	£21,351,804	£18,137,561	£15,078,805	£12,042,652	£9,031,001	£6,055,560	£3,690,760
31 TMBRC-RES31 - 1,250 units, 30 DPH (100% houses)	1,251	£1,125,730,334	£25,144,722	£25,984,979	£21,144,722	£20,380,971	£17,564,972	£15,444,722	£13,254,972	£11,004,722	£8,754,972	£6,504,722	£4,254,972
32 TMBRC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£1,546,662,919	£5,464,963	£6,404,924	£36,649,661	£32,055,319	£28,397,649	£24,352,572	£20,292,379	£16,262,685	£12,152,586	£8,359,275	£4,422,142
33 TMBRC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£1,811,471,157	£8,858,183	£9,423,827	£36,740,346	£32,327,357	£28,300,864	£24,196,826	£20,049,827	£17,022,638	£13,919,799	£10,184,932	£6,187,678
34 TMBRC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£2,306,963,291	£2,499,715	£2,676,403	£43,736,728	£39,760,796	£35,148,168	£30,489,252	£26,193,727	£21,845,544	£17,402,061	£12,967,791	£8,162,580
35 TMBRC-CAB1 - 70 units, 0% AH	70	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008	£1,031,008
36 TMBRC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,244,003	1,244,003	1,968,440	853,092	1,741,952	1,830,027	1,518,311	1,409,923	1,301,545	1,141,481	1,008,883	894,800
37 TMBRC-MIX2 - 110 units (75% houses), 5,000 sqm Light Ind	110	£24,629,449	4,470,963	£3,996,690	£5,510,442	£3,008,096	£2,832,599	£2,189,961	£1,772,833	£1,350,014	£924,124	£510,964	£110,531
38 TMBRC-MIX3 - 290 units (50% houses), 3,850 sqm care home	290	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373
39 TMBRC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£64,249,344	£1,064,035	£1,534,240	£20,270,316	£83,795	£56,962	£247,803	£6,761	£37,473	£495,445	£665,794	£1,286,420
40 TMBRC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£24,648,689	£2,292,097	£1,548,635	£113,437	£6,352	£842,221	£1,383,823	£2,077,135	£2,782,278	£3,490,767	£4,190,831	£4,892,498
41 TMBRC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£1,497,373	£1,598,728	£2,048,644	£27,793,306	£774,234	£2,023,684	£3,074,189	£4,588,897	£6,897,003	£9,419,000	£12,626,189	£14,416,386
42 TMBRC-MIX7 - 111 units (50% houses), 3,850 sqm care home	111	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373	£1,497,373
43 TMBRC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£24,629,489	£2,001,200	£2,523,445	£3,639,814	£4,754,249	£5,285,707	£6,044,807	£6,855,699	£7,693,014	£8,507,761	£9,370,321	£9,523,749
44 TMBRC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£1,497,373	£2,777,148	£3,996,880	£5,032,022	£6,939,634	£8,839,160	£10,459,499	£12,049,485	£13,202,498	£14,697,689	£16,179,663	£17,264,379
45 TMBRC-MIX10 - 120 units (24% retail), 2,000 sqm retail, 5,000 sqm office	120	£24,629,489	£2,001,200	£2,523,445	£3,639,814	£4,754,249	£5,285,707	£6,044,807	£6,855,699	£7,693,014	£8,507,761	£9,370,321	£9,523,749
46 TMBRC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£24,629,489	£14,105,985	£10,253,871	£5,995,587	£10,826,114	£17,715,165	£30,593,597	£46,445,550	£59,296,322	£71,135,002	£81,264,299	£87,721,489
47 TMBRC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£1,497,373	£2,959,988	£2,785,051	£2,995,587	£3,811,459	£3,862,455	£3,862,455	£3,862,455	£3,862,455	£3,862,455	£3,862,455	£3,862,455

Table 6.3.2: Appraisal results –50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £4,448 per square metre)

TOMBRIIDGE AND MALLING BOROUGH COUNCIL		Sales value £4,448 psm		AH tenure		Rented 80%		Intermediate:		SO 20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668.704 PER HA		Type of rent		50% Soc Rent		30% AH Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH	
1 TMBIC-RES1 - 5 units, 14 DPH (100% houses)	5	£ 267,482	264,325	241,819	219,139	196,889	174,967	153,072	131,555	110,167	89,057	68,176	47,523
2 TMBIC-RES2 - 5 units, 26 DPH (100% houses)	5	£ 333,741	264,325	241,819	219,139	196,889	174,967	153,072	131,555	110,167	89,057	68,176	47,523
3 TMBIC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£ 666,870	200,102	178,214	156,473	134,959	113,672	92,613	71,761	51,176	30,799	10,649	9,415
4 TMBIC-RES4 - 10 units, 14 DPH (100% houses)	10	£ 446,660	528,652	483,237	438,279	393,777	349,732	306,143	263,010	220,335	178,114	136,352	95,444
5 TMBIC-RES5 - 10 units, 29 DPH (100% houses)	10	£ 446,660	528,652	483,237	438,279	393,777	349,732	306,143	263,010	220,335	178,114	136,352	95,444
6 TMBIC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£ 1,333,741	400,308	356,429	312,946	269,917	227,345	185,228	143,562	102,352	61,598	21,296	16,630
7 TMBIC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£ 1,333,741	194,540	153,029	111,959	71,341	31,172	8,677	48,545	87,968	128,909	165,400	203,445
8 TMBIC-RES8 - 20 units, 29 DPH (100% houses)	20	£ 446,660	1,090,501	998,524	807,472	617,342	428,135	239,082	552,492	468,058	390,543	295,953	212,296
9 TMBIC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£ 1,333,741	634,352	541,330	458,308	375,286	292,264	209,242	126,219	68,446	29,558	7,526	7,526
10 TMBIC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£ 2,000,611	431,330	347,112	263,806	181,411	99,528	16,353	61,230	141,102	220,210	296,314	375,493
11 TMBIC-RES11 - 20 units, 102 DPH (100% flats)	20	£ 1,333,741	407,612	477,511	546,381	614,424	681,637	748,021	813,576	878,363	942,201	1,005,270	1,067,511
12 TMBIC-RES12 - 50 units, 29 DPH (100% houses)	50	£ 11,336,797	2,780,723	2,532,581	2,306,727	2,083,161	1,861,882	1,642,896	1,426,187	1,211,772	998,850	787,959	579,289
13 TMBIC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£ 2,335,816	1,825,761	1,614,406	1,405,251	1,196,297	993,543	789,969	580,637	382,405	199,534	72,952	64,889
14 TMBIC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£ 2,334,963	1,008,955	807,269	607,813	410,540	215,449	21,480	174,182	367,959	559,469	748,739	935,771
15 TMBIC-RES15 - 50 units, 102 DPH (100% flats)	50	£ 3,334,352	1,447,896	1,582,206	1,734,678	1,875,368	2,014,378	2,151,581	2,287,062	2,420,762	2,552,754	2,682,975	2,811,445
16 TMBIC-RES16 - 100 units, 29 DPH (100% houses)	100	£ 2,227,673	5,209,555	4,761,964	4,327,774	3,897,807	3,472,680	3,051,617	2,634,602	2,220,429	1,810,676	1,405,352	1,004,446
17 TMBIC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£ 1,182,620	1,182,620	1,182,620	1,182,620	1,182,620	1,182,620	1,182,620	1,182,620	1,182,620	1,182,620	1,182,620	1,182,620
18 TMBIC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£ 1,003,056	2,017,810	1,814,406	1,614,538	1,414,538	1,214,538	1,014,538	814,538	614,538	414,538	214,538	164,538
19 TMBIC-RES19 - 200 units, 29 DPH (100% houses)	200	£ 4,614,057	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586	1,868,224
20 TMBIC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£ 2,376,038	6,879,072	6,152,531	5,335,591	4,527,252	3,727,516	2,936,382	2,153,640	1,379,917	614,586	144,309	80,851
21 TMBIC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£ 2,376,038	12,202,823	11,049,474	9,896,823	8,744,175	7,591,527	6,438,879	5,286,230	4,133,582	3,000,935	1,893,288	1,004,446
22 TMBIC-RES22 - 250 units, 30 DPH (100% houses)	250	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
23 TMBIC-RES23 - 300 units, 30 DPH (100% houses)	300	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
24 TMBIC-RES24 - 400 units, 30 DPH (100% houses)	400	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
25 TMBIC-RES25 - 500 units, 30 DPH (100% houses)	500	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
26 TMBIC-RES26 - 600 units, 30 DPH (100% houses)	600	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
27 TMBIC-RES27 - 700 units, 30 DPH (100% houses)	700	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
28 TMBIC-RES28 - 800 units, 30 DPH (100% houses)	800	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
29 TMBIC-RES29 - 900 units, 30 DPH (100% houses)	900	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
30 TMBIC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
31 TMBIC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
32 TMBIC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
33 TMBIC-RES33 - 1,750 units, 30 DPH (100% houses)	1,750	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
34 TMBIC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£ 2,376,038	11,049,474	10,075,800	9,218,531	8,369,870	7,520,814	6,680,089	5,841,495	5,003,548	4,244,247	3,443,593	2,651,586
35 TMBIC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£ 3,334,352	1,447,896	1,582,206	1,734,678	1,875,368	2,014,378	2,151,581	2,287,062	2,420,762	2,552,754	2,682,975	2,811,445
36 TMBIC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£ 1,333,741	2,389,518	2,259,747	2,131,330	2,004,268	1,878,580	1,754,206	1,631,206	1,509,559	1,389,289	1,270,339	1,152,746
37 TMBIC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£ 2,376,038	5,561,620	5,056,756	4,551,892	4,047,028	3,542,164	3,037,300	2,532,436	2,027,572	1,522,708	1,017,844	748,882
38 TMBIC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£ 2,376,038	11,226,767	10,030,899	8,843,483	7,652,023	6,460,563	5,269,103	4,077,643	2,886,183	1,694,723	903,263	512,703
39 TMBIC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£ 1,333,741	2,736,326	2,364,872	1,997,436	1,634,020	1,274,623	919,245	567,886	220,547	124,647	489,125	809,522
40 TMBIC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£ 2,376,038	4,359,618	3,529,279	2,698,495	1,867,833	1,037,296	251,889	559,687	1,347,836	2,135,723	2,917,513	3,699,804
41 TMBIC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£ 4,752,076	8,714,636	6,958,558	5,202,418	3,446,276	1,691,592	453,778	1,039,374	2,135,723	2,917,513	3,699,804	4,482,008
42 TMBIC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£ 1,333,741	1,346,791	1,006,798	726,827	470,777	271,177	156,962	539,059	4,032,169	4,462,312	4,897,477	5,307,965
43 TMBIC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£ 2,667,482	2,811,555	2,163,597	1,517,777	910,777	470,777	271,177	156,962	539,059	4,032,169	4,462,312	4,897,477
44 TMBIC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£ 5,167,955	5,244,107	4,000,777	2,782,827	1,562,827	810,777	470,777	271,177	156,962	539,059	4,032,169	4,462,312
45 TMBIC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£ 4,448,000	1,224,107	1,182,620	1,141,133	1,100,646	1,060,159	1,020,672	980,185	940,698	900,211	860,724	820,2

Table 6.3.3: Appraisal results – 50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £4,621 per square metre)

TOMBRIIDGE AND MALLING BOROUGH COUNCIL		Sales value £4,621 psm		AH tenure		Rented 80%		Intermediate:		SO 20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668.704 PER HA		Type of rent		50% Soc Rent		30% AH Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH	
1 TMBIC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,452	£15,590	£26,456	£28,613	£21,022	£16,882	£92,592	£68,754	£45,167	£21,531	£6,746	£1,467,482
2 TMBIC-RES2 - 5 units, 26 DPH (100% houses)	5	£1,333,741	£15,550	£26,456	£28,613	£21,022	£16,882	£92,592	£68,754	£45,167	£21,531	£6,746	£1,333,741
3 TMBIC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	£26,637	£26,314	£22,240	£176,417	£54,844	£131,522	£68,450	£5,828	£3,056	£4,735	£666,870
4 TMBIC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	£31,099	£58,912	£31,227	£42,043	£43,363	£35,184	£37,508	£28,334	£24,862	£19,493	£4,668,093
5 TMBIC-RES5 - 10 units, 29 DPH (100% houses)	10	£1,112,200	£31,099	£58,912	£31,227	£42,043	£43,363	£35,184	£37,508	£28,334	£24,862	£19,493	£1,112,200
6 TMBIC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	£51,274	£45,227	£40,481	£56,635	£39,696	£25,045	£16,901	£11,257	£26,114	£1,471	£1,333,741
7 TMBIC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	£26,970	£24,845	£20,216	£156,083	£111,447	£7,305	£23,660	£18,766	£3,091	£15,891	£1,333,741
8 TMBIC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	£129,985	£192,523	£1,062,664	£992,621	£894,192	£796,777	£700,376	£604,962	£516,620	£417,285	£4,668,093
9 TMBIC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,333,741	£66,362	£74,919	£74,193	£67,828	£64,074	£49,529	£39,795	£30,470	£21,957	£12,453	£1,333,741
10 TMBIC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	£68,620	£33,448	£41,069	£34,693	£28,319	£69,944	£1,576	£1,500	£5,563	£10,229	£2,000,611
11 TMBIC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	£223,365	£31,724	£37,145	£45,648	£51,236	£65,905	£79,657	£752,462	£624,410	£65,411	£65,493
12 TMBIC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	£3,246,396	£2,995,581	£2,747,262	£2,501,468	£2,258,181	£2,017,389	£1,779,122	£1,543,350	£1,310,084	£1,079,324	£11,336,797
13 TMBIC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,354,916	£2,306,036	£2,073,372	£1,842,223	£1,615,366	£1,386,575	£1,162,382	£940,610	£721,259	£494,329	£289,618	£2,354,916
14 TMBIC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£2,354,916	£1,489,694	£1,256,957	£1,035,622	£816,687	£600,155	£386,024	£174,295	£6,439	£249,137	£459,366	£687,127
15 TMBIC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	£1,913,608	£1,178,019	£1,340,456	£1,500,944	£1,659,477	£1,818,053	£1,970,672	£2,123,336	£2,274,042	£2,422,791	£2,569,584
16 TMBIC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	£8,171,840	£5,687,923	£5,208,845	£4,734,803	£4,265,199	£3,800,633	£3,340,904	£2,886,013	£2,435,959	£1,990,743	£22,673,593
17 TMBIC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£1,086,820	£4,112,072	£4,146,747	£3,984,495	£3,824,236	£3,664,000	£3,503,764	£3,343,528	£3,183,292	£3,023,056	£2,862,820	£1,086,820
18 TMBIC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£1,003,056	£2,961,398	£2,513,913	£2,071,243	£1,633,376	£1,200,311	£772,049	£455,590	£2,078	£498,273	£916,732	£1,003,056
19 TMBIC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	£12,091,620	£1,054,599	£1,017,941	£9,188,952	£8,270,332	£7,361,181	£6,451,500	£5,541,267	£4,630,544	£3,719,469	£2,810,144
20 TMBIC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	£8,899,982	£7,976,154	£7,070,791	£6,174,903	£5,268,490	£4,411,551	£3,544,007	£2,686,100	£1,837,585	£989,547	£18,883,831
21 TMBIC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£23,969,102	£6,186,922	£5,210,599	£4,303,871	£3,400,205	£2,493,539	£1,586,872	£68,418	£1,668,253	£1,080,171	£724,861	£23,969,102
22 TMBIC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,687,039	£13,896,983	£12,566,822	£11,512,654	£10,437,658	£9,373,524	£8,320,552	£7,275,582	£6,247,394	£5,234,043	£4,209,706	£3,206,398
23 TMBIC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	£14,434,676	£15,118,347	£13,915,185	£12,525,189	£11,248,380	£9,984,698	£8,734,203	£7,496,873	£6,268,851	£5,051,647	£3,847,877
24 TMBIC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	£21,912,981	£20,157,796	£18,420,247	£16,700,253	£14,997,814	£13,312,936	£11,645,603	£9,985,830	£8,326,468	£6,735,530	£5,130,237
25 TMBIC-RES25 - 600 units, 30 DPH (100% houses)	600	£146,042,781	£37,768,843	£34,810,968	£31,862,871	£28,914,786	£25,966,691	£23,018,606	£20,070,521	£17,122,436	£14,174,351	£11,226,266	£8,278,181
26 TMBIC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	£32,084,217	£29,532,964	£27,003,180	£24,494,961	£22,012,133	£19,554,993	£17,123,443	£14,717,483	£12,335,617	£9,985,289	£7,626,686
27 TMBIC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,386,524	£36,205,244	£33,336,695	£30,466,815	£27,685,803	£24,903,081	£22,148,189	£19,421,461	£16,713,951	£14,035,026	£11,384,990	£8,753,425
28 TMBIC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,733,340	£41,377,421	£38,099,089	£34,853,503	£31,640,890	£28,460,842	£25,313,359	£22,195,956	£19,161,543	£16,040,030	£13,011,417	£10,003,815
29 TMBIC-RES29 - 900 units, 30 DPH (100% houses)	900	£269,748,155	£44,792,461	£41,240,391	£37,693,465	£34,208,005	£30,712,495	£27,216,985	£23,721,475	£20,225,965	£16,730,455	£13,235,945	£9,740,435
30 TMBIC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,997,796	£49,758,266	£45,832,558	£41,946,044	£38,068,756	£34,285,526	£30,504,236	£26,722,361	£22,939,721	£19,162,589	£15,391,724	£12,150,398
31 TMBIC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	£59,688,450	£54,974,843	£50,219,482	£45,707,067	£41,141,671	£36,623,295	£32,151,937	£27,713,464	£23,318,884	£18,989,901	£14,847,850
32 TMBIC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	£65,555,752	£60,406,170	£55,308,621	£50,259,497	£45,240,722	£40,291,532	£35,384,924	£30,518,595	£25,696,730	£20,918,144	£16,177,458
33 TMBIC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£1,151,682,017	£159,638,616	£146,186,746	£133,628,871	£121,069,945	£108,511,019	£95,952,092	£83,393,165	£70,834,238	£58,275,311	£45,716,386	£33,162,461
34 TMBIC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£1,646,880,034	£216,114,034	£204,227,060	£192,302,979	£180,385,979	£168,468,979	£156,551,979	£144,634,979	£132,717,979	£120,800,979	£108,883,979	£96,966,979
35 TMBIC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£1,031,086
36 TMBIC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,424,344	£2,894,018	£2,550,647	£2,407,589	£2,266,585	£2,127,082	£1,988,084	£1,852,588	£1,717,574	£1,584,054	£1,452,027	£1,321,493
37 TMBIC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£2,156,744	£4,150,696	£3,616,396	£3,082,096	£2,547,796	£2,013,496	£1,479,196	£944,896	£410,596	£206,296	£102,896	£2,156,744
38 TMBIC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£1,649,378	£3,182,859	£2,664,402	£1,353,259	£1,055,630	£772,117	£502,120	£245,830	£5,003,271	£7,774,419	£3,559,263	£1,587,862
39 TMBIC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£1,649,378	£3,097,770	£1,955,504	£2,767,862	£2,384,245	£1,985,253	£1,590,687	£1,200,548	£914,829	£433,536	£56,670	£320,589
40 TMBIC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£2,248,689	£3,399,154	£4,711,589	£4,553,850	£3,646,178	£2,743,160	£1,847,087	£911,096	£5,168	£792,580	£1,681,352	£2,518,918
41 TMBIC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£1,649,378	£2,156,744	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£1,649,378
42 TMBIC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£1,649,378	£2,156,744	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£1,649,378
43 TMBIC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£1,649,378	£2,156,744	£2,407,589	£2,407,589	£2,407,589	£2,407,589	£2,					

Table 6.3.4: Appraisal results – 50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £4,794 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		Sales value £4,794 psm		AH tenure		Rented 80%		Intermediate:		SO 20%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668.704 PER HA		Type of rent		50% Soc Rent		30% AH Rent		FH 0%	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	50% AH
1 TMBIC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	366,774	339,234	312,087	285,155	258,497	232,113	206,093	180,167	154,695
2 TMBIC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	366,774	339,234	312,087	285,155	258,497	232,113	206,093	180,167	154,695
3 TMBIC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	301,091	274,413	248,008	221,876	196,017	170,432	145,119	120,080	95,315
4 TMBIC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	733,547	678,536	624,174	570,309	516,993	464,225	412,006	360,334	309,210
5 TMBIC-RES5 - 10 units, 29 DPH (100% houses)	10	£4,668,093	733,547	678,536	624,174	570,309	516,993	464,225	412,006	360,334	309,210
6 TMBIC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	602,193	548,826	496,916	443,751	392,035	340,953	290,239	240,161	190,620
7 TMBIC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	391,393	340,662	290,473	240,826	191,721	143,157	95,136	47,656	718
8 TMBIC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,497,491	1,386,522	1,276,857	1,167,899	1,060,248	953,702	848,262	743,927	640,699
9 TMBIC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£4,334,362	1,167,899	1,061,074	955,252	851,544	746,839	642,369	542,963	442,069	341,457
10 TMBIC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	622,327	519,783	416,333	317,975	218,711	120,549	22,462	127,478	32,598
11 TMBIC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	38,959	125,939	211,968	296,875	380,835	463,799	545,739	626,861	706,619
12 TMBIC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	3,732,008	3,458,541	3,187,797	2,919,777	2,654,480	2,391,906	2,132,058	1,874,930	1,620,525
13 TMBIC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,816	2,762,488	2,527,540	2,275,219	2,025,325	1,774,454	1,523,776	1,290,583	1,060,332	812,123
14 TMBIC-RES14 - 50 units, 66.5 DPH (50% houses, 25% flats)	50	£5,334,362	1,552,493	1,706,646	1,463,430	1,222,635	984,962	746,519	516,779	298,670	99,182
15 TMBIC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	579,230	763,812	946,233	1,126,490	1,304,354	1,480,518	1,654,283	1,828,868	1,995,329
16 TMBIC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	7,143,124	6,613,883	6,089,814	5,571,220	5,057,786	4,544,648	4,046,773	3,549,171	3,056,841
17 TMBIC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,668,093	5,193,496	4,819,938	4,446,380	4,073,822	3,701,264	3,328,706	2,956,148	2,583,590	2,211,032
18 TMBIC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	3,594,965	3,413,252	3,206,859	2,997,690	2,787,977	2,578,916	2,369,855	2,160,794	1,951,733
19 TMBIC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	13,927,453	12,899,687	11,864,213	10,840,089	9,842,296	8,846,939	7,861,710	6,886,913	5,922,448
20 TMBIC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	9,785,969	9,787,388	8,799,154	7,821,210	6,849,443	5,886,721	4,934,327	3,982,261	3,060,583
21 TMBIC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,096,102	6,182,687	6,584,958	6,975,244	7,369,137	7,759,886	8,149,648	8,539,407	8,929,168	9,318,929
22 TMBIC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,687,039	15,891,001	14,777,771	13,586,533	12,407,289	11,240,037	10,064,779	8,941,514	7,810,241	6,690,962
23 TMBIC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,424,447	18,177,202	17,733,325	16,303,839	14,868,747	13,488,045	12,101,735	10,729,817	9,372,290	8,029,155
24 TMBIC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	25,589,602	23,644,433	21,738,453	19,851,681	17,984,059	16,136,646	14,306,422	12,486,368	10,705,540
25 TMBIC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	35,969,348	32,972,269	29,975,190	26,978,111	23,981,032	20,983,953	17,986,874	14,989,795	11,992,716
26 TMBIC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	37,319,216	34,524,162	31,759,956	29,017,598	26,306,069	23,622,427	20,965,614	18,335,459	15,725,327
27 TMBIC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,386,524	42,001,321	38,870,195	35,770,078	32,701,241	29,683,593	26,648,553	23,644,510	20,711,747	17,790,267
28 TMBIC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,734,340	48,001,569	44,422,978	40,800,960	37,372,847	33,951,248	30,455,496	27,045,153	23,670,969	20,331,734
29 TMBIC-RES29 - 900 units, 30 DPH (100% houses)	900	£268,748,155	51,875,132	48,019,523	44,169,923	40,407,821	36,658,697	32,947,962	29,275,716	25,641,959	22,077,591
30 TMBIC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£320,997,796	57,639,025	53,355,025	49,106,259	44,897,690	40,731,586	36,606,547	32,528,575	28,491,067	24,486,212
31 TMBIC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	69,039,492	63,899,645	58,819,891	53,791,229	48,813,859	43,887,181	38,904,230	34,165,030	29,377,080
32 TMBIC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	87,374,506	79,120,952	64,558,258	59,944,863	55,366,726	50,788,406	46,208,262	41,628,113	37,048,583
33 TMBIC-RES33 - 1,750 units, 30 DPH (100% houses)	1,750	£588,245,811	101,974,048	92,740,914	82,503,244	73,269,544	64,036,848	54,803,527	45,570,058	40,340,527	35,110,030
34 TMBIC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	97,834,594	91,326,110	74,800,046	68,406,000	62,158,050	55,995,353	49,887,476	43,596,158	37,446,139
35 TMBIC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£11,336,797	3,732,008	3,458,541	3,187,797	2,919,777	2,654,480	2,391,906	2,132,058	1,874,930	1,620,525
36 TMBIC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,333,741	2,998,518	2,840,347	2,683,809	2,528,901	2,375,825	2,223,982	2,073,969	1,925,589	1,778,841
37 TMBIC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,874,058	7,869,558	7,256,789	6,650,514	6,050,158	5,446,816	4,843,474	4,240,132	3,636,790	3,033,448
38 TMBIC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£63,949,631	16,707,213	15,267,913	13,843,441	12,433,795	11,028,218	9,632,276	8,253,310	6,869,322	5,540,309
39 TMBIC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	4,479,214	4,026,136	3,577,887	3,134,471	2,695,884	2,262,129	1,833,264	1,409,110	989,847
40 TMBIC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	8,438,690	7,418,645	6,403,932	5,402,953	4,412,966	3,432,792	2,464,603	1,497,954	542,947
41 TMBIC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	16,998,378	14,837,888	12,680,461	10,528,934	8,376,466	6,226,998	4,078,530	2,929,042	1,780,448
42 TMBIC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	799,399	246,734	304,608	353,732	336,874	334,034	2,465,211	2,960,405	3,509,617
43 TMBIC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	4,787,033	3,681,915	2,548,822	1,447,750	359,719	729,251	1,810,485	2,879,508	3,947,284
44 TMBIC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	11,349,779	9,189,279	7,012,134	4,878,389	2,787,977	689,994	1,407,173	3,568,832	5,826,042
45 TMBIC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£4,794,000	4,481,881	4,397,748	4,308,615	4,219,482	4,130,349	4,041,216	3,952,083	3,862,950	3,773,817
46 TMBIC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£26,674,816	5,443,498	5,743,672	6,049,288	6,342,055	6,634,822	6,927,589	7,220,356	7,513,123	7,805,890
47 TMBIC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£53,349,631	7,083,963	9,924,671	12,762,029	15,546,336	18,345,376	21,125,688	23,972,232	26,865,011	29,704,023

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,662,172

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	50% AH
1 TMBIC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	366,774	339,234	312,087	285,155	258,497	232,113	206,093	180,167	154,695
2 TMBIC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	366,774	339,234	312,087	285,155	258,497	232,113	206,093	180,167	154,695
3 TMBIC-RES3 - 5 units, 43.5											

Table 6.3.5: Appraisal results – 50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £4,968 per square metre)

TOMBRIIDGE AND MALLING BOROUGHS COUNCIL		Sales value £4,968 per		AH tenure		Rented 80%		Intermediate:		SO 20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)		£6,668.704 PER HA		Type of rent:		50% Soc Rent		30% AH Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBIC-RES1 - 5 units, 14 DPH (100% houses)	5	£ 467,482	417,997	388,139	358,561	328,288	300,312	271,833	243,251	215,168	187,379	159,887	132,694
2 TMBIC-RES2 - 5 units, 26 DPH (100% houses)	5	£ 1,333,741	417,997	388,139	358,561	328,288	300,312	271,833	243,251	215,168	187,379	159,887	132,694
3 TMBIC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£ 666,870	351,546	322,512	293,776	265,335	237,189	209,341	181,768	154,532	127,572	100,909	74,540
4 TMBIC-RES4 - 10 units, 14 DPH (100% houses)	10	£ 1,466,093	835,995	776,261	717,122	658,575	600,624	543,287	486,502	430,332	374,757	319,775	253,393
5 TMBIC-RES5 - 10 units, 29 DPH (100% houses)	10	£ 2,618,653	835,995	776,261	717,122	658,575	600,624	543,287	486,502	430,332	374,757	319,775	253,393
6 TMBIC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£ 1,733,741	703,091	645,025	587,550	530,669	474,360	416,852	363,577	309,064	255,144	201,816	149,019
7 TMBIC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£ 1,333,741	489,814	434,478	379,729	325,569	271,995	219,019	166,611	114,800	63,576	12,941	37,673
8 TMBIC-RES8 - 20 units, 29 DPH (100% houses)	20	£ 4,666,093	1,700,070	1,579,883	1,460,889	1,343,689	1,226,384	1,110,627	996,146	882,963	770,776	659,887	550,195
9 TMBIC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£ 3,334,362	1,367,640	1,251,361	1,136,213	1,022,436	909,758	800,757	696,280	592,475	488,740	384,240	258,714
10 TMBIC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£ 2,000,611	1,017,620	906,118	795,596	686,255	578,103	471,133	365,345	260,748	157,330	55,096	46,851
11 TMBIC-RES11 - 20 units, 102 DPH (100% flats)	20	£ 1,333,741	143,203	49,102	44,672	136,100	230,434	321,674	411,820	500,871	588,827	675,690	761,459
12 TMBIC-RES12 - 50 units, 29 DPH (100% houses)	50	£ 11,336,797	4,217,649	3,921,529	3,628,333	3,338,686	3,050,780	2,766,415	2,484,991	2,206,506	1,930,966	1,656,385	1,380,700
13 TMBIC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£ 7,337,410	3,259,640	2,961,709	2,707,323	2,445,708	2,187,061	1,928,338	1,673,874	1,419,946	1,166,018	902,091	619,727
14 TMBIC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£ 5,334,963	2,422,670	2,156,312	1,891,230	1,626,982	1,369,568	1,112,995	859,263	608,372	360,322	115,113	129,837
15 TMBIC-RES15 - 50 units, 102 DPH (100% flats)	50	£ 3,334,362	144,851	349,616	552,011	752,035	949,691	1,144,977	1,337,893	1,528,440	1,718,617	1,902,425	2,089,068
16 TMBIC-RES16 - 100 units, 29 DPH (100% houses)	100	£ 22,673,593	8,114,490	7,539,643	6,970,895	6,407,836	5,839,367	5,268,685	4,702,643	4,212,329	3,677,722	3,148,826	2,626,831
17 TMBIC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£ 15,337,410	6,518,653	5,916,946	5,319,698	4,722,450	4,125,202	3,527,954	2,935,451	2,342,948	1,750,445	1,157,942	726,819
18 TMBIC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£ 10,003,056	4,845,339	4,312,623	3,782,478	3,257,965	2,739,137	2,225,991	1,718,520	1,216,745	720,644	230,226	299,674
19 TMBIC-RES19 - 200 units, 29 DPH (100% houses)	200	£ 46,014,057	15,853,200	14,728,735	13,611,385	12,507,227	11,414,265	10,332,496	9,261,921	8,202,539	7,154,352	6,117,359	5,091,559
20 TMBIC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£ 30,676,038	12,875,293	11,588,514	10,512,887	9,448,412	8,385,089	7,325,917	6,321,886	5,296,463	4,283,581	3,279,920	2,267,407
21 TMBIC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£ 20,967,102	8,349,626	7,596,079	6,845,895	6,091,965	5,337,965	4,583,965	3,829,965	3,075,965	2,321,965	1,567,965	866,265
22 TMBIC-RES22 - 250 units, 30 DPH (100% houses)	250	£ 66,687,039	18,296,420	16,956,919	15,660,412	14,376,919	13,106,441	11,846,919	10,604,525	9,373,089	8,154,688	6,949,258	5,756,863
23 TMBIC-RES23 - 300 units, 30 DPH (100% houses)	300	£ 80,024,447	21,919,720	20,348,303	18,762,495	17,252,303	15,727,729	14,216,772	12,725,431	11,247,707	9,785,599	8,339,109	6,893,230
24 TMBIC-RES24 - 400 units, 30 DPH (100% houses)	400	£ 100,030,558	29,226,304	27,131,070	25,056,860	23,003,071	20,970,306	18,956,362	16,967,241	14,966,942	13,047,466	11,118,812	9,210,941
25 TMBIC-RES25 - 500 units, 30 DPH (100% houses)	500	£ 140,042,591	40,444,960	37,916,946	35,388,932	32,860,918	30,332,904	27,804,890	25,276,876	22,748,862	20,220,848	17,692,834	15,164,820
26 TMBIC-RES26 - 600 units, 30 DPH (100% houses)	600	£ 166,717,597	42,533,980	39,502,263	36,500,687	33,502,164	30,579,962	27,661,751	24,773,829	21,916,089	19,088,580	16,291,210	13,520,455
27 TMBIC-RES27 - 700 units, 30 DPH (100% houses)	700	£ 213,386,524	47,782,880	44,381,991	41,014,882	37,681,553	34,382,005	31,116,236	27,884,248	24,686,041	21,520,950	18,379,748	15,272,441
28 TMBIC-RES28 - 800 units, 30 DPH (100% houses)	800	£ 240,073,340	54,888,006	50,722,275	46,574,151	42,464,032	38,353,913	34,243,794	30,133,675	26,023,556	21,913,437	17,803,318	14,693,200
29 TMBIC-RES29 - 900 units, 30 DPH (100% houses)	900	£ 266,748,155	60,993,021	56,562,900	52,132,779	47,702,658	43,272,537	38,842,416	34,412,295	30,002,174	25,592,053	21,181,932	16,770,809
30 TMBIC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£ 320,997,796	85,474,366	80,824,522	76,220,659	71,663,375	67,102,071	62,540,947	58,004,963	53,464,979	48,924,995	44,384,995	39,844,995
31 TMBIC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£ 400,122,233	73,349,884	72,794,283	67,293,852	61,848,582	56,451,959	51,055,959	45,651,959	40,247,959	34,843,959	29,439,959	24,035,959
32 TMBIC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£ 500,152,791	85,876,762	79,789,034	73,761,753	67,794,918	61,888,531	56,042,596	50,246,753	44,507,915	38,828,475	33,204,389	27,627,797
33 TMBIC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£ 568,645,941	92,913,013	86,330,961	79,814,811	73,302,975	66,791,965	60,281,959	53,771,953	47,261,947	40,751,941	34,241,935	28,737,927
34 TMBIC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£ 746,894,934	99,521,071	92,465,034	85,403,701	78,350,415	71,223,177	64,947,814	58,226,241	51,975,082	44,990,548	38,459,876	31,922,309
35 TMBIC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£ 83,334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36 TMBIC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£ 1,337,408	3,303,019	3,130,648	2,960,847	2,791,218	2,624,159	2,458,889	2,295,352	2,133,604	1,973,627	1,815,421	1,658,980
37 TMBIC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£ 26,814,681	8,016,959	7,536,816	7,066,951	6,597,086	6,127,221	5,657,356	5,187,491	4,717,626	4,247,761	3,777,896	3,308,021
38 TMBIC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£ 63,349,631	19,431,596	17,865,007	16,314,521	14,760,105	13,261,761	11,759,459	10,260,763	8,775,373	7,306,200	5,835,265	4,416,580
39 TMBIC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£ 113,337,408	3,550,695	3,856,768	4,368,113	5,064,895	5,869,516	6,733,571	7,648,626	8,563,681	9,478,736	10,393,791	11,308,846
40 TMBIC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£ 126,674,016	10,478,225	9,960,189	9,454,915	8,949,641	8,444,367	7,939,093	7,433,825	6,928,557	6,423,289	5,918,021	5,403,021
41 TMBIC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£ 251,010,157	18,171,003	16,711,071	15,251,139	13,791,207	12,331,275	10,871,343	9,411,411	7,951,479	6,491,547	5,031,615	3,571,683
42 TMBIC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£ 113,337,408	3,240,062	3,637,624	4,041,572	4,546,904	5,051,525	5,556,957	6,062,389	6,567,821	7,073,253	7,578,685	8,084,117
43 TMBIC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£ 126,674,016	10,260,350	9,962,479	9,657,549	9,352,619	9,047,689	8,742,759	8,437,829	8,132,899	7,827,969	7,523,039	7,218,109
44 TMBIC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£ 153,349,631	10,979,206	10,708,115	10,437,025	10,165,935	9,894,845	9,623,755	9,352,665	9,081,575	8,810,485	8,539,395	8,268,305
45 TMBIC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£ 414,124,344	29,413,000	28,413,000	27,413,000	26,413,000	25,413,000	24,413,000	23,413,000	22,413,000	21,413,000	20,413,000	19,413,000
46 TMBIC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£ 26,814,681	55,418	57,032	2,207,138	3,687,531	5,971,400	8,443,819	10,918,193	13,392,567	15,866,941	18,341,315	20,815,689
47 TMBIC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£ 53,349,631	2,129,525	2,445,433	4,032,936	7,113,016	10,198,096	13,164,769	16,155,202	19,146,469	22,137,736	25,129,003	28,120,270

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,6,60	
---	--	---------	--

Table 6.3.6: Appraisal results – 50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £5,141 per square metre)

TOMBRIDGE AND MALLING BOROUGH COUNCIL		Sales value £5,141 psm		AH tenure		Rented 80%		Intermediate:		SO 20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668.704 PER HA		Type of rent		50% Soc Rent		30% AH Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,687,452	469,221	436,969	405,034	373,421	342,127	311,154	280,550	250,168	220,152	190,458	161,084
2 TMBC-RES2 - 5 units, 26 DPH (100% houses)	5	£1,333,741	469,221	436,969	405,034	373,421	342,127	311,154	280,550	250,168	220,152	190,458	161,084
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	402,001	370,612	339,542	308,793	278,362	248,258	218,458	188,964	159,830	130,994	102,478
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	898,443	873,936	810,899	746,842	684,255	622,308	561,000	500,332	440,304	380,918	322,167
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,687,452	469,221	436,969	405,034	373,421	342,127	311,154	280,550	250,168	220,152	190,458	161,084
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	469,221	436,969	405,034	373,421	342,127	311,154	280,550	250,168	220,152	190,458	161,084
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	588,236	528,296	468,868	410,311	352,270	294,862	238,086	181,944	126,436	71,561	17,319
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,991,690	1,772,038	1,643,768	1,516,731	1,390,861	1,268,515	1,143,336	1,021,439	900,828	781,199	662,831
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,991,690	1,772,038	1,643,768	1,516,731	1,390,861	1,268,515	1,143,336	1,021,439	900,828	781,199	662,831
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,213,324	1,002,454	972,859	954,540	937,496	921,727	907,234	894,016	882,074	871,406	82,016
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	324,936	222,247	120,723	26,363	80,034	178,559	277,961	375,060	471,037	565,830	659,440
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	4,703,291	4,384,590	4,068,868	3,756,394	3,447,079	3,146,923	2,837,928	2,538,007	2,241,407	1,947,887	1,657,524
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,931	4,703,291	4,384,590	4,068,868	3,756,394	3,447,079	3,146,923	2,837,928	2,538,007	2,241,407	1,947,887	1,657,524
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	2,589,229	2,261,003	2,315,820	2,033,676	1,754,275	1,476,481	1,201,747	900,074	681,483	395,912	135,421
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	285,176	83,611	187,769	377,581	594,799	809,439	1,021,585	1,230,962	1,437,904	1,642,241	1,844,000
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,675,593	8,085,892	8,485,891	7,852,955	7,244,454	6,642,995	6,047,682	5,458,511	4,875,468	4,298,695	3,727,868	3,163,274
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,529	8,085,892	8,485,891	7,852,955	7,244,454	6,642,995	6,047,682	5,458,511	4,875,468	4,298,695	3,727,868	3,163,274
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	5,779,458	5,202,006	4,631,639	4,067,353	3,508,558	2,952,961	2,403,494	1,880,149	1,322,508	791,823	266,643
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	17,775,854	16,561,685	15,368,557	14,166,368	12,986,231	11,818,152	10,662,130	9,518,168	8,398,258	7,268,403	6,158,807
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	14,564,877	13,389,641	12,226,820	11,075,814	9,936,823	8,809,647	7,694,698	6,591,740	5,500,868	4,420,698	3,348,728
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,967,102	11,962,296	10,961,919	9,947,466	8,924,836	7,904,962	6,884,987	5,864,962	4,846,962	3,826,962	2,806,962	1,786,488
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£26,687,039	20,551,879	19,156,067	17,734,282	16,348,550	14,972,548	13,615,173	12,267,538	10,935,938	9,618,371	8,314,839	7,025,342
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£26,024,447	24,862,253	22,963,281	21,281,149	19,815,861	17,987,414	16,335,808	14,721,045	13,123,124	11,542,045	9,977,807	8,430,412
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£10,030,558	32,883,005	30,617,737	28,374,868	26,154,400	23,968,551	21,781,078	19,628,060	17,487,469	15,389,393	13,303,743	11,240,548
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£14,042,931	39,768,694	37,036,829	34,337,998	31,684,826	29,071,442	26,502,962	23,986,523	21,520,965	19,109,622	16,748,448	14,438,618
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£16,677,597	47,720,033	44,446,554	41,205,588	37,997,044	34,820,930	31,677,258	28,566,026	25,487,237	22,438,587	19,416,157	16,426,261
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£21,386,524	63,528,054	49,865,385	46,239,009	42,648,928	39,095,139	35,575,339	32,088,634	28,634,301	25,218,338	21,838,748	18,495,529
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£24,073,340	61,174,919	56,989,011	52,844,833	48,741,832	44,680,159	40,657,531	36,670,439	32,724,915	28,820,958	24,950,570	21,137,747
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£26,887,039	65,967,240	61,480,486	56,965,235	52,570,578	48,160,849	43,855,443	39,564,964	35,319,211	31,116,184	26,969,900	22,835,965
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£36,964,268	73,296,933	68,208,829	63,320,440	58,411,754	53,545,164	48,728,270	43,961,071	39,243,567	34,575,759	29,955,912	25,373,295
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,334	27,852,850	27,862,391	27,731,479	27,659,916	27,584,899	27,514,899	27,444,899	27,374,899	27,304,899	27,234,899	27,164,899
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,862,918	36,982,727	36,943,917	36,905,107	36,866,297	36,827,487	36,788,677	36,749,867	36,711,057	36,672,247	36,633,437	36,594,627
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,411,157	43,832,624	43,844,991	43,857,358	43,869,725	43,882,092	43,894,459	43,906,826	43,919,193	43,931,560	43,943,927	43,956,294
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£240,964,834	111,161,680	103,573,938	96,061,379	88,623,961	81,256,954	73,855,946	66,454,938	59,053,930	51,652,922	44,251,914	36,851,906
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£4,944,000	1,078,644	471,665	130,863	732,582	1,327,768	1,917,189	2,508,070	3,091,872	3,688,540	4,283,084	4,880,891
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,876,894	11,441,689	11,441,689	11,441,689	11,441,689	11,441,689	11,441,689	11,441,689	11,441,689	11,441,689	11,441,689	11,441,689
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£18,996,000	10,559,900	9,444,597	8,746,477	8,037,697	7,339,152	6,647,964	5,964,181	5,287,746	4,618,676	3,956,972	3,330,635
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£1,424,344	8,222,103	5,887,399	5,158,339	4,634,921	4,117,145	3,605,912	3,098,522	2,597,873	2,102,468	1,612,905	1,128,965
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£8,248,689	12,517,761	11,384,517	10,164,997	8,916,504	7,741,734	6,576,791	5,430,673	4,284,378	3,179,910	2,080,286	956,856
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,497,378	25,443,589	22,784,171	20,251,530	17,745,928	15,267,364	12,815,839	10,391,353	7,963,904	5,542,454	3,277,889	956,856
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,944,000	1,078,644	471,665	130,863	732,582	1,327,768	1,917,189	2,508,070	3,091,872	3,688,540	4,283,084	4,880,891
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£8,248,689	12,517,761	11,384,517	10,164,997	8,916,504	7,741,734	6,576,791	5,430,673	4,284,378	3,179,910	2,080,286	956,856
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	25,443,589	22,784,171	20,251,530	17,745,928	15,267,364	12,815,839	10,391,353	7,963,904	5,542,454	3,277,889	

Table 6.3.7: Appraisal results – 50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £5,314 per square metre)

NORBRIDGE AND MALLING BOROUGH COUNCIL		Sales value £5,314 psm		AI tenure		Rented 80%		Soc 30% Rent 30% AI Aff Rent		Intermediate:		SD 20%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668,704 PER HA		Type of rent		Soc 30% Rent 30% AI Aff Rent				Residual land value		Ft %	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBRC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	539,446	485,495	451,508	417,554	383,943	350,674	317,749	285,166	252,925	221,028	189,474
2 TMBRC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	539,446	485,495	451,508	417,554	383,943	350,674	317,749	285,166	252,925	221,028	189,474
3 TMBRC-RES3 - 5 units, 45 DPH (75% houses, 25% flats)	5	£1,333,741	539,446	485,495	451,508	417,554	383,943	350,674	317,749	285,166	252,925	221,028	189,474
4 TMBRC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,666,903	1,040,090	971,611	903,017	835,100	767,005	701,349	635,497	570,331	505,051	442,657	379,340
5 TMBRC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,040,090	971,611	903,017	835,100	767,005	701,349	635,497	570,331	505,051	442,657	379,340
6 TMBRC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	969,909	897,432	824,720	750,603	678,009	605,326	532,454	459,182	385,710	312,163	238,630
7 TMBRC-RES7 - 10 units, 65 DPH (50% houses, 50% flats)	10	£1,333,741	969,909	897,432	824,720	750,603	678,009	605,326	532,454	459,182	385,710	312,163	238,630
8 TMBRC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,666,903	2,103,310	1,964,239	1,828,644	1,690,253	1,555,470	1,421,959	1,289,814	1,159,405	1,029,852	901,634	774,991
9 TMBRC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£2,334,352	1,768,158	1,631,624	1,496,453	1,360,252	1,225,441	1,100,007	977,949	851,265	728,935	602,028	479,498
10 TMBRC-TO-20 units, 65.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,408,823	1,278,798	1,150,122	1,022,822	895,968	769,328	645,119	521,298	400,618	287,317	169,890
11 TMBRC-RES11 - 20 units, 132 DPH (100% houses)	20	£1,333,741	969,909	897,432	824,720	750,603	678,009	605,326	532,454	459,182	385,710	312,163	238,630
12 TMBRC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,337,406	5,188,935	4,847,450	4,509,453	4,174,702	3,843,379	3,515,431	3,186,800	2,868,666	2,540,946	2,213,407	1,895,342
13 TMBRC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	4,211,844	3,898,046	3,571,331	3,256,293	2,944,338	2,635,658	2,326,260	2,028,141	1,729,303	1,433,743	1,144,485
14 TMBRC-RES14 - 50 units, 65.5 DPH (50% houses, 50% flats)	50	£5,334,963	3,395,708	3,046,696	2,738,692	2,435,207	2,134,951	1,833,913	1,534,154	1,234,177	932,603	638,710	349,997
15 TMBRC-RES15 - 50 units, 132 DPH (100% houses)	50	£1,333,741	969,909	897,432	824,720	750,603	678,009	605,326	532,454	459,182	385,710	312,163	238,630
16 TMBRC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,592	10,059,576	9,371,781	8,733,126	8,081,070	7,434,594	6,776,918	6,124,534	5,469,641	4,814,908	4,206,909	3,570,919
17 TMBRC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,010	8,423,889	7,708,096	7,143,161	6,512,587	5,888,871	5,276,318	4,665,619	4,056,262	3,450,848	2,897,446	2,282,927
18 TMBRC-RES18 - 100 units,													

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		E2,062.172		Residual land values											
Description	No of units	BLV	20% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 TMBIC-RES1 - 5 units, 14 DPH (100% houses)	5	6,024.69	525.446	495.03	451.508	417.554	383.943	350.874	317.749	285.106	252.925	221.628	189.474		
2 TMBIC-RES2 - 5 units, 14 DPH (100% houses)	5	5,412.434	520.446	490.905	451.508	417.554	383.943	350.874	317.749	285.106	252.925	221.628	189.474		
3 TMBIC-RES3 - 5 units, 235 DPH (75% houses, 25% flats)	5	452.444	414.711	384.191	354.671	325.151	295.631	266.111	236.591	207.071	177.551	148.031	118.511		
4 TMBIC-RES4 - 10 units, 14 DPH (100% houses)	10	11,443.521	1,040.890	971.811	903.017	835.103	766.189	697.275	628.361	559.447	490.533	421.619	352.705		
5 TMBIC-RES5 - 10 units, 14 DPH (100% houses)	10	6,018.652	1,040.890	971.811	903.017	835.103	766.189	697.275	628.361	559.447	490.533	421.619	352.705		
6 TMBIC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	14,412.434	904.909	837.422	770.720	704.503	638.939	573.325	507.711	442.097	376.483	310.869	245.255		
7 TMBIC-RES7 - 10 units, 62.5 DPH (75% houses, 50% flats)	10	14,412.434	904.909	837.422	770.720	704.503	638.939	573.325	507.711	442.097	376.483	310.869	245.255		
8 TMBIC-RES8 - 20 units, 29 DPH (100% houses)	20	11,443.521	2,103.319	1,964.289	1,826.044	1,690.373	1,555.478	1,421.593	1,289.814	1,158.045	1,026.276	894.507	774.911		
9 TMBIC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	12,031.085	1,798.156	1,631.824	1,496.433	1,366.259	1,236.441	1,106.007	977.449	851.265	725.081	602.206	479.489		
10 TMBIC-RES10 - 20 units, 62.5 DPH (75% houses, 50% flats)	20	12,031.085	1,798.156	1,631.824	1,496.433	1,366.259	1,236.441	1,106.007	977.449	851.265	725.081	602.206	479.489		
11 TMBIC-RES11 - 20 units, 102 DPH (100% flats)	20	6,412.434	598.592	555.354	525.446	495.03	465.122	435.214	405.306	375.398	345.489	315.581	285.673		
12 TMBIC-RES12 - 50 units, 29 DPH (100% houses)	50	33,505.93	5,108.933	4,847.405	4,589.403	4,331.401	4,073.399	3,815.397	3,557.395	3,300.600	3,043.805	2,787.010	2,530.215		
13 TMBIC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	52,265.389	4,211.844	3,898.046	3,574.331	3,250.238	2,926.336	2,602.434	2,278.532	1,954.630	1,630.728	1,306.826	982.924		
14 TMBIC-RES14 - 50 units, 62.5 DPH (75% houses, 50% flats)	50	52,265.389	4,211.844	3,898.046	3,574.331	3,250.238	2,926.336	2,602.434	2,278.532	1,954.630	1,630.728	1,306.826	982.924		
15 TMBIC-RES15 - 50 units, 102 DPH (100% flats)	50	10,301.098	796.565	748.543	700.521	652.500	604.478	556.457	508.435	460.413	412.391	364.369	316.347		
16 TMBIC-RES16 - 100 units, 29 DPH (100% houses)	100	67,011.38	10,098.976	9,391.761	8,733.126	8,081.970	7,435.994	6,790.061	6,144.128	5,498.195	4,852.262	4,206.329	3,560.396		
17 TMBIC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	94,742.996	8,423.689	7,788.096	7,143.503	6,512.507	5,880.911	5,249.315	4,617.719	3,986.123	3,354.527	2,722.931	2,091.335		
18 TMBIC-RES18 - 100 units, 62.5 DPH (75% houses, 50% flats)	100	94,742.996	8,423.689	7,788.096	7,143.503	6,512.507	5,880.911	5,249.315	4,617.719	3,986.123	3,354.527				

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)		£374,000 PER HA										Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 TMBUC-RES1 - 5 units, 14 DPH (100% houses)	5	£149,000	520,446	485,805	451,508	417,554	383,943	350,874	317,749	285,196	252,925	221,308	189,474								
2 TMBUC-RES2 - 5 units, 14 DPH (100% houses)	5	£74,000	500,446	465,805	431,508	397,554	363,943	330,874	297,749	265,196	232,925	201,308	169,474								
3 TMBUC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£74,000	462,454	417,711	383,519	349,326	315,133	280,940	246,747	212,554	178,361	144,168	110,000								
4 TMBUC-RES4 - 10 units, 14 DPH (100% houses)	10	£261,000	1,045,890	971,611	903,517	835,105	767,005	701,349	635,497	570,331	505,851	442,057	375,946								
5 TMBUC-RES5 - 10 units, 14 DPH (100% houses)	10	£121,200	1,044,890	971,611	903,517	835,105	767,005	701,349	635,497	570,331	505,851	442,057	375,946								
6 TMBUC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£74,000	994,950	937,422	872,726	804,503	736,959	674,320	612,524	550,464	488,374	426,175	362,163								
7 TMBUC-RES7 - 10 units, 68 DPH (50% houses, 50% flats)	10	£74,000	896,685	825,111	753,543	682,000	610,457	538,914	467,371	395,828	324,285	252,742	181,190								
8 TMBUC-RES8 - 20 units, 14 DPH (100% houses)	20	£261,000	2,103,310	1,964,289	1,826,644	1,690,373	1,555,478	1,421,959	1,289,814	1,159,405	1,029,852	901,834	774,901								
9 TMBUC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£187,000	1,796,196	1,631,624	1,466,433	1,306,255	1,235,441	1,106,007	977,949	851,265	725,968	602,820	479,499								
10 TMBUC-RES10 - 20 units, 68.5 DPH (50% houses, 50% flats)	20	£187,000	1,403,823	1,278,798	1,150,122	1,022,522	894,922	767,322	639,722	512,122	384,522	256,922	129,322								
11 TMBUC-RES11 - 20 units, 102 DPH (100% flats)	20	£74,000	996,592	905,394	814,196	722,998	631,799	540,601	449,403	358,205	267,007	175,809	84,611								
12 TMBUC-RES12 - 50 units, 29 DPH (100% houses)	50	£635,000	5,168,933	4,847,480	4,526,023	4,174,702	3,843,379	3,515,431	3,186,966	2,860,860	2,551,849	2,237,497	1,936,342								
13 TMBUC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£411,400	4,221,944	3,896,040	3,571,131	3,256,220	2,944,336	2,635,658	2,330,200	2,028,141	1,729,303	1,433,743	1,141,463								
14 TMBUC-RES14 - 50 units, 68.5 DPH (50% houses, 50% flats)	50	£269,500	3,355,788	3,045,696	2,735,604	2,425,512	2,115,420	1,805,328	1,495,236	1,185,144	875,052	564,960	254,868								
15 TMBUC-RES15 - 50 units, 102 DPH (100% flats)	50	£187,000	796,960	685,453	573,933	462,413	350,893	239,373	127,853	16,333	5,333	1,169	133								
16 TMBUC-RES16 - 100 units, 29 DPH (100% houses)	100	£1,271,600	10,096,976	9,391,761	8,733,126	8,091,070	7,435,994	6,779,961	6,124,936	5,469,911	4,814,886	4,159,861	3,504,836								
17 TMBUC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£660,200	8,424,960	7,788,966	7,143,861	6,512,587	5,880,313	5,249,039	4,617,765	3,986,491	3,355,217	2,723,943	2,092,669								
18 TMBUC-RES18 - 100 units, 68.5 DPH (50% houses, 50% flats)	100	£411,400	7,091,391	6,491,391	5,891,391	5,291,391	4,691,391	4,091,391	3,491,391	2,891,391	2,291,391	1,691,391	1,091,391								
1																					

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values									
									25% AH									
1	T1UBC-RES1 - 5 units, 14 DPH (100% houses)	5	C86,800	526,446	485,805	461,588	417,554	383,943	355,874	317,749	285,196	252,805	221,928	189,474				
2	T1UBC-RES2 - 5 units, 14 DPH (100% houses)	5	C49,420	520,446	480,895	451,508	417,554	383,943	355,874	317,749	285,196	252,805	221,928	189,474				
3	T1UBC-RES3 - 5 units, 43 DPH (75% houses, 25% flats)	5	C42,454	492,454	451,711	426,310	392,474	358,219	324,159	289,512	254,865	220,218	185,571					
4	T1UBC-RES4 - 10 units, 14 DPH (100% houses)	10	C172,900	1,045,890	971,611	903,917	835,108	767,395	701,349	635,497	570,331	505,851	442,057	375,949				
5	T1UBC-RES5 - 10 units, 29 DPH (100% houses)	10	C174,100	1,044,890	971,611	903,917	835,108	767,395	701,349	635,497	570,331	505,851	442,057	375,949				
6	T1UBC-RES6 - 10 units, 43 DPH (75% houses, 25% flats)	10	C49,940	994,990	937,422	872,720	804,503	738,699	674,320	610,524	546,873	483,175	422,163	360,838				
7	T1UBC-RES7 - 10 units, 68 DPH (50% houses, 50% flats)	10	C66,862	966,862	922,111	862,211	794,233	726,255	658,277	590,299	522,321	454,343	386,365	318,387				
8	T1UBC-RES8 - 20 units, 29 DPH (100% houses)	20	C172,900	2,103,310	1,964,289	1,826,944	1,690,373	1,555,478	1,421,959	1,289,914	1,159,493	1,029,652	901,834	774,991				
9	T1UBC-RES9 - 20 units, 43 DPH (75% houses, 25% flats)	20	C123,500	1,796,136	1,631,824	1,496,433	1,366,259	1,235,441	1,106,007	977,949	851,269	725,948	602,626	479,499				
10	T1UBC-RES10 - 20 units, 68 DPH (50% houses, 50% flats)	20	C148,933	2,278,796	2,110,122	1,942,827	1,775,532	1,608,237	1,440,942	1,273,647	1,106,352	939,057	771,762	604,467				
11	T1UBC-RES11 - 20 units, 102 DPH (100% flats)	20	C49,400	596,392	565,394	535,446	497,752	460,058	422,364	384,670	346,976	309,282	271,588	233,894				
12	T1UBC-RES12 - 50 units, 29 DPH (100% houses)	50	C419,900	5,108,933	4,847,480	4,591,403	4,174,702	3,943,378	3,515,431	3,106,960	2,800,860	2,490,811	2,194,303	1,906,342				
13	T1UBC-RES13 - 50 units, 43 DPH (75% houses, 25% flats)	50	C227,120	4,211,844	3,987,404	3,579,431	3,266,293	2,944,336	2,626,658	2,308,980	2,020,141	1,729,303	1,433,743	1,141,463				
14	T1UBC-RES14 - 50 units, 68 DPH (50% houses, 50% flats)	50	C187,600	4,844,600	4,544,600	4,244,600	3,944,600	3,644,600	3,344,600	3,044,600	2,744,600	2,444,600	2,144,600	1,844,600				
15	T1UBC-RES15 - 50 units, 102 DPH (100% flats)	50	C123,500	796,360	766,453	736,546	697,639	657,732	617,825	577,918	538,011	498,104	458,197	418,290				
16	T1UBC-RES16 - 100 units, 29 DPH (100% houses)	100	C639,800	10,098,976	9,391,761	8,733,126	8,091,070	7,435,994	6,786,968	6,164,381	5,538,544	4,916,958	4,306,399	3,700,911				
17	T1UBC-RES17 - 100 units, 43 DPH (75% houses, 25% flats)	100	C568,100	9,623,690	8,788,069													

Table 6.3.8: Appraisal results – 50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £5,487 per square metre)

BENCHMARK AND MALLING BOROUGH COUNCIL		Sales value £5,487 psm		AH tenure		Rented 80%		Intermediate:		SO 20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668.704 PER HA		Type of rent		50% Soc Rent		30% AH Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TUBC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,687,482	571,689	534,643	497,983	461,888	425,758	395,195	354,997	320,185	285,699	251,599	217,864
2 TUBC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	571,689	534,643	497,983	461,888	425,758	395,195	354,997	320,185	285,699	251,599	217,864
3 TUBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£6,668,704	592,969	486,911	431,075	385,710	340,770	306,770	291,795	257,888	224,345	191,167	158,354
4 TUBC-RES4 - 10 units, 14 DPH (100% houses)	10	£2,687,482	1,143,338	1,069,285	995,964	923,574	851,516	780,396	709,994	640,331	571,399	503,198	435,729
5 TUBC-RES5 - 10 units, 29 DPH (100% houses)	10	£1,333,741	1,143,338	1,069,285	995,964	923,574	851,516	780,396	709,994	640,331	571,399	503,198	435,729
6 TUBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,069,285	932,622	802,156	749,420	721,414	682,536	630,960	551,576	468,691	382,335	316,798
7 TUBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	785,880	715,928	647,588	579,797	512,819	445,568	381,037	316,233	255,155	188,822	126,172
8 TUBC-RES8 - 20 units, 29 DPH (100% houses)	20	£2,687,482	2,304,026	2,156,442	2,008,521	1,864,016	1,719,975	1,577,403	1,436,294	1,296,651	1,156,475	1,021,765	886,520
9 TUBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,333,741	1,963,960	1,820,170	1,677,842	1,536,975	1,397,571	1,258,623	1,122,307	987,464	854,720	720,800	589,847
10 TUBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,687,482	1,864,322	1,685,125	1,527,388	1,391,104	1,258,290	1,122,914	1,000,000	880,555	761,582	642,037	527,748
11 TUBC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	886,247	868,548	840,570	812,341	777,450	742,559	707,668	672,777	637,886	602,995	568,104
12 TUBC-RES12 - 50 units, 29 DPH (100% houses)	50	£13,669,704	8,607,396	8,369,633	8,131,870	7,894,107	7,656,344	7,418,581	7,180,818	6,943,055	6,705,292	6,467,529	6,229,766
13 TUBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£6,334,574	4,882,246	4,344,217	4,004,334	3,664,550	3,324,766	3,002,974	2,678,231	2,353,188	2,033,562	1,717,493	1,404,892
14 TUBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	3,882,347	3,499,338	3,181,904	2,836,877	2,515,366	2,197,311	1,882,732	1,571,631	1,263,547	955,468	654,774
15 TUBC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,120,531	879,533	615,424	383,236	112,258	-136,364	-388,725	-636,967	-886,490	-1,127,674	-1,369,278
16 TUBC-RES16 - 100 units, 29 DPH (100% houses)	100	£2,687,482	7,964,697	7,464,697	6,964,697	6,464,697	5,964,697	5,464,697	4,964,697	4,464,697	3,964,697	3,464,697	2,964,697
17 TUBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£1,333,741	8,376,589	8,688,434	8,007,270	7,333,100	6,665,927	6,005,748	5,342,569	4,706,377	4,072,185	3,437,993	2,803,798
18 TUBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£1,000,000	7,844,894	8,686,775	6,323,809	5,672,794	5,020,782	4,368,770	3,716,758	3,064,746	2,412,734	1,760,722	1,108,710
19 TUBC-RES19 - 200 units, 29 DPH (100% houses)	200	£4,015,972	20,196,616	18,621,165	17,456,468	16,105,554	14,765,358	13,425,162	12,084,966	10,744,770	9,404,574	8,064,378	6,724,182
20 TUBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,726,400	18,343,403	16,991,865	15,640,326	14,330,019	13,019,693	11,723,100	10,426,604	9,131,161	7,835,716	6,540,271	5,244,826
21 TUBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£6,186,517	13,446,002	13,590,001	12,303,955	11,026,795	9,744,132	8,461,515	7,276,933	6,093,351	4,909,769	3,726,187	2,542,605
22 TUBC-RES22 - 250 units, 30 DPH (100% houses)	250	£6,006,112	14,896,862	13,583,001	12,263,551	11,026,795	9,744,132	8,461,515	7,276,933	6,093,351	4,909,769	3,726,187	2,542,605
23 TUBC-RES23 - 300 units, 30 DPH (100% houses)	300	£6,006,112	18,012,629	16,153,168	14,293,707	12,434,246	10,574,785	8,715,324	6,855,863	4,996,402	3,136,941	1,277,480	-49,981
24 TUBC-RES24 - 400 units, 30 DPH (100% houses)	400	£10,824,447	26,102,629	25,153,168	23,293,707	21,434,246	19,574,785	17,715,324	15,855,863	13,996,402	12,136,941	10,277,480	8,417,980
25 TUBC-RES25 - 500 units, 30 DPH (100% houses)	500	£14,042,781	40,380,972	40,284,136	42,158,135	39,965,968	36,062,797	33,060,626	30,058,455	27,056,284	24,054,113	21,051,942	18,049,771
26 TUBC-RES26 - 600 units, 30 DPH (100% houses)	600	£16,677,597	50,996,046	54,335,419	59,591,778	46,915,162	43,275,573	39,677,018	36,107,459	32,537,904	29,067,349	25,596,794	22,126,239
27 TUBC-RES27 - 700 units, 30 DPH (100% houses)	700	£21,338,520	64,905,917	68,859,723	74,811,665	60,038,345	55,382,365	50,726,385	46,070,405	41,414,425	36,758,445	32,102,465	27,446,485
28 TUBC-RES28 - 800 units, 30 DPH (100% houses)	800	£26,746,155	79,981,836	74,820,852	80,710,708	64,651,506	59,643,247	54,635,988	49,628,729	44,621,470	39,614,211	34,606,952	29,599,693
29 TUBC-RES29 - 1,000 units, 30DPH (100% houses)	1,000	£32,097,768	80,830,829	83,124,292	77,458,143	71,835,067	66,270,274	60,702,143	55,130,016	49,561,889	44,077,362	38,592,835	33,108,308
30 TUBC-RES30 - 1,250 units, 30 DPH (100% houses)	1,250	£40,123,461	98,688,829	101,124,286	95,591,778	89,059,270	83,526,762	77,994,254	72,461,746	66,929,238	61,396,730	55,864,222	50,331,714
31 TUBC-RES31 - 1,500 units, 30 DPH (100% houses)	1,500	£50,152,791	116,144,299	108,660,587	101,250,747	93,807,313	86,355,405	78,903,497	71,451,589	63,999,681	56,547,773	49,095,865	41,643,957
32 TUBC-RES32 - 1,700 units, 30 DPH (100% houses)	1,700	£58,945,841	125,996,143	117,496,132	109,416,122	101,536,934	93,675,746	85,816,550	77,956,362	70,097,174	62,237,986	54,378,798	46,519,610
33 TUBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£161,471,157	325,996,143	317,496,132	309,416,122	301,536,934	293,675,746	285,816,550	277,956,362	270,097,174	262,237,986	254,378,798	246,519,610
34 TUBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£274,884,834	534,387,824	525,724,191	517,145,862	508,563,238	500,040,611	491,512,984	483,000,357	474,487,730	465,975,103	457,462,476	448,949,849
35 TUBC-CARE1 - 70 unit care scheme (1300 sqm Light Ind)	31	£178,000	4,216,520	4,001,549	3,786,785	3,578,167	3,369,577	3,163,534	2,958,498	2,757,649	2,557,968	2,358,313	2,158,225
36 TUBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£14,234,344	4,216,520	4,001,549	3,786,785	3,578,167	3,369,577	3,163,534	2,958,498	2,757,649	2,557,968	2,358,313	2,158,225
37 TUBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,624,689	12,430,052	11,612,362	10,802,963	10,001,917	9,209,164	8,424,722	7,640,801	6,862,838	6,080,297	5,322,176	4,579,476
38 TUBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£16,497,370	25,114,299	25,580,642	23,666,633	21,772,321	19,887,643	18,042,822	16,207,253	14,362,432	12,517,612	10,702,588	8,904,620
39 TUBC-MIX4 - 491 units (50% houses), 3,850 sqm care home	244	£26,624,689	7,964,917	7,464,917	6,964,917	6,464,917	5,964,917	5,464,917	4,964,917	4,464,917	3,964,917	3,464,917	2,964,917
40 TUBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,624,689	15,579,515	15,173,965	13,762,951	12,424,777	11,078,563	9,726,349	8,395,735	7,068,520	5,739,305	4,410,090	3,080,875
41 TUBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,497,370	33,887,074	30,930,470	28,002,598	25,105,726	22,229,880	19,405,141	16,601,149	13,826,304	11,086,458	8,375,614	5,665,809
42 TUBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£14,234,344	8,426,874	7,677,189	6,933,276	6,197,239	5,460,973	4,724,708	4,008,439	3,282,011	2,556,136	1,840,333	1,285,403
43 TUBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,624,689	16,818,047	15,412,385	13,983,564	12,554,743	11,125,922	9,697,101	8,268,280	6,839,459	5,410,638	3,981,817	2,552,996
44 TUBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,370	32,515,874	29,515,874	26,544,331	23,649,937	20,746,795	17,875,058	15,034,853	12,226,008	9,446,793	6,702,970	3,973,713
45 TUBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£14,234,344	3,297,267	2,534,434	1,800,800	1,168,440	599,760	-181,406	-862,253	-1,535,016	-2,206,379	-2,873,923	-3,533,248
46 TUBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£17,845,000	3,297,267	2,534,434	1,800,800	1,168,440	599,760	-181,406	-862,253	-1,535,016	-2,206,379	-2,873,923	-3,533,248
47 TUBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£16,497,370	20,216,168	16,349,629	12,517,972	8,695,448	4,917,063	1,162,427	2,546,683	4,282,662	6,009,538	7,736,390	9,473,477
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TUBC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,687,482	571,689	534,643	497,983	461,888	425,758	395,195	354,997	320,185	285,699	251,599	217,864
2 TUBC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	571,689	534,643	497,983	461,888	425,758	395,195	354,997	320,185	285,699	251,599	217,864
3 TUBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£6,668,704	592,969	486,911	431,075	385,710	340,770	306,770	291,795	257,888	224,345	191,167	158,354
4 TUBC-RES4 - 10 units, 14 DPH (100% houses)	10	£2,687,482	1,143,338	1,069,285	995,964	923,574	851,516	780,396	709,994	640,331	571,399	503,198	435,729
5 TUBC-RES5 - 10 units, 29 DPH (100% houses)	10	£1,333,741	1,143,338	1,069,285	995,964	923,574	851,516	780,396	709,994	640,331	571,399	503,198	435,729
6 TUBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,069,285	932,622	802,156	749,420	721,414	682,536	630,960	551,576	468,691	382,335	316,798
7 TUBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	785,880	715,928	647,588	579,797	512,819	445,568	381,037	316,233	255,155	188,822	126,172
8 TUBC-RES8 - 20 units, 29 DPH (100% houses)	20	£2,687,482	2,304,026	2,156,442	2,008,521	1,864,016	1,719,975	1,577,403	1,436,294	1,296,651	1,156,475	1,021,765	886,520
9 TUBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,333,741	1,963,960	1,820,170	1,677,842	1,536,975	1,397,571	1,258,623	1,122,307	987,464	854,720	720,800	589,847
10 TUBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	2												

Table 6.3.9: Appraisal results – 50% Social Rent, 30% Affordable Rent and 20% shared ownership (values of £5,660 per square metre)

BENCHMARK AND MALLING BOROUGH COUNCIL			Sales value £5,660 psm		AH tenure		Rented 80%		Intermediate:		SO 20%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)			£6,668.704 PER HA		Type of rent:		50% Soc Rent		30% AH Rent						
Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH	
1 TMBIC-RES1 - 5 units, 14 DPH (100% houses)			5	£2,667,482	£22,893	£53,489	£44,456	£50,821	£67,573	£29,715	£52,246	£55,165	£18,473	£22,170	£46,255
2 TMBIC-RES2 - 5 units, 29 DPH (100% houses)			5	£1,333,741	£22,893	£53,489	£44,456	£50,821	£67,573	£29,715	£52,246	£55,165	£18,473	£22,170	£46,255
3 TMBIC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)			5	£666,870	£53,363	£14,919	£47,846	£39,169	£40,879	£64,979	£38,466	£262,340	£26,603	£21,254	£166,293
4 TMBIC-RES4 - 10 units, 14 DPH (100% houses)			10	£4,668,093	£1,245,768	£1,168,960	£88,912	£1,011,640	£935,146	£59,431	£784,491	£710,330	£396,946	£564,339	£492,510
5 TMBIC-RES5 - 10 units, 29 DPH (100% houses)			10	£2,667,482	£22,893	£53,489	£44,456	£50,821	£67,573	£29,715	£52,246	£55,165	£18,473	£22,170	£46,255
6 TMBIC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)			10	£1,333,741	£1,196,727	£1,028,821	£93,869	£76,337	£93,759	£29,957	£59,930	£84,881	£13,207	£42,506	£72,586
7 TMBIC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)			10	£1,333,741	£83,503	£89,745	£76,756	£64,539	£93,093	£22,418	£42,512	£38,378	£15,014	£24,742	£160,596
8 TMBIC-RES8 - 20 units, 29 DPH (100% houses)			20	£4,668,093	£2,596,540	£2,346,696	£2,192,368	£2,037,658	£1,884,473	£1,732,845	£1,582,774	£1,434,259	£1,287,299	£1,141,896	£986,850
9 TMBIC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)			20	£1,333,741	£2,617,084	£2,366,736	£2,212,388	£2,057,678	£1,902,968	£1,748,258	£1,593,548	£1,438,838	£1,284,128	£1,129,418	£974,708
10 TMBIC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)			20	£2,000,611	£1,799,520	£1,651,460	£1,504,640	£1,355,368	£1,215,673	£1,075,507	£932,891	£793,825	£656,306	£520,337	£385,915
11 TMBIC-RES11 - 20 units, 102 DPH (100% flats)			20	£1,333,741	£89,903	£741,685	£14,884	£489,528	£385,590	£243,979	£121,964	£2,337	£117,683	£236,250	£353,388
12 TMBIC-RES12 - 50 units, 29 DPH (100% houses)			50	£11,336,797	£1,193,327	£5,789,169	£5,366,789	£5,008,225	£4,633,467	£4,262,515	£3,895,369	£3,522,029	£3,172,497	£2,816,449	£2,463,800
13 TMBIC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)			50	£2,335,416	£1,967,063	£1,796,266	£1,624,237	£1,451,877	£1,279,517	£1,107,157	£934,797	£762,437	£630,077	£507,717	£385,357
14 TMBIC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)			50	£2,335,416	£4,298,907	£3,905,079	£3,504,946	£3,236,507	£2,966,761	£2,556,709	£2,221,351	£1,888,686	£1,551,715	£1,237,436	£915,450
15 TMBIC-RES15 - 50 units, 102 DPH (100% flats)			50	£3,334,352	£1,559,102	£1,272,584	£98,914	£726,830	£583,355	£193,187	£72,336	£338,650	£601,768	£81,690	£1,116,417
16 TMBIC-RES16 - 100 units, 29 DPH (100% houses)			100	£22,673,593	£1,994,606	£11,239,679	£10,492,192	£9,752,148	£9,019,545	£8,284,384	£7,576,120	£6,864,960	£6,161,251	£5,454,993	£4,776,168
17 TMBIC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)			100	£11,336,797	£11,336,797	£11,336,797	£11,336,797	£11,336,797	£11,336,797	£11,336,797	£11,336,797	£11,336,797	£11,336,797	£11,336,797	£11,336,797
18 TMBIC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)			100	£10,003,056	£5,777,612	£7,876,159	£7,169,893	£6,477,014	£5,791,523	£5,113,419	£4,442,762	£3,779,373	£3,123,431	£2,474,076	£1,830,696
19 TMBIC-RES19 - 200 units, 29 DPH (100% houses)			200	£46,014,057	£2,499,769	£22,018,584	£20,552,001	£19,100,018	£17,662,637	£16,238,956	£14,831,676	£13,438,096	£12,059,119	£10,694,741	£9,344,965
20 TMBIC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)			200	£30,676,038	£29,215,269	£19,779,514	£17,358,320	£15,951,689	£14,559,620	£13,179,836	£11,813,052	£10,460,871	£9,123,294	£7,800,321	£6,491,852
21 TMBIC-RES21 - 250 units, 66.5 DPH (50% houses, 50% flats)			250	£26,186,517	£26,186,517	£26,186,517	£26,186,517	£26,186,517	£26,186,517	£26,186,517	£26,186,517	£26,186,517	£26,186,517	£26,186,517	£26,186,517
22 TMBIC-RES22 - 250 units, 30 DPH (100% houses)			250	£26,687,039	£27,347,353	£25,617,501	£23,964,700	£22,208,950	£20,530,253	£18,866,605	£17,224,065	£15,596,464	£13,968,869	£12,362,526	£10,616,134
23 TMBIC-RES23 - 300 units, 30 DPH (100% houses)			300	£80,024,447	£2,816,823	£30,741,001	£28,685,640	£26,650,741	£24,636,303	£22,642,329	£20,668,810	£18,715,768	£16,783,163	£14,871,031	£12,979,361
24 TMBIC-RES24 - 400 units, 30 DPH (100% houses)			400	£100,030,558	£3,755,764	£40,988,001	£38,247,520	£35,534,321	£32,848,403	£30,189,763	£27,558,414	£24,964,342	£22,377,581	£19,820,042	£17,305,814
25 TMBIC-RES25 - 500 units, 30 DPH (100% houses)			500	£140,042,731	£5,967,063	£59,346,246	£56,269,828	£53,193,409	£50,117,990	£47,042,571	£43,967,152	£40,891,733	£37,816,314	£34,740,895	£31,665,476
26 TMBIC-RES26 - 600 units, 30 DPH (100% houses)			600	£166,717,597	£8,201,631	£82,210,936	£78,256,572	£74,302,208	£70,347,844	£66,393,479	£62,439,115	£58,484,751	£54,530,387	£50,576,023	£46,621,659
27 TMBIC-RES27 - 700 units, 30 DPH (100% houses)			700	£213,386,524	£9,898,820	£98,239,436	£93,823,963	£89,408,490	£85,000,017	£80,591,544	£76,183,071	£71,774,598	£67,366,125	£62,957,652	£58,549,179
28 TMBIC-RES28 - 800 units, 30 DPH (100% houses)			800	£240,073,340	£9,798,681	£97,702,213	£93,287,740	£88,873,267	£84,458,794	£80,044,321	£75,629,848	£71,215,375	£66,800,902	£62,386,429	£57,971,956
29 TMBIC-RES29 - 900 units, 30 DPH (100% houses)			900	£266,764,155	£9,708,543	£96,706,046	£92,291,573	£87,877,100	£83,462,627	£79,048,154	£74,633,681	£70,219,208	£65,804,735	£61,390,262	£56,975,789
30 TMBIC-RES30 - 1,000 units, 30DPH (100% houses)			1,000	£320,097,796	£9,633,750	£95,542,720	£91,127,247	£86,712,774	£82,298,301	£77,883,828	£73,469,355	£69,054,882	£64,640,409	£60,225,936	£55,811,463
31 TMBIC-RES31 - 1,250 units, 30 DPH (100% houses)			1,250	£400,122,233	£11,425,766	£108,146,374	£103,730,715	£99,316,056	£94,901,397	£90,486,738	£86,072,079	£81,657,420	£77,242,761	£72,828,102	£68,413,443
32 TMBIC-RES32 - 1,500 units, 30 DPH (100% houses)			1,500	£500,152,791	£126,193,603	£118,239,743	£110,364,263	£102,567,163	£94,768,444	£87,006,105	£79,243,766	£71,481,427	£63,719,088	£55,956,749	£48,194,410
33 TMBIC-RES33 - 1,700 units, 30 DPH (100% houses)			1,700	£586,845,941	£136,438,473	£127,840,626	£119,959,105	£112,078,584	£104,197,063	£96,315,542	£88,434,021	£80,552,500	£72,671,979	£64,791,458	£56,910,937
34 TMBIC-RES34 - 2,000 units, 30 DPH (100% houses)			2,000	£746,894,934	£145,964,271	£136,777,737	£127,601,825	£118,426,913	£109,702,463	£100,556,513	£91,405,565	£82,254,617	£73,103,669	£63,952,721	£54,801,773
35 TMBIC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)			-	£117,000	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939	£18,939
36 TMBIC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind			31	£1,333,741	£4,521,020	£4,291,849	£4,065,003	£3,840,403	£3,616,290	£3,392,177	£3,168,064	£2,943,951	£2,719,838	£2,495,725	£2,271,612
37 TMBIC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind			118	£26,874,063	£1,567,063	£1,496,496	£1,425,929	£1,355,362	£1,284,795	£1,214,228	£1,143,661	£1,073,094	£1,002,527	£931,960	£861,393
38 TMBIC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind			293	£16,497,378	£9,196,975	£8,146,475	£7,100,964	£6,055,453	£5,010,942	£3,965,431	£2,920,920	£1,875,409	£830,898	£210,387	£10,520,280
39 TMBIC-MIX4 - 91 units (50% houses), 3,850 sqm care home			91	£4,124,344	£8,336,436	£1,179,256	£7,529,517	£6,885,596	£6,249,037	£5,613,337	£4,996,486	£4,380,518	£3,771,399	£3,169,139	£2,573,739
40 TMBIC-MIX5 - 224 units (50% houses), 3,850 sqm care home			224	£8,248,689	£15,986,443	£17,096,714	£15,820,562	£14,160,888	£12,716,989	£11,268,567	£9,875,721	£8,473,405	£7,084,207	£5,710,674	£4,352,804
41 TMBIC-MIX6 - 490 units (50% houses), 3,850 sqm care home			490	£16,497,378	£31,976,886	£34,193,428	£32,406,126	£30,618,824	£28,831,522	£27,044,220	£25,256,918	£23,469,616	£21,682,314	£19,895,012	£18,107,710
42 TMBIC-MIX7 - 111 units (50% houses), 2,000 sqm retail			111	£1,333,741	£4,941,944	£5,696,377	£7,097,179	£7,112,346	£6,335,886	£5,567,790	£4,800,963	£4,034,137	£3,267,312	£2,579,087	£1,892,861
43 TMBIC-MIX8 - 244 units (50% houses), 2,000 sqm retail			244	£6,248,689	£19,129,549	£17,505,723	£15,886,858	£14,308,964	£12,736,037	£11,174,179	£9,626,822	£8,096,527	£6,563,295	£5,037,124	£3,508,916
44 TMBIC-MIX9 - 511 units (50% houses), 2,000 sqm retail, 5,000 sqm office			511	£16,497,378	£36,952,491	£33,764,572	£30,610,008	£27,460,435	£24,309,867	£21,159,297	£18,008,729	£14,858,161	£11,707,593	£8,557,025	£5,406,457
45 TMBIC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office															

- 6.8 We have also considered the potential for sites released from the Green Belt to viably accommodate 50% affordable housing. This is likely to be possible in areas which achieve sales values of a minimum of circa £4,620 per square metre (see tables 6.9.3 to 6.9.9). In areas which achieve sales values lower than this, the reduction in benchmark land value would need to be significant and might possibly be so low as to act as a disincentive to landowners to bring sites forward.
- 6.9 For the purposes of formulating a policy target for affordable housing, there is a choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets an affordable housing target of 40% but accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for maintaining a 40% target.
- 6.10 There is also a further sub-option of setting differential rates for developments brought forward on green field sites and developments on urban areas. While this would reduce the need for viability assessments for applications on sites in the urban areas, it is likely that the policy would require different targets for different types of urban sites (i.e. existing office and retail sites are likely to require a different target from industrial/light industrial sites). This could be complex and be difficult to implement and could lead to attempts to manipulate the target (for example, developers may seek to change the use class of industrial sites to offices in order to fall within a lower affordable target). Distinctions in terms of policy targets for affordable housing based on existing uses are therefore unlikely to be workable in practice.

Impact of tenure mix

- 6.11 As noted above, the Council's preferred tenure mix is 80% social rent, 30% affordable rent (capped at LHA levels) and 25% shared ownership and 25%. This tenure split is tested in the preceding section. We have also applied an alternative tenure split to test the impact this might have on viability so the Council can consider the merits (or otherwise) of improved viability versus the impact higher rents would have on affordability for tenants.
- 6.12 The alternative tenure split is 80% affordable rent (at LHA levels and 20% shared ownership. This is clearly taking potential changes to the rental element to the opposite of the Council's preferred mix, but this serves the purpose of demonstrating the improvements in viability that the Council could achieve (either at a policy level, or when it comes to considering scheme-specific viability issues at the development management stage).
- 6.13 The appraisal outputs with this alternative tenure mix are attached as Appendix 7.
- 6.14 As can be noted by comparing the outputs in Appendix 7 to those in tables 6.9.1 to 6.9.9 (which can also be found at Appendix 6), the lowest residual land values are generated when tenure mixes prioritising social rent are applied, which is to be expected as this tenure generates the lowest capital value of the three tenures we have tested. Tables 6.14.1 and 6.14.2 (overleaf) provides a comparison of residual land values at 30%, 40% and 50% affordable housing using the mid-point Borough wide sales values of £4,968 per square metre. Substituting affordable rent for social rent (i.e. changing the mix from 50% social rent and 30% affordable rent to 80% affordable rent, with the remaining 20% provided as shared ownership in both scenarios) has a significant impact on the residual land value. For example, TMBC-RES 34 (2,000 units) generates a residual value of £44.99 million assuming a tenure mix of 50% social rent, 30% affordable rent and 20% shared ownership. However, if the tenure mix is changed to 80% affordable rent and 20% shared ownership, the residual value increases to £63.40 million. A change of this magnitude is likely to be of significant assistance if schemes are on the margins of viability. Figure 6.14.3 shows the appraisal outputs with 30%, 40% and 50% affordable housing on a per hectare basis.

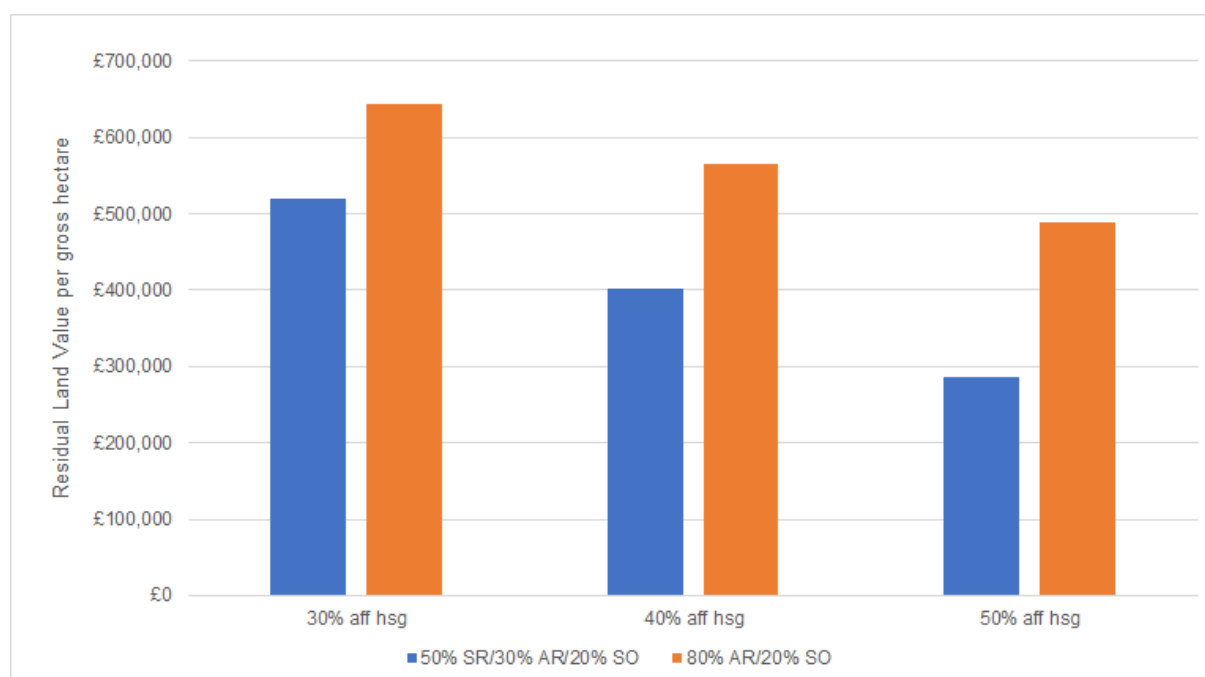
Table 6.14.1: Impact of variation to tenure mix on residual land values (Borough mid-point sales values of £4,968 per square metre)

	Description	Site area (gross) ha	No of units	30% AH		40% AH		50% AH	
				50% SR / 30% AR / 20% SO	80% AR / 20% SO	50% SR / 30% AR / 20% SO	80% AR / 20% SO	50% SR / 30% AR / 20% SO	80% AR / 20% SO
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	0.40	5	£243,251	£305,703	£187,379	£269,716	£132,694	£234,453
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	0.20	5	£243,251	£305,703	£187,379	£269,716	£132,694	£234,453
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	0.10	5	£181,788	£243,268	£127,572	£208,613	£74,540	£174,678
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	0.70	10	£486,502	£611,404	£374,757	£539,432	£265,387	£468,905
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	0.30	10	£486,502	£611,404	£374,757	£539,432	£265,387	£468,905
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	0.20	10	£363,577	£486,536	£255,144	£417,228	£149,081	£349,357
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	0.20	10	£166,611	£286,446	£63,576	£221,499	£-37,673	£157,973
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	0.70	20	£996,146	£1,239,422	£770,776	£1,091,814	£550,195	£947,177
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	0.50	20	£687,972	£929,016	£470,957	£788,684	£258,714	£651,278
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	0.30	20	£365,348	£601,234	£157,330	£468,188	£-46,651	£338,050
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	0.20	20	£-411,820	£-183,866	£-588,827	£-288,553	£-761,458	£-390,693
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	1.70	50	£2,484,991	£3,071,912	£1,930,966	£2,704,785	£1,388,706	£2,343,042
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	1.10	50	£1,638,214	£2,213,642	£1,119,918	£1,879,209	£610,727	£1,551,778
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	0.80	50	£859,263	£1,429,992	£360,322	£1,112,959	£-129,837	£802,503
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	0.50	50	£-1,337,893	£-777,240	£-1,716,617	£-978,089	£-2,085,862	£-1,173,963
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	3.40	100	£4,752,643	£5,926,485	£3,677,722	£5,225,361	£2,625,638	£4,536,593
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	2.30	100	£3,276,428	£4,427,282	£2,239,837	£3,758,419	£1,221,452	£3,103,555
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	1.50	100	£1,718,526	£2,859,984	£720,644	£2,225,918	£-259,674	£1,605,007
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	6.90	200	£9,261,921	£11,594,741	£7,154,352	£10,225,387	£5,091,559	£8,883,546
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	4.60	200	£6,321,898	£8,619,071	£4,283,581	£7,321,282	£2,287,480	£6,050,637
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	3.00	200	£3,207,393	£5,491,779	£1,252,306	£4,262,737	£-668,262	£3,060,550
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	10.00	250	£10,604,525	£13,411,794	£8,154,666	£11,845,178	£5,756,863	£10,309,960
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	12.00	300	£12,725,431	£16,094,153	£9,785,599	£14,214,213	£6,908,236	£12,371,951
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	15.00	400	£16,967,241	£21,458,870	£13,047,466	£18,952,284	£9,210,981	£16,495,936
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	21.00	500	£20,644,858	£25,919,432	£15,907,133	£22,860,855	£11,270,042	£19,851,220
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	25.00	600	£24,773,829	£31,103,317	£19,088,560	£27,433,025	£13,524,051	£23,821,463
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	32.00	700	£27,884,248	£34,854,774	£21,520,950	£30,709,580	£15,272,441	£26,643,573
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	36.00	800	£31,867,712	£39,834,028	£24,595,371	£35,096,662	£17,454,218	£30,449,798
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	40.00	900	£34,438,413	£42,926,916	£26,587,754	£37,789,216	£18,903,265	£32,754,828
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	48.00	1,000	£38,264,903	£47,696,573	£29,541,949	£41,988,018	£21,003,628	£36,394,252
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	60.00	1,250	£45,813,436	£57,008,539	£35,396,089	£50,167,456	£25,173,160	£43,450,070
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	75.00	1,500	£50,246,753	£62,376,366	£38,828,475	£54,841,588	£27,627,797	£47,458,478
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	88.00	1,700	£54,368,290	£67,447,514	£42,017,010	£59,287,495	£29,896,278	£51,286,772
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	112.00	2,000	£58,226,241	£72,162,210	£44,990,546	£63,395,421	£31,992,307	£54,805,182
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	0.50	-	£818,939	£818,939	£818,939	£818,939	£818,939	£818,939
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	2.00	31	£2,295,352	£2,668,950	£1,973,627	£2,466,077	£1,658,986	£2,267,447
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	4.00	118	£5,125,871	£6,525,512	£3,881,365	£5,726,269	£2,664,214	£4,943,743
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	8.00	293	£10,260,783	£13,585,806	£7,306,200	£11,715,422	£4,416,568	£9,884,139
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	2.00	91	£2,465,863	£3,522,148	£1,546,157	£2,938,163	£647,400	£2,366,935
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	4.00	224	£3,948,141	£6,465,528	£1,865,333	£5,183,964	£-192,336	£3,930,401
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	8.00	490	£7,286,453	£12,536,996	£2,875,380	£9,811,329	£-1,485,345	£7,145,179
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	2.00	111	£1,721,245	£3,009,681	£599,406	£2,297,346	£-504,463	£1,600,574
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	4.00	244	£3,167,222	£5,909,376	£881,155	£4,513,386	£-1,377,792	£3,147,899
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	8.00	511	£5,188,127	£10,880,738	£735,169	£8,262,280	£-3,694,829	£5,701,016
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	2.00	130	£-3,338,801	£-1,903,891	£-4,399,622	£-2,509,467	£-5,434,127	£-3,100,256
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	4.00	334	£-7,819,193	£-4,218,807	£-10,520,138	£-5,740,100	£-13,154,145	£-7,251,987
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	8.00	742	£-16,155,202	£-8,326,583	£-22,100,932	£-11,683,713	£-27,899,436	£-14,992,357

Table 6.14.2: Impact of variation to tenure mix on residual land values (Borough mid-point sales values of £4,968 per square metre) – residual land values per gross hectare

	Description	Site area (gross) ha	No of units	30% AH		40% AH		50% AH	
				50% SR / 30% AR / 20% SO	80% AR / 20% SO	50% SR / 30% AR / 20% SO	80% AR / 20% SO	50% SR / 30% AR / 20% SO	80% AR / 20% SO
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	0.40	5	£608,128	£764,256	£468,447	£674,289	£331,735	£586,131
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	0.20	5	£1,216,256	£1,528,513	£936,894	£1,348,579	£663,469	£1,172,263
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	0.10	5	£1,817,881	£2,432,682	£1,275,720	£2,086,134	£745,400	£1,746,783
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	0.70	10	£695,003	£873,435	£535,366	£770,617	£379,124	£669,864
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	0.30	10	£1,621,675	£2,038,014	£1,249,188	£1,798,105	£884,623	£1,563,017
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	0.20	10	£1,817,886	£2,432,682	£1,275,720	£2,086,139	£745,405	£1,746,783
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	0.20	10	£833,055	£1,432,228	£317,882	£1,107,495	£-188,366	£789,867
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	0.70	20	£1,423,066	£1,770,603	£1,101,109	£1,559,735	£785,993	£1,353,109
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	0.50	20	£1,375,945	£1,858,033	£941,914	£1,577,368	£517,428	£1,302,556
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	0.30	20	£1,217,828	£2,004,113	£524,435	£1,560,625	£-155,503	£1,126,834
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	0.20	20	£-2,059,098	£-919,332	£-2,944,137	£-1,442,765	£-3,807,292	£-1,953,464
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	1.70	50	£1,461,760	£1,807,007	£1,135,862	£1,591,050	£816,886	£1,378,260
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	1.10	50	£1,489,286	£2,012,402	£1,018,108	£1,708,372	£555,206	£1,410,707
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	0.80	50	£1,074,079	£1,787,490	£450,402	£1,391,199	£-162,296	£1,003,129
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	0.50	50	£-2,675,786	£-1,554,480	£-3,433,233	£-1,956,178	£-4,171,724	£-2,347,927
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	3.40	100	£1,397,836	£1,743,084	£1,081,683	£1,536,871	£772,246	£1,334,292
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	2.30	100	£1,424,534	£1,924,905	£973,842	£1,634,095	£531,066	£1,349,372
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	1.50	100	£1,145,684	£1,906,656	£480,430	£1,483,946	£-173,116	£1,070,005
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	6.90	200	£1,342,307	£1,680,397	£1,036,863	£1,481,940	£737,907	£1,287,470
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	4.60	200	£1,374,326	£1,873,711	£931,213	£1,591,583	£497,278	£1,315,356
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	3.00	200	£1,069,131	£1,830,593	£417,435	£1,420,912	£-222,754	£1,020,183
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	10.00	250	£1,060,453	£1,341,179	£815,467	£1,184,518	£575,686	£1,030,996
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	12.00	300	£1,060,453	£1,341,179	£815,467	£1,184,518	£575,686	£1,030,996
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	15.00	400	£1,131,149	£1,430,591	£869,831	£1,263,486	£614,065	£1,099,729
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	21.00	500	£983,088	£1,234,259	£757,483	£1,088,612	£536,669	£945,296
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	25.00	600	£990,953	£1,244,133	£763,542	£1,097,321	£540,962	£952,859
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	32.00	700	£871,383	£1,089,212	£672,530	£959,674	£477,264	£832,612
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	36.00	800	£885,214	£1,106,501	£683,205	£974,907	£484,839	£845,828
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	40.00	900	£860,960	£1,073,173	£664,694	£944,730	£472,582	£818,871
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	48.00	1,000	£797,185	£993,679	£615,457	£874,750	£437,576	£758,214
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	60.00	1,250	£763,557	£950,142	£589,935	£836,124	£419,553	£724,168
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	75.00	1,500	£669,957	£831,685	£517,713	£731,221	£368,371	£632,780
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	88.00	1,700	£617,821	£766,449	£477,466	£673,722	£339,730	£582,804
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	112.00	2,000	£519,877	£644,305	£401,701	£566,031	£285,646	£489,332
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	0.50	-	£1,637,878	£1,637,878	£1,637,878	£1,637,878	£1,637,878	£1,637,878
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	2.00	31	£1,147,676	£1,334,475	£986,814	£1,233,039	£829,493	£1,133,723
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	4.00	118	£1,281,468	£1,631,378	£970,341	£1,431,567	£666,054	£1,235,936
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	8.00	293	£1,282,598	£1,698,226	£913,275	£1,464,428	£552,071	£1,235,517
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	2.00	91	£1,232,931	£1,761,074	£773,079	£1,469,081	£323,700	£1,183,467
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	4.00	224	£987,035	£1,616,382	£466,333	£1,295,991	£-48,084	£982,600
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	8.00	490	£910,807	£1,567,124	£359,422	£1,226,416	£-185,668	£893,147
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	2.00	111	£860,623	£1,504,841	£299,703	£1,148,673	£-252,231	£800,287
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	4.00	244	£791,806	£1,477,344	£220,289	£1,128,347	£-344,448	£786,975
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	8.00	511	£648,516	£1,360,092	£91,896	£1,032,785	£-461,854	£712,627
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	2.00	130	£-1,669,400	£-951,946	£-2,199,811	£-1,254,734	£-2,717,064	£-1,550,128
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	4.00	334	£-1,954,798	£-1,054,702	£-2,630,035	£-1,435,025	£-3,288,536	£-1,812,997
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	8.00	742	£-2,019,400	£-1,040,823	£-2,762,616	£-1,460,464	£-3,487,430	£-1,874,045

Figure 6.14.3: Impact of tenure mix on residual land values - Typology TMBC-RES34 (2,000 units, 100% houses), private sales values of £4,968 per square metre (middle of borough-wide range)



- 6.15 As is evident from Figure 6.14.3, tenure mixes which prioritise social rent will generate lower residual land values in comparison to tenure mixes which prioritise affordable rent. However, the clear advantage of the former is that rents charged to tenants will be significantly lower and this will reduce dependence on Housing Benefit. This is a particularly pertinent issue for tenants when moving off benefits after securing employment; Housing Benefit is withdrawn at a very steep rate, which means that tenants will face very high marginal tax rates. This will be far more pronounced for tenants whose rents are set at levels exceeding social rents. So there is a trade-off between a tenure mix which generates higher capital values (and thus makes schemes more viable) and affordability for tenants. Consequently, the Council may prefer to prioritise a tenure mix that prioritises social rent (i.e. the emerging mix in the plan), but recognise that this may mean that the overall percentage of affordable housing may need to be reduced in cases of marginal scheme viability. There is also the possibility that the Council could vary the split between social and affordable rent at its own discretion during negotiations on affordable housing on schemes with marginal viability.

Affordable housing on care home schemes

- 6.16 Care schemes tend to be developed at higher densities than general purpose housing and as a consequence, this results in more floorspace per hectare which can assist in achieving higher residual values per hectare. However, care scheme also incorporate more extensive common areas to provide additional facilities that residents require (net to gross ratios of 70% to 75% are typical, in comparison to the more typical 80% to 85% for general purposes flatted developments).
- 6.17 Typologies TMBC-CARE1 is a care scheme, while TMBC-MIX4, TMBC-MIX5 and TMBC-MIX6 incorporate care schemes alongside general purpose housing. The viability of the three mixed use schemes is clearly influenced by the wider viability of the general purpose housing element, while TMBC-CARE1 provides a more focused picture as to the viability of care schemes developed in isolation from other uses.
- 6.18 We have tested TMBC-CARE1 incorporating a percentage of rooms with a discount to the weekly care charge of 20% (reducing the charge from £1,500 to £1,200 per resident per week). This reduction in charges would have a significant impact on the residual land value generated by the development, as summarised in Table 6.18.1.

Table 6.18.1: Impact of a requirement for discounted charges in care schemes (Typology TMBC-CARE1)

Number of rooms to which a 20% discounted care charge is applied	Residual land value (£ millions)	Residual land value per gross hectare (£ millions)
0%	£0.82	£1.64
5%	£0.73	£1.46
10%	£0.65	£1.30
15%	£0.56	£1.12
20%	£0.47	£0.94
25%	£0.39	£0.78
30%	£0.30	£0.60
35%	£0.21	£0.42
40%	£0.12	£0.24
45%	£0.04	£0.08
50%	-£0.05	-£0.10

- 6.19 There may be practical difficulties implementing a requirement for discounted spaces in care homes, although schemes would remain broadly viable at 30% to 35% (assuming they are brought forward on green field sites).
- 6.20 C2 housing for older people is more akin to general purpose housing than care home schemes, although they do have lower net to gross ratios, longer sales periods and slightly higher marketing costs than general purpose flatted schemes. They attract premium values which offsets these additional costs to a degree. A 40% affordable housing target could be justified on C2 housing for older people (i.e. housing with individual self contained flats), although this would need to be applied with a degree of flexibility, taking into account the higher proportion of communal floorspace, longer sales periods and higher marketing costs.

Affordable housing small sites contribution

- 6.21 We have tested the ability of schemes of fewer than 10 units to make contributions towards affordable housing through payments in lieu. Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9. Typologies TMBC-RES1, TMBC-RES2 and TMBC-RES3 all provide 5 units in various densities and configurations. These typologies show similar viability outcomes to schemes of 10 or more units, which indicates that there is no reason why they would not be able to contribute through payments in lieu which are the financial equivalent of on-site affordable housing.
- 6.22 There are two main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.23 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. An example formula is provided in Figure 6.23.1.

Figure 6.23.1: Example formulate for calculating a payment in lieu of affordable housing

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the Affordable Housing target

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹³)

- 6.24 If it is established to the Council's satisfaction that a development proposal could not viably provide 40% of units on site as affordable, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development would require 2 units (40%) to be provided as affordable housing to meet the policy target. If it is agreed that only 20% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 1 unit of affordable housing. It would also be possible to base payments in lieu on fractions of units, where necessary.

Build for rent schemes

- 6.25 The Council is considering a target in its Local Plan for affordable housing provision on Build to Rent ('BTR') schemes. Recognising the different delivery structure of BTR schemes (with a single entity retaining long term ownership and management of all tenures, rather than the affordable housing element being sold to an RP), the Council is considering applying a requirement for an element of Discounted Market Rent housing. This would be let at rents not to exceed 80% of market rents and be subject to an affordability criteria (which would require rents to be affordable to households in receipt of gross annual incomes not exceeding £80,000).
- 6.26 Build to rent schemes are typically required to remain as rented housing for at least 15 years; where this model has been applied elsewhere, developers are required to enter into a covenant that requires a clawback payment in the event of early sale of some or all of the private units. If units are sold within the first 15 years, the Developer would be required to pay a financial contribution equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.
- 6.27 Affordable housing on build for rent schemes is typically provided as Discounted Market Rent or Intermediate Rent. This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- 6.28 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last few years. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.
- 6.29 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet viably provide discounted market rent at the 40% target in the emerging Local Plan. The results are attached as Appendix 10.

¹³ Developer's profit is typically applied at circa 17% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% (i.e. 17% less 6%).

- 6.30 The results are also summarised in Table 6.30.1, focusing on typologies TMBC-RES 15, TMBC-RES18, TMBC-RES 19 and TMBC MIX10 which are the most likely configuration of BTR schemes in the Borough. We have tested these with the affordable element tested at 80% of market rent in line with the emerging policy requirement. The appraisal outputs in Table 6.30.1 are for the mid-point in the value range across the Borough.
- 6.31 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 40% affordable housing is viable (particularly where a developer is providing single family housing for rent, rather than flats), but some schemes can only provide lower levels of affordable housing (particularly when brought forward on sites with existing use values at the upper end of the range). The results indicate that some build to rent schemes may need to come forward with reduced percentages of affordable housing below the 40% target.

Affordable housing contributions from permanent resident caravan parks (C3 use class)

- 6.32 As noted in Section 4, the operating model for permanent resident caravan parks is fundamentally different to speculative residential development. It could, in effect, be seen as a form of self-build, as park operators provide the serviced plots (or 'pitches') and residents typically purchase their park home directly from a manufacturer. Park operators will sometimes act as sales agent on behalf of owners who wish to sell an existing park home and receive a commission for their services, but they do not at any point own the homes themselves, only the pitches on which they sit.
- 6.33 Residents do not purchase the land on which their park home is located and instead pay a rent (or 'pitch fee') to the park operator. Pitch fees are likely to vary between different parts of the Borough and our appraisals assume that these are loosely linked to variations in residential sales values.
- 6.34 Our modelling of a typical park home business model indicates that the following residual land values per hectare are likely to be achieved (see Table 6.34.1). The surplus above the BLV (taking a likely 'worst case' scenario of the second highest BLV of £2.06 million per gross hectare) is calculated in Table 6.34.2 and then on a per unit basis in Table 6.34.3.

Table 6.34.1: Park home development capital value of operating surplus (after operator margin)

Pitch fees and capital value for site (vary with area)											
No of plots	Site area (ha)	Pitch fee:	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000
		Plot value:	£94,521	£98,272	£102,023	£105,774	£109,525	£113,276	£117,027	£120,778	£124,529
20	0.50		1,890,420	1,965,440	2,040,460	2,115,480	2,190,500	2,265,520	2,340,540	2,415,560	2,490,580
40	1.00		3,780,840	3,930,880	4,080,920	4,230,960	4,381,000	4,531,040	4,681,080	4,831,120	4,981,160
100	2.50		9,452,100	9,827,200	10,202,300	10,577,400	10,952,500	11,327,600	11,702,700	12,077,800	12,452,900

Table 6.34.2: Park home development surplus against benchmark land value (assuming a benchmark land value of £2.06 million per hectare)

Pitch fees per annum per plot and resulting surplus per gross hectare											
Plots	Site area (ha)	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000	
20	0.50	859,334	934,354	1,009,374	1,084,394	1,159,414	1,234,434	1,309,454	1,384,474	1,459,494	
40	1.00	1,718,668	1,868,708	2,018,748	2,168,788	2,318,828	2,468,868	2,618,908	2,768,948	2,918,988	
100	2.50	4,296,670	4,671,770	5,046,870	5,421,970	5,797,070	6,172,170	6,547,270	6,922,370	7,297,470	

Table 6.30.1: BTR appraisal results summary (Mid-borough values)

Benchmark Land Value 1 (secondary office/retail floorspace)		Residual land values										
Description	BLV 1	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TMBC-RES15 - 50 units, 102 DPH (100% flats)	£3,334,352	-410,374	-489,003	-566,723	-643,536	-719,441	-794,437	-868,525	-941,705	-1,013,977	-1,085,341	-1,155,796
TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	£10,003,056	4,283,333	3,997,847	3,715,208	3,435,417	3,158,473	2,884,378	2,612,019	2,341,553	2,073,961	1,809,240	1,547,392
TMBC-RES19 - 200 units, 29 DPH (100% houses)	£46,014,057	14,705,633	14,092,969	13,485,841	12,884,249	12,288,192	11,692,180	11,098,346	10,510,147	9,927,582	9,350,651	8,779,353
TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	£13,337,408	-727,658	-973,899	-1,217,347	-1,458,000	-1,697,187	-1,933,741	-2,167,484	-2,398,419	-2,626,544	-2,851,858	-3,074,364

Benchmark Land Value 2 (secondary industrial)		Residual land values										
Description	BLV 2	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TMBC-RES15 - 50 units, 102 DPH (100% flats)	£1,031,086	-410,374	-489,003	-566,723	-643,536	-719,441	-794,437	-868,525	-941,705	-1,013,977	-1,085,341	-1,155,796
TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	£3,093,258	4,283,333	3,997,847	3,715,208	3,435,417	3,158,473	2,884,378	2,612,019	2,341,553	2,073,961	1,809,240	1,547,392
TMBC-RES19 - 200 units, 29 DPH (100% houses)	£14,228,988	14,705,633	14,092,969	13,485,841	12,884,249	12,288,192	11,692,180	11,098,346	10,510,147	9,927,582	9,350,651	8,779,353
TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	£4,124,344	-727,658	-973,899	-1,217,347	-1,458,000	-1,697,187	-1,933,741	-2,167,484	-2,398,419	-2,626,544	-2,851,858	-3,074,364

Benchmark Land Value 3 (higher value greenfield)		Residual land values										
Description	BLV 3	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TMBC-RES15 - 50 units, 102 DPH (100% flats)	£187,000	-410,374	-489,003	-566,723	-643,536	-719,441	-794,437	-868,525	-941,705	-1,013,977	-1,085,341	-1,155,796
TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	£561,000	4,283,333	3,997,847	3,715,208	3,435,417	3,158,473	2,884,378	2,612,019	2,341,553	2,073,961	1,809,240	1,547,392
TMBC-RES19 - 200 units, 29 DPH (100% houses)	£2,580,600	14,705,633	14,092,969	13,485,841	12,884,249	12,288,192	11,692,180	11,098,346	10,510,147	9,927,582	9,350,651	8,779,353
TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	£748,000	-727,658	-973,899	-1,217,347	-1,458,000	-1,697,187	-1,933,741	-2,167,484	-2,398,419	-2,626,544	-2,851,858	-3,074,364

Benchmark Land Value 4 (lower value greenfield)		Residual land values										
Description	BLV 4	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TMBC-RES15 - 50 units, 102 DPH (100% flats)	£123,500	-410,374	-489,003	-566,723	-643,536	-719,441	-794,437	-868,525	-941,705	-1,013,977	-1,085,341	-1,155,796
TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	£370,500	4,283,333	3,997,847	3,715,208	3,435,417	3,158,473	2,884,378	2,612,019	2,341,553	2,073,961	1,809,240	1,547,392
TMBC-RES19 - 200 units, 29 DPH (100% houses)	£1,704,300	14,705,633	14,092,969	13,485,841	12,884,249	12,288,192	11,692,180	11,098,346	10,510,147	9,927,582	9,350,651	8,779,353
TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	£494,000	-727,658	-973,899	-1,217,347	-1,458,000	-1,697,187	-1,933,741	-2,167,484	-2,398,419	-2,626,544	-2,851,858	-3,074,364

Table 6.34.3: Park home development surplus against benchmark land value – per plot

Plots	Site area (ha)	Pitch fees and resulting surplus per plot								
		£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	£6,500	£6,750	£7,000
20	0.50	42,967	46,718	50,469	54,220	57,971	61,722	65,473	69,224	72,975
40	1.00	42,967	46,718	50,469	54,220	57,971	61,722	65,473	69,224	72,975
100	2.50	42,967	46,718	50,469	54,220	57,971	61,722	65,473	69,224	72,975

- 6.35 Park home operators setting up new parks could therefore viably make financial contributions in lieu of affordable housing ranging from £42,967 to £72,975, depending on area and density of pitches.

Impact of other emerging Local Plan policies

- 6.36 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 40% affordable housing (50% social rent, 30% affordable rent and 20% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including provision of grant funding (possible using funds secured from payments in lieu on smaller sub-10 units developments); or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.37 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy requirements cannot be absorbed through a reduction to land value.
- 6.38 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£4,275 per square metre) to I (£5,660 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain

- 6.39 10% Biodiversity Net Gain is now a statutory requirement across all developments. As noted in Section 4, we have incorporated a cost uplift of 0.7% of build costs to account for this requirement. The Council is considering adopting an enhanced net gain of 20% for which we have incorporated a cost allowance of 1.4% of build costs, in line with the DEFRA Impact Assessment.
- 6.40 Table 6.40.1 summarises the results of our testing of the impact of the emerging policy requirement for 20% Biodiversity Net Gain (with the baseline reflecting the statutory requirement of 10% biodiversity net gain). The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 5% in most cases. The impact can be more significant when the starting residual land value is very low.

Accessibility requirements

- 6.41 We have tested the impact of the Council's emerging requirement that 5% of private units and 10% of affordable units should meet M4(3) standards and the remaining units should meet M4(2) standards. The cost of meeting M4(2) is relatively modest, while the cost of meeting M4(3) is higher but is applied to a far smaller proportion of units. The impact of this requirement on residual land values is relatively low at around 7% on average. Table 6.41.1 summarises the outputs of our analysis.

Net Zero Carbon (operational)

- 6.42 Emerging Policy CC1 (Strategic Climate Change) does not specifically indicate that the Council will seek reductions in carbon emissions exceeding the requirements of the 2021 Building Regulations, but the policy expresses support for low carbon technology in new developments. Furthermore, the Future Homes Standard will seek an 80% reduction below emissions in the 2013 Building Regulations, which will attract a lower cost than net zero carbon. We have therefore tested a requirement to achieve operational Net Zero Carbon scenarios to reflect the future direction of travel of both national and emerging local policies towards decarbonisation. We have applied a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.21 to 4.22. Emerging work from other authorities (as noted in paragraphs 4.21 to 4.22) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values are summarised in Table 6.42.1. Table 6.42.2. provides a summary of the change in residual land values for schemes assuming a price point of £4,968 per square metre, which indicates that the reduction in residual land values is typically around 25%, removing the outliers, with higher reductions on larger schemes and mixed use schemes.
- 6.43 The costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve, and as national standards requiring carbon reduction are rolled out.

Cumulative policy impacts

- 6.44 As previously noted, tables 6.3.1 to 6.3.9 test the emerging affordable housing requirements alongside all other policy requirements, so they show the cumulative impact of policy on scheme viability.
- 6.45 In addition to the testing summarised in tables 6.3.1 to 6.3.9, we have also tested the cumulative impact of policies incrementally, assuming 40% affordable housing as a constant. This testing is attached as Appendix 11.

Table 6.40.1: Biodiversity Net Gain (20%)

BLV: Secondary Offices / RETAIL			Sales value (£ 5pm)																							
Description	No of units	Site area	BLV (£ m)	£4,275 psm		£4,445 psm		£4,621 psm		£4,794 psm		£4,969 psm		£5,141 psm		£5,314 psm		£5,487 psm		£5,660 psm						
				10%	20%	10%	20%	10%	20%	10%	20%	10%	20%	10%	20%	10%	20%	10%	20%	10%	20%					
2 TMBIC-RE51 - 5 units, 14 DP (100% houses)	5	0.20	£2.67	0.01	0.02	0.01	0.02	0.01	0.02	0.01	0.02	0.01	0.02	0.01	0.02	0.01	0.02	0.01	0.02	0.01	0.02					
2 TMBIC-RE52 - 5 units, 29 DP (100% houses)	5	0.20	£3.31	0.01	0.175	0.01	0.118	0.01	0.150	0.01	0.147	0.01	0.181	0.01	0.174	0.01	0.212	0.01	0.257	0.01	0.308					
2 TMBIC-RE53 - 5 units, 43 DP (75% houses, 25% flats)	5	0.10	£0.67	0.002	0.0062	0.005	0.0048	0.0068	0.0057	0.0068	0.0057	0.008	0.0057	0.008	0.0057	0.008	0.0057	0.008	0.0057	0.008	0.0057					
2 TMBIC-RE54 - 10 units, 40 DP (100% houses)	10	0.10	£1.40	0.002	0.008	0.005	0.0048	0.0068	0.0057	0.0068	0.0057	0.008	0.0057	0.008	0.0057	0.008	0.0057	0.008	0.0057	0.008	0.0057					
2 TMBIC-RE55 - 10 units, 29 DP (100% houses)	10	0.30	£2.00	0.002	0.0251	0.002	0.0238	0.003	0.0285	0.002	0.0285	0.003	0.0349	0.002	0.0349	0.003	0.0427	0.002	0.0489	0.003	0.0581					
6 TMBIC-RE56 - 10 units, 43.5 DP (75% houses, 25% flats)	10	0.20	£3.31	0.02	0.13	0.02	0.124	0.02	0.168	0.02	0.171	0.02	0.234	0.02	0.241	0.02	0.317	0.02	0.369	0.02	0.450					
2 TMBIC-RE57 - 10 units, 66.5 DP (50% houses, 50% flats)	10	0.20	£3.31	0.04	0.056	0.04	0.056	0.057	0.040	0.056	0.056	0.054	0.076	0.056	0.076	0.057	0.103	0.056	0.124	0.057	0.154					
2 TMBIC-RE58 - 20 units, 29 DP (100% houses)	20	0.70	£2.00	0.04	0.056	0.04	0.056	0.057	0.040	0.056	0.056	0.054	0.076	0.056	0.076	0.057	0.103	0.056	0.124	0.057	0.154					
2 TMBIC-RE59 - 20 units, 43.5 DP (75% houses, 25% flats)	20	0.50	£3.31	0.02	0.214	0.02	0.194	0.02	0.251	0.02	0.251	0.02	0.339	0.02	0.346	0.02	0.450	0.02	0.529	0.02	0.649					
10 TMBIC-RE60 - 20 units, 66.5 DP (50% houses, 50% flats)	20	0.30	£2.00	0.07	0.077	0.07	0.079	0.083	0.074	0.083	0.074	0.097	0.077	0.097	0.077	0.122	0.077	0.148	0.077	0.204	0.077					
10 TMBIC-RE61 - 20 units, 102 DP (100% flats)	20	0.20	£3.31	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076					
10 TMBIC-RE62 - 20 units, 102 DP (100% flats)	20	0.10	£1.40	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076	0.076					
10 TMBIC-RE63 - 50 units, 43.5 DP (75% houses, 25% flats)	50	1.10	£7.34	0.008	0.030	0.008	0.030	0.008	0.030	0.008	0.030	0.008	0.030	0.008	0.030	0.008	0.030	0.008	0.030	0.008	0.030					
14 TMBIC-RE64 - 50 units, 66.5 DP (50% houses, 50% flats)	50	0.80	£5.33	0.02	0.07	0.02	0.068	0.02	0.093	0.02	0.093	0.02	0.126	0.02	0.126	0.02	0.169	0.02	0.212	0.02	0.265					
10 TMBIC-RE65 - 50 units, 102 DP (100% flats)	50	0.50	£5.33	0.02	0.106	0.02	0.136	0.01	0.193	0.01	0.193	0.01	0.253	0.01	0.253	0.01	0.326	0.01	0.388	0.01	0.468					
30 TMBIC-RE66 - 100 units, 102 DP (100% houses)	100	3.00	£13.40	0.02	0.34	0.02	0.34	0.02	0.43	0.02	0.43	0.02	0.55	0.02	0.55	0.02	0.70	0.02	0.86	0.02	1.04					
7 TMBIC-RE67 - 100 units, 43 DP (75% houses, 25% flats)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE68 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE69 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE70 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE71 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE72 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE73 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE74 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE75 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE76 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE77 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE78 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE79 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE80 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE81 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE82 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE83 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE84 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE85 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE86 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE87 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE88 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE89 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE90 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE91 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE92 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE93 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE94 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE95 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE96 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE97 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE98 - 100 units, 66.5 DP (50% houses, 50% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE99 - 100 units, 102 DP (100% houses)	100	2.50	£13.40	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					
10 TMBIC-RE100 - 100 units, 43 DP (75% houses, 25% flats)	100	1.50	£10.00	0.01	0.106	0.01	0.106	0.01	0.136	0.01	0.136	0.01	0.171	0.01	0.171	0.01	0.216	0.01	0.261	0.01	0.316					

Description			No of units	BLV (x m)	€4,275 per unit		€4,443 per unit		€4,621 per unit		€4,794 per unit		€4,866 per unit		€5,141 per unit		€5,314 per unit		€5,487 per unit		€5,660 per unit			
No	of units		Baseline	BUNGFUF	Baseline	BUNGFUF	Baseline	BUNGFUF	Baseline	BUNGFUF	Baseline	BUNGFUF	Baseline	BUNGFUF	Baseline	BUNGFUF	Baseline	BUNGFUF	Baseline	BUNGFUF	Baseline	BUNGFUF		
1	5	TUBWC-REG1 - 50 units, 14 DPH (100% houses)	5	0.40	60.82	0.1179	0.1119	0.1020	0.1447	0.1631	0.1774	0.2158	0.2102	0.2438	0.2430	0.2014	0.24787	0.31442	0.3086	0.3476	0.3413	0.3797	0.3747	
2	5	TUBWC-REG2 - 5 units, 29 DPH (100% houses)	5	0.20	61.41	0.175	0.1118	0.1035	0.1447	0.1631	0.1774	0.2158	0.2102	0.2438	0.2430	0.2014	0.24787	0.31442	0.3086	0.3476	0.3413	0.3797	0.3747	
3	5	TUBWC-REG3 - 5 units, 29 DPH (100% houses)	5	0.20	61.41	0.175	0.1118	0.1035	0.1447	0.1631	0.1774	0.2158	0.2102	0.2438	0.2430	0.2014	0.24787	0.31442	0.3086	0.3476	0.3413	0.3797	0.3747	
4	10	TUBWC-REG4 - 10 units, 14 DPH (100% houses)	10	0.70	61.44	0.2261	0.2238	0.3006	0.2893	0.3682	0.3548	0.4317	0.4204	0.4973	0.4859	0.5628	0.5515	0.6284	0.6170	0.6939	0.6826	0.7595	0.7476	
5	10	TUBWC-REG5 - 10 units, 29 DPH (100% houses)	10	0.70	62.02	0.2251	0.2238	0.3006	0.2893	0.3682	0.3548	0.4317	0.4204	0.4973	0.4859	0.5628	0.5515	0.6284	0.6170	0.6939	0.6826	0.7595	0.7476	
6	10	TUBWC-REG6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	61.41	0.1244	0.1136	0.1038	0.1771	0.2514	0.2416	0.3178	0.3051	0.3025	0.3706	0.4370	0.435	0.5116	0.4957	0.5765	0.5645	0.6465	0.6345	
7	10	TUBWC-REG7 - 10 units, 65.5 DPH (50% houses, 50% flats)	10	0.20	61.41	0.1244	0.1136	0.1038	0.1771	0.2514	0.2416	0.3178	0.3051	0.3025	0.3706	0.4370	0.435	0.5116	0.4957	0.5765	0.5645	0.6465	0.6345	
8	20	TUBWC-REG8 - 20 units, 29 DPH (100% houses)	20	0.70	61.44	0.4916	0.4845	0.6211	0.5984	0.7516	0.735	0.8913	0.8593	0.1011	0.9761	1.1389	1.1189	1.2777	1.2450	1.3861	1.3744	1.5255	1.5103	
9	10	TUBWC-REG9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	61.03	0.2140	0.1904	0.3413	0.3179	0.4690	0.4454	0.5985	0.5729	0.7240	0.7004	0.8515	0.8279	0.9781	0.9548	1.1044	1.0811	1.2307	1.2087	
10	10	TUBWC-REG10 - 20 units, 65.5 DPH (50% houses, 50% flats)	20	0.50	60.62	0.0777	0.1028	0.0483	0.0374	0.1730	0.1481	0.2977	0.2729	0.4228	0.3978	0.5472	0.522	0.6720	0.647	0.7947	0.7716	0.921	0.897	
11	20	TUBWC-REG11 - 20 units, 102 DPH (100% houses)	20	0.50	61.03	0.2140	0.1904	0.3413	0.3179	0.4690	0.4454	0.5985	0.5729	0.7240	0.7004	0.8515	0.8279	0.9781	0.9548	1.1044	1.0811	1.2307	1.2087	
12	10	TUBWC-REG12 - 50 units, 29 DPH (100% houses)	50	0.70	51.2646	0.2116	0.1572	0.1220	0.1857	0.1825	0.192	0.1429	0.2249	0.2585	0.2854	0.2170	0.2763	0.3255	0.3700	0.4335	0.3808	0.4745	0.3986	
13	10	TUBWC-REG13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	62.27	0.5008	0.4338	0.5088	0.7516	1.11	0.9594	1.4204	1.3641	1.7246	1.6584	0.2289	0.9271	0.3273	0.2275	0.3725	0.2815	0.4849	0.2885	
14	14	TUBWC-REG14 - 50 units, 65.5 DPH (50% houses, 50% flats)	50	0.80	61.65	0.2007	0.2706	0.0803	0.0362	0.3959	0.3963	0.7003	0.7006	0.9405	0.10017	0.9418	0.1151	0.2422	0.5392	0.1539	0.9669	0.4376	0.1246	0.1235
15	14	TUBWC-REG15 - 50 units, 102 DPH (100% flats)	50	0.50	61.03	0.2140	0.1904	0.3413	0.3179	0.4690	0.4454	0.5985	0.5729	0.7240	0.7004	0.8515	0.8279	0.9781	0.9548	1.1044	1.0811	1.2307	1.2087	
16	30	TUBWC-REG16 - 100 units, 29 DPH (100% houses)	100	2.30	64.74	1.0015	0.9806	1.0171	1.5032	2.2021	2.1188	2.6240	2.7203	3.4093	3.3569	0.4579	0.9454	0.8668	0.5548	0.2705	0.5145	0.3833	0.2770	
17	17	TUBWC-REG17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	1.50	63.09	0.4713	0.4015	0.1966	0.0764	0.7899	0.7898	1.4012	1.2889	2.0255	1.8832	0.2500	0.4841	0.8691	0.0797	0.3530	0.9752	0.4844	0.3585	0.4444
18	17	TUBWC-REG18 - 200 units, 29 DPH (100% houses)	200	6.90	61.23	4.0227	4.3106	5.7548	5.4245	8.4055	8.7744	10.2164	10.003	13.4915	13.2358	0.8050	1.4557	1.8141	0.7564	0.4312	0.8594	0.434	0.6194	0.6194
19	20	TUBWC-REG19 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.50	61.03	1.0015	0.9806	1.0171	1.5032	2.2021	2.1188	2.6240	2.7203	3.4093	3.3569	0.4579	0.9454	0.8668	0.5548	0.2705	0.5145	0.3833	0.2770	
20	21	TUBWC-REG20 - 200 units, 65.5 DPH (50% houses, 50% flats)	200	3.00	61.65	0.0895	0.1205	0.2255	0.0147	0.4623	0.11821	0.0291	0.3706	0.1454	0.5752	0.1020	0.7471	0.1824	0.0750	0.3746	0.1301	0.5502	0.3135	
21	200	TUBWC-REG21 - 250 units, 29 DPH (100% houses)	250	10.00	62.62	6.0524	6.7957	8.5168	8.2822	10.607	10.7259	13.493	13.686	18.008	18.0532	1.0242	1.9321	2.1033	0.8211	0.5518	1.2492	0.6430	0.8146	0.8146
22	200	TUBWC-REG22 - 300 units, 29 DPH (100% houses)	300	12.00	62.74	6.0524	6.7549	8.7198	8.7146	10.9763	9.2711	11.3327	11.0725	13.9078	12.7640	1.4254	1.8254	1.5246	1.9628	1.2619	1.2692	0.9799	0.9799	0.9799
23	200	TUBWC-REG23 - 400 units, 29 DPH (100% houses)	400	15.00	63.35	6.0524	6.8733	1.0102	0.8108	12.7048	12.7048	15.7034	15.7034	19.4747	18.0453	1.9453	1.9453	1.9453	2.3823	2.3823	2.3823	2.3823	2.3823	2.3823
24	200	TUBWC-REG24 - 500 units, 29 DPH (100% houses)	500	21.00	64.01	6.0524	6.9186	1.0102	0.8108	14.0455	14.0455	17.0447	17.0447	20.8160	19.4867	2.3823	2.3823	2.3823	2.3823	2.3823	2.3823	2.3823	2.3823	2.3823
25	200	TUBWC-REG25 - 600 units, 29 DPH (100% houses)	600	25.00	65.55	1.01076	1.0120	1.2159	0.2159	1.7104	1.61473	1.61473	2.01987	2.01987	2.421	2.421	2.421	2.421	2.421	2.421	2.421	2.421	2.421	2.421
26	200	TUBWC-REG26 - 700 units, 29 DPH (100% houses)	700	32.00	66.94	1.13226	1.12737	1.37398	0.11620	2.2904	2.2904	2.68272	2.68272	3.2868	3.2868	3.2868	3.2868	3.2868	3.2868	3.2868	3.2868	3.2868	3.2868	3.2868
27	200	TUBWC-REG27 - 800 units, 29 DPH (100% houses)	800	36.00	67.424	1.15544	1.14715	1.39736	0.11620	2.3910	2.3910	2.7834	2.7834	3.42193	3.42193	3.42193	3.42193	3.42193	3.42193	3.42193	3.42193	3.42193	3.42193	3.42193
28	200	TUBWC-REG28 - 900 units, 29 DPH (100% houses)	900	40.00	70.90	1.2812	1.2812	1.42725	0.228	2.628	2.628	3.02125	3.02125	3.62125	3.62125	3.62125	3.62125	3.62125	3.62125	3.62125	3.62125	3.62125	3.62125	3.62125
29	200	TUBWC-REG30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	69.98	1.016979	1.17791	1.22747	1.22754	2.28	2.28	2.739	2.739	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27
30	1,250	TUBWC-REG31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	121.73	622.414	621.328	626.424	627.033	634.477	633.4510	640.453	639	639	639	639	639	639	639	639	639	639	639	639
31	1,500	TUBWC-REG32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.66	628.698	627.351	631.2439	630.7129	637.7812	636.642	644.304	643	643	643	643	643	643	643	643	643	643	643	643
32	1,750	TUBWC-REG33 - 1,750 units, 30 DPH (100% houses)	1,750	88.00	170.94	628.698	627.351	631.2439	630.7129	637.7812	636.642	644.304	643	643	643	643	643	643	643	643	643	643	643	643
33	2,000	TUBWC-REG34 - 2,000 units, 30 DPH (100% houses)	2,000	123.00	299.96	628.698	627.351	631.2439	630.7129	637.7812	636.642	644.304	643	643	643	643	643	643	643	643	643	643	643	643
34	0.50	TUBWC-CARET - 70 unit care scheme (130 DPH (100% houses)	0.50	0.03	0.5142	0.0348	0.5142	0.0348	0.5142	0.0348	0.5142	0.0348	0.5142	0.0348	0.5142	0.0348	0.5142	0.0348	0.5142	0.0348	0.5142	0.0348	0.5142	0.0348
35	3.00	TUBWC-MIX1 - 31 units (75% houses), 5.000 sqm Light Ind	3.1	2.00	64.12	1.0398	1.0626	1.1346	0.2574	0.2324	0.2322	0.2542	0.2470	0.2478	0.2618	0.2618	0.2618	0.2618	0.2618	0.2618	0.2618	0.2618	0.2618	0.2618
36	118	TUBWC-MIX2 - 118 units (75% houses), 5.000 sqm Light Ind	118	4.00	62.25	4.022	4.2697	4.8303	0.3306	0.24208	0.4443	0.4691	0.7016	0.6994	0.8159	0.8159	0.8159	0.8159	0.8159	0.8159	0.8159	0.8159	0.8159	0.8159
37	8.00	TUBWC-MIX3 - 8 units (50% houses), 3.850 sqm Light Ind	8.0	0.20	61.41	0.1244	0.1136	0.1038	0.1771	0.2514	0.2416	0.3178	0.3051	0.3025	0.3706	0.4370	0.435	0.5116	0.4957	0.5765	0.5645	0.6465	0.6345	
38	9.1	TUBWC-MIX4 - 91 units (50% houses), 3.850 sqm care home	9.1	0.20	64.12	0.1634	0.0408	0.0191	0.0457	0.12760	0.11036	0.1302	0.1602	0.2606	0.2450	0.2722	0.3013	0.3291	0.4078	0.3854	0.4339	0.4444	0.4444	
39	44	TUBWC-MIX5 - 44 units (50% houses), 3.850 sqm care home	44	4.00	62.25	0.03118	0.2455	0.0249	0.0964	0.17479	0.14194	0.2536	0.2790	0.3470	0.3334	0.3815	0.3379	0.3859	0.8421	0.2611	0.7424	0.5489	0.6391	0.6391
40	440	TUBWC-MIX6 - 440 units (50% houses), 3.850 sqm care home	440	8.00	61.00	0.2270	0.2003	0.2296	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038	0.4038
41	2.00	TUBWC-MIX7 - 111 units (50% houses), 2.000 sqm retail	2.11	0.20	61.41	0.1244	0.1136	0.1038	0.1771	0.2514	0.2416	0.3178	0.3051	0.3025	0.3706	0.4370	0.435	0.5116	0.4957	0.5765	0.5645	0.6465	0.6345	
42	244	TUBWC-MIX8 - 244 units (50% houses), 2.000 sqm retail	244	4.00	62.25	0.41931	0.40087	0.42112	0.42120	0.44101	0.45754	0.46121	0.48193	0.48272	0.52031	0.54811	0.56161	0.56161	0.56161	0.56161	0.56161	0.56161	0.56161	0.56161
43	511	TUBWC-MIX9 - 511 units (50% houses), 2.000 sqm retail	511	8.00	61.00	0.27071	0.27374	0.44000	0.47322	0.10201	0.12761	0.19261	0.2194	0.2498	0.2798	0.3778	0.39101	0.39101	0.39101	0.39101	0.39101	0.39101	0.39101	0.39101
44	1,000	TUBWC-MIX10 - 1,000 units (100% flats),																						

AVL: GREENFIELD (UPPER END OF RANGE)			\$4.275 pm		\$4.448 pm		\$4.621 pm		\$4.794 pm		\$4.968 pm		\$5.141 pm		\$5.314 pm		\$5.487 pm		\$5.660 pm		
Description	No of units	BLV (± m)	Baseline	BUNGF/B	Baseline	BUNGF/B	Baseline	BUNGF/B	Baseline	BUNGF/B	Baseline	BUNGF/B	Baseline	BUNGF/B	Baseline	BUNGF/B	Baseline	BUNGF/B	Baseline	BUNGF/B	
1 TUBEC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	60.15	K0.1775	K0.2110	K0.1500	K0.1447	K0.1831	K0.1774	K0.2165	K0.2102	K0.2486	K0.2430	K0.2814	K0.2787	K0.3142	K0.3085	K0.3470	K0.3415	K0.3797	K0.3742
1 TUBEC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	60.07	K0.1175	K0.1116	K0.1500	K0.1447	K0.1831	K0.1774	K0.2165	K0.2102	K0.2486	K0.2430	K0.2814	K0.2787	K0.3142	K0.3085	K0.3470	K0.3415	K0.3797	K0.3742
1 TUBEC-RES3 - 5 units, 43 DPH (75% houses, 25% flats)	5	0.10	60.07	K0.0651	K0.0651	K0.0944	K0.0944	K0.1237	K0.1237	K0.1530	K0.1530	K0.1823	K0.1823	K0.2116	K0.2116	K0.2409	K0.2409	K0.2702	K0.2702	K0.2995	K0.2995
1 TUBEC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	60.26	K0.2051	K0.2238	K0.3008	K0.2893	K0.3682	K0.3549	K0.4317	K0.4204	K0.4973	K0.4859	K0.5628	K0.5515	K0.6284	K0.6170	K0.6939	K0.6826	K0.7595	K0.7478
1 TUBEC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	60.11	K0.2351	K0.2358	K0.3008	K0.2893	K0.3682	K0.3549	K0.4317	K0.4204	K0.4973	K0.4859	K0.5628	K0.5515	K0.6284	K0.6170	K0.6939	K0.6826	K0.7595	K0.7478
1 TUBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	60.07	K0.1244	K0.1128	K0.1888	K0.1771	K0.2534	K0.2416	K0.3179	K0.3061	K0.3825	K0.3706	K0.4470	K0.4351	K0.5116	K0.4997	K0.5760	K0.5642	K0.6405	K0.6286
1 TUBEC-RES7 - 10 units, 56.5 DPH (50% houses, 50% flats)	10	0.20	60.07	K0.1244	K0.1128	K0.1888	K0.1771	K0.2534	K0.2416	K0.3179	K0.3061	K0.3825	K0.3706	K0.4470	K0.4351	K0.5116	K0.4997	K0.5760	K0.5642	K0.6405	K0.6286
1 TUBEC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	60.26	K0.4916	K0.4948	K0.6211	K0.5994	K0.7518	K0.7285	K0.8811	K0.8578	K0.1011	K0.9778	K0.1113	K0.1109	K0.1245	K0.1245	K0.1381	K0.1376	K0.1516	K0.1511
1 TUBEC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	60.19	K0.2142	K0.1904	K0.3415	K0.3173	K0.4730	K0.4484	K0.5965	K0.5729	K0.7240	K0.7004	K0.8515	K0.8279	K0.9781	K0.9548	K0.1104	K0.1081	K0.1237	K0.1207
1 TUBEC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	60.11	K0.0777	K0.1028	K0.0483	K0.0234	K0.1130	K0.1485	K0.0234	K0.0729	K0.4225	K0.3976	K0.5472	K0.5224	K0.6720	K0.6471	K0.7967	K0.7718	K0.9215	K0.8966
1 TUBEC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	60.07	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658	K0.7658
1 TUBEC-RES12 - 30 units, 29 DPH (100% houses)	30	1.20	60.40	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216	K0.1216
1 TUBEC-RES13 - 30 units, 43.5 DPH (75% houses, 25% flats)	30	1.10	60.41	K0.5003	K0.4435	K0.3086	K0.7516	K0.1161	K0.0594	K0.4124	K0.3641	K0.2164	K0.1684	K0.0228	K0.1927	K0.1272	K0.2370	K0.2370	K0.2370	K0.2370	K0.2370
1 TUBEC-RES14 - 30 units, 66.5 DPH (50% houses, 50% flats)	30	0.80	60.30	K0.2087	K0.2708	K0.0863	K0.0365	K0.3595	K0.3303	K0.7005	K0.6405	K0.4017	K0.3916	K0.1310	K0.1242	K0.1582	K0.1539	K0.1689	K0.1637	K0.1848	K0.1835
1 TUBEC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	60.19	K0.2108	K0.2708	K0.0863	K0.0365	K0.3595	K0.3303	K0.7005	K0.6405	K0.4017	K0.3916	K0.1310	K0.1242	K0.1582	K0.1539	K0.1689	K0.1637	K0.1848	K0.1835
1 TUBEC-RES16 - 100 units, 29 DPH (100% houses)	100	2.30	60.86	K1.0015	K0.8067	K0.6171	K0.5193	K0.2232	K0.1188	K0.8407	K0.7283	K0.4343	K0.3369	K0.9579	K0.9454	K0.6665	K0.5546	K0.2750	K0.1626	K0.8836	K0.7571
1 TUBEC-RES16 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	60.56	K0.4173	K0.5415	K0.1966	K0.0704	K0.7989	K0.7898	K0.4101	K0.2809	K0.0305	K0.8832	K0.9030	K0.4843	K0.1884	K0.0797	K0.3398	K0.8752	K0.8835	K0.4270
1 TUBEC-RES16 - 200 units, 29 DPH (100% houses)	200	6.90	62.52	K4.5227	K4.1198	K5.7548	K5.5425	K6.9895	K6.7744	K8.2164	K0.8003	K0.4945	K0.2358	K0.1050	K0.4587	K0.1849	K0.1793	K0.1047	K0.1294	K0.1544	K0.1262
1 TUBEC-RES20 - 200 units, 29 DPH (100% houses)	200	4.60	61.72	K3.0173	K3.0097	K3.8989	K3.8989	K4.8989	K4.8989	K5.8989	K0.4279	K0.2683	K0.1768	K0.0906	K0.0777	K0.0581	K0.0385	K0.0189	K0.0189	K0.0189	K0.0189
1 TUBEC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	61.00	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086	K0.6086
1 TUBEC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	63.74	K6.9528	K6.9547	K8.9185	K8.9282	K9.9807	K9.7259	K9.4399	K0.1696	K0.1068	K0.0533	K0.1242	K0.1038	K0.0321	K0.0516	K0.1248	K0.1993	K0.1604	K0.1616
2 TUBEC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	64.49	K8.6934	K8.7597	K7.9198	K7.5146	K9.0763	K9.2711	K11.3127	K0.10275	K0.13979	K0.07849	K0.05544	K0.04246	K0.06261	K0.06189	K0.06189	K0.06189	K0.06189	K0.06189
2 TUBEC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	65.81	K8.0845	K8.0733	K10.0248	K10.0194	K12.7898	K12.8164	K15.1103	K0.17034	K0.14506	K0.07485	K0.19703	K0.1981	K0.02293	K0.02825	K0.02462	K0.02969	K0.02969	K0.02969
2 TUBEC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	66.49	K9.4935	K9.4935	K11.0248	K11.0248	K13.5164	K13.5164	K15.9103	K0.21448	K0.20327	K0.12372	K0.26161	K0.26161	K0.03803	K0.04331	K0.03803	K0.04331	K0.04331	K0.04331
2 TUBEC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	65.39	K11.9076	K0.1132	K10.2595	K10.7194	K16.6743	K16.6919	K21.9857	K0.21448	K0.20327	K0.12372	K0.26161	K0.26161	K0.03803	K0.04331	K0.03803	K0.04331	K0.04331	K0.04331
2 TUBEC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	61.97	K13.5226	K12.0735	K17.2995	K16.6263	K20.9904	K20.3965	K24.6872	K0.23542	K0.23687	K0.12927	K0.23956	K0.23956	K0.03401	K0.04171	K0.03863	K0.04331	K0.04331	K0.04331
2 TUBEC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	61.44	K15.4544	K12.1735	K19.7366	K18.6203	K23.9041	K23.3665	K28.2139	K0.24784	K0.24835	K0.12928	K0.24835	K0.24835	K0.03938	K0.04760	K0.03938	K0.04760	K0.04760	K0.04760
2 TUBEC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	61.97	K16.9195	K12.0735	K21.7378	K20.3965	K26.2139	K25.6763	K30.9857	K0.25942	K0.25993	K0.12928	K0.25993	K0.25993	K0.04054	K0.04876	K0.03954	K0.04876	K0.04876	K0.04876
3 TUBEC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	60.97	K16.8579	K17.7791	K22.7476	K22.2554	K28.7935	K27.9027	K33.5151	K0.23605	K0.23633	K0.12960	K0.23633	K0.23633	K0.04558	K0.05374	K0.04299	K0.05374	K0.05374	K0.05374
3 TUBEC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	62.44	K22.4118	K21.3728	K28.4624	K27.4323	K34.4717	K33.4510	K40.4535	K0.4336	K0.4385	K0.3869	K0.5239	K0.5239	K0.25842	K0.25445	K0.25445	K0.25445	K0.25445	K0.25445
3 TUBEC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	62.05	K24.9598	K23.3551	K31.2435	K30.1275	K37.7812	K36.6742	K44.2884	K0.41888	K0.42649	K0.36985	K0.52724	K0.5274	K0.2596	K0.26440	K0.26272	K0.26440	K0.26440	K0.26440
3 TUBEC-RES33 - 1,750 units, 30 DPH (100% houses)	1,750	88.00	61.74	K26.9173	K25.0502	K32.9173	K31.5902	K39.4713	K38.1442	K46.0269	K0.47019	K0.47519	K0.42649	K0.53377	K0.53377	K0.26104	K0.26612	K0.26377	K0.26612	K0.26612	K0.26612
3 TUBEC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	60.49	K28.9589	K26.3352	K34.9678	K33.6415	K41.7403	K40.4132	K48.2971	K0.52744	K0.53244	K0.47519	K0.58244	K0.58244	K0.26377	K0.26889	K0.26612	K0.26889	K0.26889	K0.26889
3 TUBEC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)		- 0.50	19.00	K0.5412	K0.0306	K0.5412	K0.0306	K0.5412	K0.0306	K0.5412	K0.4936	K0.5412	K0.4936	K0.5412	K0.4936	K0.5412	K0.4936	K0.5412	K0.4936	K0.5412	K0.4936
36 TUBEC-MIX1 - 31 units (50% houses), 5,000 sqm Light Ind	31	2.00	60.75	K1.9396	K1.8626	K2.1346	K2.0574	K2.324	K2.3522	K2.6242	K0.4470	K0.7189	K0.6418	K0.9127	K0.8366	K0.1085	K0.10313	K0.30433	K0.2261	K0.4981	K0.4200
37 TUBEC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	61.50	K2.462	K2.3897	K3.0193	K2.9376	K4.2088	K4.0483	K4.6854	K0.7816	K0.9594	K0.5189	K0.4327	K0.2582	K0.1701	K0.0935	K0.9074	K0.7306	K0.8848	K0.6848
38 TUBEC-MIX3 - 293 units (50% houses), 3,850 sqm home	293	8.00	60.75	K3.0193	K2.9376	K3.5984	K3.5167	K4.7895	K4.6290	K5.2103	K0.8322	K0.9602	K0.3826	K0.2165	K0.0450	K0.2728	K0.0313	K0.9251	K0.7486	K0.9354	K0.7448
39 TUBEC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	60.75	K0.1534	K0.0088	K0.1439	K0.0347	K1.2760	K1.1301	K1.8332	K0.1602	K0.3826	K0.2165	K0.0450	K0.2728	K0.0313	K0.9251	K0.7486	K0.9354	K0.7448	K0.6139
40 TUBEC-MIX5 - 294 units (50% houses), 3,850 sqm care home	294	4.00	61.50	K0.9118	K0.1243	K0.4249	K0.0964	K1.7475	K1.4164	K0.9526	K0.7290	K0.4370	K0.0334	K0.0515	K0.3378	K0.8695	K0.6423	K0.2811	K0.9424	K0.5489	K0.3799
41 TUBEC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	62.99	K2.9708	K0.2055	K0.2395	K0.0304	K3.304	K2.9639	K3.5025	K0.1425	K0.3815	K0.9746	K0.1130	K0.0054	K0.3445	K0.3369	K0.1604	K0.9884	K0.4795	K0.2199
42 TUBEC-MIX7 - 111 units (50% houses), 5,000 sqm office	111	2.00	60.75	K1.9396	K1.8626	K2.1346	K2.0574	K2.324	K2.3522	K2.6242	K0.4470	K0.7189	K0.6418	K0.9127	K0.8366	K0.1085	K0.10313	K0.30433	K0.2261	K0.4981	K0.4200
43 TUBEC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	61.50	K4.1931	K4.0097	K4.2712	K4.1261	K4.8141	K4.6574	K5.2103	K0.1849	K0.4372	K0.5301	K0.3481	K0.9510	K0.7319	K0.7319	K0.7319	K0.7319	K0.7319	K0.7319
44 TUBEC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	62.99	K2.0701	K7.7394	K4.0000	K4.7322	K1.0028	K2.1761	K2.9198	K0.2194	K0.0765	K0.3761	K0.1363	K0.0254	K0.3350	K0.1317	K0.6900	K0.6104	K0.9122	K0.8143
45 TUBEC-MIX10 - 130 units (100% flats), 2,000 sqm office	130	2.00	60.75	K0.0088	K0.0088	K0.0077	K0.3647	K0.3485	K0.0337	K0.9151	K0.9028	K0.5742	K0.8608	K0.8608	K0.1378	K0.1354	K0.0194	K0.8782	K0.8782	K0.8782	K0.8782
46 TUBEC-MIX11 - 334 units (50% houses), 2,000 sqm office	334	4.00	61.50	K2.462	K2.3897	K3.0193	K2.9376	K4.2088	K4.0483	K4.6854	K0.7816	K0.9594	K0.5189	K0.4327	K0.2582	K0.1701	K0.0935	K0.9074	K0.7306	K0.8848	K0.6848
47 TUBEC-MIX12 - 742 units (50% houses), 2,000 sqm office	742	8.00	62.99	K3.0193	K2.9376	K3.5984															

[illegible]

Table 6.41.1: Accessibility standards

		Sales Value (€ pmu)																			
BLV: SECONDARY OFFICES / RETAIL																					
Description	No of units	BLV (€ m)	€47,275 pmu		€44,648 pmu		€48,621 pmu		€47,794 pmu		€46,988 pmu		€51,141 pmu		€53,314 pmu		€57,487 pmu	€56,690 pmu			
			Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access			
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	€2,67	€0.1236	€0.1018	€0.1564	€0.1338	€0.1892	€0.1666	€0.2226	€0.1954	€0.2547	€0.2321	€0.2875	€0.2648	€0.3203	€0.2977	€0.3531	€0.3385	€0.3832	
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	€0.61	€0.1236	€0.1018	€0.1564	€0.1338	€0.1892	€0.1666	€0.2226	€0.1954	€0.2547	€0.2321	€0.2875	€0.2648	€0.3203	€0.2977	€0.3531	€0.3385	€0.3832	
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	€0.62	€0.1686	€0.0453	€0.1006	€0.0776	€0.1331	€0.1066	€0.1653	€0.1421	€0.1767	€0.1744	€0.2286	€0.2068	€0.2621	€0.2388	€0.2944	€0.2711	€0.3268	€0.3034
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	€1.47	€0.2473	€0.2021	€0.3128	€0.2676	€0.3784	€0.3332	€0.4439	€0.3867	€0.5096	€0.4643	€0.5750	€0.5298	€0.6406	€0.5954	€0.7061	€0.6609	€0.7716	€0.7265
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	€0.67	€0.2473	€0.2021	€0.3128	€0.2676	€0.3784	€0.3332	€0.4439	€0.3867	€0.5096	€0.4643	€0.5750	€0.5298	€0.6406	€0.5954	€0.7061	€0.6609	€0.7716	€0.7265
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	€0.07	€0.1371	€0.0907	€0.2016	€0.1552	€0.2661	€0.2197	€0.3007	€0.2543	€0.3657	€0.3193	€0.4302	€0.3838	€0.4947	€0.4483	€0.5592	€0.5128	€0.6237	€0.5772
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	€0.13	€0.4003	€0.0984	€0.0320	€0.0586	€0.0801	€0.0707	€0.1489	€0.1005	€0.2118	€0.1634	€0.2747	€0.2262	€0.3375	€0.2891	€0.4004	€0.3519	€0.4632	€0.4148
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	€1.47	€0.5168	€0.4267	€0.6407	€0.5568	€0.7758	€0.6868	€0.9056	€0.8169	€1.0338	€0.9489	€1.1626	€1.0748	€1.2915	€1.2036	€1.4203	€1.3325	€1.5491	€1.4611
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	€0.33	€0.2393	€0.1472	€0.3688	€0.2747	€0.4943	€0.4022	€0.6218	€0.5297	€0.7493	€0.6572	€0.8768	€0.7847	€1.0031	€0.9122	€1.1294	€1.0384	€1.2558	€1.1647
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	€0.11	€0.3521	€0.0811	€0.0319	€0.0514	€0.0714	€0.0618	€0.1302	€0.0912	€0.2016	€0.1532	€0.2645	€0.2160	€0.3273	€0.2788	€0.3901	€0.3416	€0.4529	€0.4044
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	€0.11	€0.3521	€0.0811	€0.0319	€0.0514	€0.0714	€0.0618	€0.1302	€0.0912	€0.2016	€0.1532	€0.2645	€0.2160	€0.3273	€0.2788	€0.3901	€0.3416	€0.4529	€0.4044
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	€1.34	€1.3221	€1.1098	€1.8325	€1.4203	€1.9430	€1.7107	€2.2534	€2.0411	€2.5638	€2.3516	€2.8742	€2.6620	€3.1822	€2.9703	€3.4902	€3.2783	€3.7962	€3.5843
13 TMBC-RES13 - 50 units																					

Table 6.42.1: Net zero carbon (operational only)

[illegible]

Table 6.42.2: Percentage change in residual land values with NZC operational only cost allowances (sales values of £4,968 per square metre)

	Description	No of units	Site area	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 5% of construction costs (£m)	Percentage change in residual land value
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	£0.255	£0.211	17.14%
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	£0.255	£0.211	17.14%
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	£0.198	£0.152	23.10%
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	£0.509	£0.422	17.14%
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	£0.509	£0.422	17.14%
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	£0.395	£0.304	23.10%
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	£0.212	£0.114	46.00%
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	£1.034	£0.864	16.42%
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	£0.749	£0.568	24.25%
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	£0.449	£0.257	42.70%
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	-£0.265	-£0.480	81.46%
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	£2.564	£2.154	16.00%
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	£1.785	£1.351	24.30%
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	£1.066	£0.602	43.51%
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	-£0.923	-£1.451	57.21%
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	£4.943	£4.123	16.60%
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	£3.570	£2.703	24.30%
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	£2.132	£1.204	43.51%
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	£9.671	£8.043	16.84%
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	£6.943	£5.213	24.91%
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	£4.072	£2.219	45.52%
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	£11.177	£9.220	17.51%
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	£13.412	£11.064	17.51%
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	£17.883	£14.752	17.51%
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	£21.598	£17.925	17.01%
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	£25.918	£21.510	17.01%
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	£29.043	£24.176	16.76%
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	£33.192	£27.630	16.76%
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	£35.768	£29.834	16.59%
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	£39.743	£33.149	16.59%
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	£47.488	£39.667	16.47%
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	£51.949	£43.464	16.33%
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	£56.160	£47.010	16.29%
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	£60.068	£50.311	16.24%
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	£1.283	£0.919	28.39%
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	£2.799	£2.209	21.09%
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	£5.882	£4.525	23.07%
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	£11.536	£8.733	24.30%
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	£3.446	£2.121	38.43%
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	£5.547	£3.055	44.94%
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	£9.911	£5.228	47.25%
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	£3.288	£1.381	58.00%
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	£5.344	£2.288	57.20%
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	£8.817	£3.384	61.62%
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	-£1.280	-£3.485	172.15%
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	-£4.329	-£8.571	98.01%
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	-£9.884	-£18.121	83.33%

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Tonbridge and Malling Borough to support emerging Local Plan policies while making contributions to infrastructure that will support growth through Section 106 obligations.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 40% affordable housing, provided as 50% social rent, 30% affordable rent and 20% shared ownership. The overall 40% target reflects the target sought by the adopted Local Plan.
 - There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (which varies from schemes comprising houses to flatted schemes with mixed-use elements) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. The target is most readily achievable on developments brought forward on greenfield sites, which is where the Council expects the bulk of its housing supply to come forward. The target will be more difficult to achieve in on previously developed sites which have higher benchmark land values. We therefore recommend that the emerging/ adopted target of 40% be adopted/retained and applied on a ‘maximum reasonable proportion’ basis taking site-specific circumstances into account. This reflects the Council’s current practice and the adopted Local Plan approach.
 - Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 40% to some extent.
 - The government has recently consulted on strategic release of grey / green belt land on the basis that developers deliver 50% affordable housing. Our testing of 50% affordable housing indicates that this should be viable, although not in the parts of the Borough where residential units attract the lowest sales values. Our appraisals indicate that sales values would need to be at least £4,620 per square metre for schemes to be viable without the need to reduce land values to very low levels (which might disincentivise landowners to release their sites for development).
 - **Affordable housing contributions on small sites:** The Council is considering seeking financial contributions from small sites in lieu of on-site affordable housing at the equivalent of 40% of units. Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.
 - **Biodiversity Net gain:** We have tested the impact of the Council’s emerging policies for seeking an enhanced BNG above the statutory minimum 10%. Setting a requirement for 20% BNG would have a relatively modest impact on residual land values and can therefore be viably absorbed.
 - **Accessibility:** Similarly, the Council’s emerging policy seeking 5% of private homes and 10% of affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability.

- **Net Zero Carbon/reduced carbon:** Although the Council's emerging plan does not currently seek net zero carbon development, policy CC1 encourages developers to provide housing that reduces emissions and promotes low energy use. Furthermore, national standards are moving in this direction over the plan period with the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the Borough and the residual land values will typically fall by around 30% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability.

Additional observations

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Typology details and appraisal inputs

KINGSTON LOCAL PLAN VIABILITY TESTING																						2	3	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Site ref	Typology description	Gross Site area	Heights			No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats	Floor areas - proposed (sqm)										Total resi units	Total resi FS																			
														Retail	Supermarket	Office	Light Ind	B8 storage	Student	C2 Care	Leisure			Leisure																		
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	0.40	2	5	-	1,653	1,905	420	-	-	-	-	-	-	-	-	-	-	-	5	420																					
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	0.20	2	5	-	1,653	1,905	420	-	-	-	-	-	-	-	-	-	-	-	5	420																					
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	0.10	3	4	1	1,653	1,905	341	85	-	-	-	-	-	-	-	-	-	-	5	426																					
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	0.70	2	10	-	1,653	1,905	839	-	-	-	-	-	-	-	-	-	-	-	10	839																					
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	0.30	2	10	-	1,653	1,905	839	-	-	-	-	-	-	-	-	-	-	-	10	839																					
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	0.20	3	8	2	1,653	1,905	681	170	-	-	-	-	-	-	-	-	-	-	10	851																					
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	0.20	3	5	5	1,653	1,905	435	435	-	-	-	-	-	-	-	-	-	-	10	870																					
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	0.70	2	20	-	1,653	1,905	1,678	-	-	-	-	-	-	-	-	-	-	-	20	1,678																					
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	0.50	3	15	5	1,653	1,905	1,282	427	-	-	-	-	-	-	-	-	-	-	20	1,709																					
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	0.30	4	10	10	1,653	1,905	870	870	-	-	-	-	-	-	-	-	-	-	20	1,740																					
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	0.20	5	-	20	1,653	1,905	-	1,802	-	-	-	-	-	-	-	-	-	-	20	1,802																					
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	1.70	2	50	-	1,653	1,905	-	-	-	-	-	-	-	-	-	-	-	-	50	-																					
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	1.10	3	38	13	1,653	1,905	3,204	1,068	-	-	-	-	-	-	-	-	-	-	50	4,272																					
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	0.80	4	25	25	1,653	1,905	2,175	2,175	-	-	-	-	-	-	-	-	-	-	50	4,350																					
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	0.50	5	-	50	1,653	1,905	-	4,504	-	-	-	-	-	-	-	-	-	-	50	4,504																					
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	3.40	2	100	-	1,653	1,905	8,391	-	-	-	-	-	-	-	-	-	-	-	100	8,391																					
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	2.30	3	75	25	1,653	1,905	6,409	2,136	-	-	-	-	-	-	-	-	-	-	100	8,545																					
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	1.50	4	50	50	1,653	1,905	4,350	4,350	-	-	-	-	-	-	-	-	-	-	100	8,699																					
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	6.90	2	200	-	1,653	1,905	16,782	-	-	-	-	-	-	-	-	-	-	-	200	16,782																					
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	4.60	3	150	50	1,653	1,905	12,817	4,272	-	-	-	-	-	-	-	-	-	-	200	17,090																					
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	3.00	4	100	100	1,653	1,905	8,699	8,699	-	-	-	-	-	-	-	-	-	-	200	17,398																					
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	10.00	2	250	-	1,653	1,905	20,977	-	-	-	-	-	-	-	-	-	-	-	250	20,977																					
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	12.00	2	300	-	1,653	1,905	25,172	-	-	-	-	-	-	-	-	-	-	-	300	25,172																					
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	15.00	2	400	-	1,653	1,905	33,563	-	-	-	-	-	-	-	-	-	-	-	400	33,563																					
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	21.00	2	500	-	1,653	1,905	41,954	-	-	-	-	-	-	-	-	-	-	-	500	41,954																					
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	25.00	2	600	-	1,653	1,905	50,345	-	-	-	-	-	-	-	-	-	-	-	600	50,345																					
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	32.00	2	700	-	1,653	1,905	58,736	-	-	-	-	-	-	-	-	-	-	-	700	58,736																					
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	36.00	2	800	-	1,653	1,905	67,126	-	-	-	-	-	-	-	-	-	-	-	800	67,126																					
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	40.00	2	900	-	1,653	1,905	75,517	-	-	-	-	-	-	-	-	-	-	-	900	75,517																					
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	48.00	2	1,000	-	1,653	1,905	83,908	-	-	-	-	-	-	-	-	-	-	-	1,000	83,908																					
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	60.00	2	1,250	-	1,653	1,905	104,885	-	-	-	-	-	-	-	-	-	-	-	1,250	104,885																					
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	75.00	2	1,500	-	1,653	1,905	125,862	-	-	-	-	-	-	-	-	-	-	-	1,500	125,862																					
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	88.00	2	1,700	-	1,653	1,905	142,644	-	-	-	-	-	-	-	-	-	-	-	1,700	142,644																					
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	112.00	2	2,000	-	1,653	1,905	167,816	-	-	-	-	-	-	-	-	-	-	-	2,000	167,816																					
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	0.50	5	-	-	1,653	1,905	-	-	-	-	-	-	-	-	2,951	-	-	-	-	-																					
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	2.00	2	23	8	1,653	1,905	1,987	662	-	-	-	-	5,000	-	-	-	-	-	31	2,649																					
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	4.00	3	89	30	1,653	1,905	7,562	2,521	-	-	-	-	5,000	-	-	-	-	-	118	10,083																					
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	8.00	3	220	73	1,653	1,905	18,778	6,259	-	-	-	-	5,000	-	-	-	-	-	293	25,037																					
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	2.00	4	46	46	1,653	1,905	3,958	3,958	-	-	-	-	-	-	-	3,850	-	-	91	7,916																					
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	4.00	4	112	112	1,653	1,905	9,743	9,743	-	-	-	-	-	-	-	3,850	-	-	224	19,486																					
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	8.00	4	245	245	1,653	1,905	21,313	21,313	-	-	-	-	-	-	-	3,850	-	-	490	42,626																					
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	2.00	4	56	56	1,653	1,905	4,828	4,828	-	-	2,000	5,000	-	-	-	-	-	-	111	9,656																					
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	4.00	4	122	122	1,653	1,905	10,613	10,613	-	-	2,000	5,000	-	-	-	-	-	-	244	21,226																					
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	8.00	4	256	256	1,653	1,905	22,226	22,226	-	-	2,000	5,000	-	-	-	-	-	-	511	44,453																					
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	2.00	5	-	130	1,653	1,905	-	11,710	-	-	2,000	5,000	-	-	-	-	-	-	130	11,710																					
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	4.00	5	-	334	1,653	1,905	-	30,085	-	-	2,000	5,000	-	-	-	-	-	-	334	30,085																					
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	8.00	5	-	742	1,653	1,905	-	66,836	-	-	2,000	5,000	-	-	-	-	-	-	742	66,836																					

[illegible]

KINGSTON L Rents																						Cap val										Yields										n/a	
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi																							
1	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
2	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
3	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
4	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
5	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
6	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
7	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
8	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
9	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
10	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
11	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
12	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
13	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
14	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
15	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
16	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
17	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
18	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
19	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
20	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
21	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
22	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
23	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
24	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
25	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
26	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
27	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
28	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
29	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
30	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
31	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
32	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
33	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
34	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
35	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
36	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
37	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
38	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
39	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
40	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
41	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
42	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
43	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
44	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
45	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
46	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								
47	260	275	260	160	160	160	756	558	150	150	4,275	7.00%	5.00%	6.50%	5.00%	5.00%	10.00%	7.00%	7.00%																								

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121		
KINGSTON L Build costs											Net to gross													
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	GF infra % costs	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Total new floorspace	Highways/S278		
1	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	420	5,000		
2	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	420	5,000		
3	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	426	5,000		
4	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	839	10,000		
5	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	839	10,000		
6	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	851	10,000		
7	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	870	10,000		
8	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,678	20,000		
9	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,709	20,000		
10	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,740	20,000		
11	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,802	20,000		
12	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	-	50,000		
13	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,272	50,000		
14	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,350	50,000		
15	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,504	50,000		
16	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,391	100,000		
17	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,545	100,000		
18	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,699	100,000		
19	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,782	200,000		
20	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	17,090	200,000		
21	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	17,398	200,000		
22	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	20,977	250,000		
23	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	25,172	300,000		
24	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	33,563	400,000		
25	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	41,954	500,000		
26	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	50,345	600,000		
27	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	58,736	700,000		
28	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	67,126	800,000		
29	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75,517	900,000		
30	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	83,908	1,000,000		
31	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	104,885	1,250,000		
32	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	125,862	1,500,000		
33	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	142,644	1,700,000		
34	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	167,816	2,000,000		
35	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	2,951	44,265		
36	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,649	106,000		
37	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,083	193,000		
38	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	30,037	368,000		
39	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	11,766	148,750		
40	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	23,336	281,750		
41	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	46,476	547,750		
42	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,656	216,000		
43	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	28,226	349,000		
44	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	51,453	616,000		
45	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,710	235,000		
46	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	37,085	439,000		
47	1,960	1,960	2,957	1,318	1,318	2,191	2,634	-	-	16.3%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	73,836	847,000		

[illegible]

	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	176				
KINGSTON L Investment sale (QUARTERS)													Resi sales period (qtrs)		Sales period start		Area	On-site AH		% AH rented			
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Resi	Resi		% of PRS units			Roof area	BNG cost	Bldg Safety Levy				
1	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%	209.77	1.4%	42.12				
2	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		209.77	1.4%	42.12			
3	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		141.90	1.4%	42.12			
4	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		419.54	1.4%	42.12			
5	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		419.54	1.4%	42.12			
6	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		283.80	1.4%	42.12			
7	6	6	6	6	6	6	6	6	6	6		1	6	0.00%	40%	80%		289.97	1.4%	42.12			
8	8	8	8	8	8	8	8	8	8	8		2	6	0.00%	40%	80%		839.08	1.4%	42.12			
9	8	8	8	8	8	8	8	8	8	8		2	6	0.00%	40%	80%		569.67	1.4%	42.12			
10	8	8	8	8	8	8	8	8	8	8		2	6	0.00%	40%	80%		434.96	1.4%	42.12			
11	8	8	8	8	8	8	8	8	8	8		1	8	0.00%	40%	80%		360.30	1.4%	42.12			
12	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		2,097.70	1.4%	42.12			
13	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		1,424.16	1.4%	42.12			
14	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		1,087.40	1.4%	42.12			
15	10	10	10	10	10	10	10	10	10	10		5	10	0.00%	40%	80%		900.75	1.4%	42.12			
16	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		4,195.40	1.4%	42.12			
17	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		2,848.33	1.4%	42.12			
18	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		2,174.79	1.4%	42.12			
19	10	10	10	10	10	10	10	10	10	10		6	6	0.00%	40%	80%		8,390.80	1.4%	42.12			
20	10	10	10	10	10	10	10	10	10	10		6	6	0.00%	40%	80%		5,696.65	1.4%	42.12			
21	10	10	10	10	10	10	10	10	10	10		6	6	0.00%	40%	80%		4,349.58	1.4%	42.12			
22	10	10	10	10	10	8	10	10	10	10		9	7	0.00%	40%	80%		10,488.50	1.4%	42.12			
23	10	10	10	10	10	8	10	10	10	10		9	7	0.00%	40%	80%		12,586.20	1.4%	42.12			
24	10	10	10	10	10	8	10	10	10	10		9	7	0.00%	40%	80%		16,781.60	1.4%	42.12			
25	10	10	10	10	10	8	10	10	10	10		12	7	0.00%	40%	80%		20,977.00	1.4%	42.12			
26	10	10	10	10	10	8	10	10	10	10		12	7	0.00%	40%	80%		25,172.40	1.4%	42.12			
27	10	10	10	10	10	8	10	10	10	10		15	7	0.00%	40%	80%		29,367.80	1.4%	42.12			
28	10	10	10	10	10	8	10	10	10	10		15	7	0.00%	40%	80%		33,563.20	1.4%	42.12			
29	10	10	10	10	10	8	10	10	10	10		18	7	0.00%	40%	80%		37,758.60	1.4%	42.12			
30	10	10	10	10	10	8	10	10	10	10		18	7	0.00%	40%	80%		41,954.00	1.4%	42.12			
31	10	10	10	10	10	8	10	10	10	10		21	7	0.00%	40%	80%		52,442.50	1.4%	42.12			
32	10	10	10	10	10	8	10	10	10	10		27	7	0.00%	40%	80%		62,931.00	1.4%	42.12			
33	10	10	10	10	10	8	10	10	10	10		30	7	0.00%	40%	80%		71,321.80	1.4%	42.12			
34	10	10	10	10	10	8	10	10	10	10		36	7	0.00%	40%	80%		83,908.00	1.4%	42.12			
35	8	8	8	8	8	8	8	8	8	8		2	8	0.00%	0%	80%		590.20	1.4%	42.12			
36	8	8	8	8	8	8	8	8	8	8		2	7	0.00%	40%	80%		3,824.47	1.4%	42.12			
37	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		5,027.69	1.4%	42.12			
38	12	12	12	12	12	12	12	12	12	12		8	6	0.00%	40%	80%		10,012.27	1.4%	42.12			
39	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		2,941.56	1.4%	42.12			
40	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		5,834.03	1.4%	42.12			
41	14	14	14	14	14	14	14	14	14	14		12	6	0.00%	40%	80%		11,618.98	1.4%	42.12			
42	10	10	10	10	10	10	10	10	10	10		5	6	0.00%	40%	80%		4,164.02	1.4%	42.12			
43	10	10	10	10	10	10	10	10	10	10		8	6	0.00%	40%	80%		7,056.49	1.4%	42.12			
44	10	10	10	10	10	10	10	10	10	10		11	6	0.00%	40%	80%		12,863.18	1.4%	42.12			
45	12	12	12	12	12	12	12	12	12	12		8	8	0.00%	40%	80%		3,741.96	1.4%	42.12			
46	14	14	14	14	14	14	14	14	14	14		10	8	0.00%	40%	80%		7,417.03	1.4%	42.12			
47	16	16	16	16	16	16	16	16	16	16		12	8	0.00%	40%	80%		14,767.17	1.4%	42.12			

Appendix 2 - Commercial lettings

Tonbridge and Malling commercial lettings

North of Borough

	Average	LQ	UQ
Retail	£25.26	£15.54	£36.34
Offices	£18.70	£12.74	£24.24
Industrial	£11.89	£9.14	£14.76

South of Borough

	Average	LQ	UQ
Retail	£31.19	£18.50	£50.62
Offices	£22.36	£16.07	£32.72
Industrial	£9.90	£6.68	£15.01

	Average	LQ	UQ	total lettings	53
Retail	£272	£167	£391		
Offices	£201	£137	£261		
Industrial	£128	£98	£159		

South of Borough

	Average	LQ	UQ	total lettings	41
Retail	£336	£199	£545		
Offices	£241	£173	£352		
Industrial	£107	£72	£162		

Sign Date	Start Date	Address	Broad area	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Move-in Date	Rent Free	Leasing Agent Company		
02/06/2025	02/06/2025	Hall Rd	North	Aylesford	GRND	1,527	16.00	Asking		24,432.00	Industrial	Direct						02/06/2025			Watson Day Chartered Surveyors	
01/05/2025	01/05/2025	Hall Rd	North	Aylesford	GRND,1	2,529	16.00	Asking	FRI	40,464.00	Industrial	Direct						01/05/2025			Watson Day Chartered Surveyors	
30/01/2025	02/02/2025	Hall Rd	North	Aylesford	GRND	1,530	16.00	Asking		24,480.00	Industrial	Direct						02/02/2025			Watson Day Chartered Surveyors	
09/04/2025	09/04/2025	Wood Close	North	Aylesford	GRND	7,378	13.67	Effective	FRI	100,859.88	Industrial	Direct	5 yrs				08/04/2030	Kent Wraps Ltd Filder Filter Systems Ltd	09/04/2025	3	Caxtons Commercial Ltd, CBRE	
05/02/2025	05/02/2025	11-12 London Rd	North	Wrotham	GRND,MEZZ	4,739	13.47	Asking		63,834.33	Industrial	Assignment						05/02/2025			Watson Day Chartered Surveyors	
18/09/2025	18/09/2025	New Hythe Ln	North	Aylesford	GRND,1	3,718	13.43	Effective	FRI	49,950.10	Industrial	Direct	5 yrs				17/09/2030	Rainbow Restoration	18/09/2025	3	Caxtons Commercial Ltd, Ryan	
04/03/2024	04/03/2024	New Hythe Ln	North	Aylesford	GRND,1	5,316	13.00	Achieved	FRI	69,108.00	Industrial	Direct	5 yrs				03/03/2029	Fixmart	04/03/2024	6	Caxtons Commercial Ltd, Ryan	
01/08/2025	01/09/2025	Wrotham Rd	North	Borough Green	GRND	1,960	12.76	Asking		25,009.60	Industrial	Direct						01/09/2025			Core Commercial Ltd	
28/02/2025	28/02/2025	London Rd	North	Wrotham	GRND,1	3,806	12.74	Effective	FRI	48,483.64	Industrial	Direct	5 yrs	28/02/2028			27/02/2030	Furnehire Ltd	28/02/2025	8	Caxtons Commercial Ltd	
07/02/2025	07/02/2025	London Rd	North	Wrotham	GRND,1	3,597	12.46	Effective	FRI	44,831.27	Industrial	Direct	5 yrs	07/02/2028			07/02/2030	Royale Stones Ltd	07/02/2025	9	Caxtons Commercial Ltd	
12/10/2023	24/09/2024	Coldharbour Ln	North	Aylesford	GRND,1	64,445	12.13	Effective	FRI	781,692.21	Industrial	Direct	10 yrs			24/09/2029	23/09/2034	Fixfast	24/09/2024	9	Glenny LLP	
17/03/2025	17/03/2025	Lake Rd	North	Aylesford	GRND,MEZZ	2,484	12.08	Asking	FRI	30,006.72	Industrial	Direct						01/05/2025			Sibley Pares Chartered Surveyors	
02/01/2024	02/01/2024	15 Mills Rd	North	Aylesford	GRND,1	38,599	11.65	Effective	FRI	449,691.18	Industrial	Direct	10 yrs			02/01/2029	01/01/2034	Muztrans Ltd	19/07/2024			
22/05/2025	22/05/2025	New Hythe Ln	North	Aylesford	GRND	9,096	11.52	Effective	FRI	104,814.05	Industrial	Direct	5 yrs	22/05/2028			21/05/2030	Sidando Ltd	22/05/2025	6	Ryan, Caxtons Commercial Ltd	
23/11/2023	23/11/2023	Mills Rd	North	Aylesford	GRND	18,131	11.43	Effective	FRI	207,312.79	Industrial	Direct	10 yrs			23/11/2028	22/11/2033	ABL 1Touch	01/12/2023	9	IPIF Ltd, Ryan, Caxtons Commercial Ltd	
20/05/2024	20/05/2024	3 Sheldon Way	North	Aylesford	GRND	16,151	11.15	Achieved	FRI	180,083.65	Industrial	Direct	10 yrs	20/05/2029	20/05/2029	19/05/2034	Demelza	20/05/2024	5	Caxtons Commercial Ltd		
08/12/2023	08/12/2023	Mills Rd	North	Aylesford	GRND	4,135	11.00	Achieved	FRI	45,485.00	Industrial	Direct	10 yrs	08/12/2028	08/12/2028	08/12/2033	Dice Fuels Limited	08/12/2023			Caxtons Commercial Ltd, Bishop Whitehead	
04/03/2024	04/03/2024	4.20 Bellingham Way	North	Aylesford	GRND,1	6,160	10.96	Asking		67,513.60	Industrial	Direct						04/03/2024			Core Commercial Ltd	
26/02/2024	26/03/2024	Lake Rd	North	Aylesford	GRND,MEZZ	2,288	10.93	Asking		25,007.84	Industrial	Direct						26/03/2024			Sibley Pares Chartered Surveyors	
18/08/2024	18/08/2024	Mills Rd	North	Aylesford	GRND,1	20,615	10.78	Effective	FRI	222,300.38	Industrial	Direct	10 yrs	18/08/2026	18/08/2028		17/08/2034	Tesco		12		
15/12/2023	15/12/2023	London Rd	North	Wrotham	GRND,1	3,060	9.52	Asking		29,131.20	Industrial	Assignment						15/12/2023			Watson Day Chartered Surveyors	
03/09/2024	04/09/2024	Bellingham Way	North	Aylesford	GRND,1	49,914	9.15	Effective	FRI	456,662.92	Industrial	Direct	11 yrs	04/09/2030	31/12/2028		03/09/2035	Energy Solutions	04/09/2024	6	Caxtons Commercial Ltd	
22/12/2023	02/02/2024	Maldstone Rd	North	Borough Green	GRND,1	11,151	9.00	Asking		100,359.00	Industrial	Direct	10 yrs				01/02/2034		02/02/2024		Watson Day Chartered Surveyors, White Over & Co	
27/05/2025	27/06/2025	1-7 London Rd	North	Wrotham	GRND,1	3,334	8.70	Asking		29,005.80	Industrial	Assignment						27/06/2025			Watson Day Chartered Surveyors	
22/12/2023	22/01/2024	London Rd	North	Wrotham	GRND,MEZZ	6,731	7.69	Asking		51,761.39	Industrial	Assignment						22/01/2024			Watson Day Chartered Surveyors	
Sign Date	Start Date	Address	Broad area	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Move-in Date	Rent Free	Leasing Agent Company		
11/03/2025	14/03/2025	18 Kings Hill Ave	North	West Malling	GRND	11,529	26.00	Achieved	FRI	299,754.00	Office	Direct	10 yrs	12/03/2030			14/03/2035	Cygnat Health Care Ltd	26/03/2025	12	Knight Frank LLP	
08/01/2024	07/02/2024	10 Kings Hill Ave	North	West Malling	GRND	6,917	25.00	Asking		172,925.00	Office	Direct						07/02/2024			Ryan, Knight Frank LLP, Hanover Green	
07/10/2024	14/10/2024	4 Abbey Wood Rd	North	West Malling	GRND	14,529	23.00	Achieved	FRI	334,167.00	Office	Direct	10 yrs	21/10/2029			14/10/2034	NHS Property Services	17/10/2024			Knight Frank LLP, Ryan
03/09/2024	11/09/2024	4 Abbey Wood Rd	North	West Malling	GRND	5,161	22.94	Asking	FRI	118,393.34	Office	Sublease	2 yrs 9 mos				01/06/2027	Chartway Group Ltd	22/09/2024			Knight Frank LLP
24/01/2024	24/01/2024	30 Tower Vw	North	West Malling	1st	10,380	22.00	Effective	FRI	228,366.55	Office	Direct	10 yrs	23/01/2029	24/01/2029		23/01/2034	IMOT	25/01/2024			
09/05/2025	09/05/2025	Mills Rd	North	Aylesford	GRND	1,732	18.52	Effective	FRI	32,081.90	Office	Direct	10 yrs	09/05/2030			09/05/2035	Steam & Air Blowing Service Co (SABSCI)	09/05/2025	3	Caxtons Commercial Ltd	
10/06/2025	10/07/2025	Wilton Dr	North	Ditton	GRND	300	18.50	Asking		5,550.00	Office	Direct						10/07/2025			Savills	
03/09/2024	03/09/2024	Bradbourne Ln	North	East Malling	1st	527	18.50	Asking	FRI	9,749.50	Office	Direct						03/09/2024			Savills	
08/10/2023	09/10/2023	New Rd	North	East Malling	1st	467	18.38	Asking		8,583.46	Office	Direct	1 yr				08/10/2024		09/10/2023		Savills	
10/02/2025	10/03/2025	Plaxdale Green Rd	North	Stansted	GRND	670	17.99	Achieved	FRI	12,053.30	Office	Direct						10/03/2025			Angela Hirst	
03/10/2025	02/11/2025	42 New Rd	North	Aylesford	GRND	2,498	15.21	Asking		37,994.58	Office	Direct						02/11/2025			Bracketts	
06/08/2025	06/08/2025	Aegel House	North	Aylesford	1st	3,240	14.43	Effective	FRI	46,742.61	Office	Direct	10 yrs	06/08/2028			05/08/2035	AM Surveying & Block Management	06/08/2025	6	Bishop Whitehead, Caxtons Commercial Ltd	
10/06/2024	10/06/2024	Maldstone Rd	North	Platt	GRND,1	1,213	11.12	Achieved	FRI	13,488.56	Office	Direct	1 yr				09/06/2025	MST Aligned Ltd	10/06/2024			Sibley Pares Chartered Surveyors
05/05/2025	17/08/2025	Danns Ln	North	Wateringbury	GRND	644	10.19	Achieved	FRI	6,562.36	Office	Direct						17/08/2025			Sibley Pares Chartered Surveyors	
Sign Date	Start Date	Address	Broad area	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Move-in Date	Rent Free	Leasing Agent Company		
11/11/2024	11/12/2024	61-63 High St	North	Aylesford	GRND	1,633	43.34	Effective	FRI	70,776.66	Retail	Direct	15 yrs				11/12/2039	Brooks Pubs & Bars Ltd	11/12/2024		3	Savills
01/10/2024	01/10/2024	5 Swan St	North	West Malling	GRND	562	40.93	Effective	FRI	23,000.00	Retail	Direct	5 yrs				30/09/2029		01/10/2024		0	Ibbett Mosely
07/10/2024	07/10/2024	Swan St	North	West Malling	GRND	284	33.45	Achieved	FRI	9,500.00	Retail	Direct						28/12/2024			Sibley Pares Chartered Surveyors	
28/08/2024	28/08/2024	Lunsford Park	North	Aylesford	GRND	959	27.63	Achieved	FRI	26,500.00	Retail	Direct	5 yrs				28/08/2029	Card Factory	28/06/2025	10	Cradick Retail	
09/05/2024	09/05/2024	Peter's Village	North	Wouldham	GRND	620	26.61	Achieved	FRI	16,500.00	Retail	Direct	10 yrs		09/05/2029	09/05/2034	Ellie McVey	27/05/2024				
11/07/2024	10/08/2024	Hall Rd	North	Wouldham	GRND	620	26.61	Asking	FRI	16,500.00	Retail	Direct						10/08/2024			Harrisons Chartered Surveyors	
25/09/2024	25/09/2024	Lunsford Park	North	Aylesford	GRND	1,000	26.50	Achieved	FRI	26,500.00	Retail	Direct	5 yrs				25/09/2029		26/10/2024	6	Cradick Retail	
02/12/2024	02/12/2024	95-95A High St	North	West Malling	1st	531	24.48	Asking	FRI	12,998.88	Retail	Direct						02/12/2024			Caxtons Commercial Ltd	
01/03/2025	01/03/2025	28 High St	North	Snodland	Unkwn	809	21.63	Achieved		17,500.00	Retail	Direct	10 yrs				01/03/2035	Coral	01/03/2025			
11/07/2024	10/08/2024	Hall Rd	North	Wouldham	GRND	815	20.25	Asking		16,500.00	Retail	Direct						10/08/2024			Harrisons Chartered Surveyors	
01/12/2023	01/12/2023	Fortune	North	West Malling	GRND	9,058	19.87	Achieved	FRI	180,000.00	Retail	Direct	15 yrs				01/12/2038	Waitrose & Partners	01/12/2023			
11/07/2024	10/08/2024	Hall Rd	North	Wouldham	GRND	898	18.37	Asking	FRI	16,500.00	Retail	Direct						10/08/2024			Harrisons Chartered Surveyors	
11/07/2024	10/08/2024	Hall Rd	North	Wouldham	1st	2,099	14.29	Asking	FRI	30,000.00	Retail	Direct						10/08/2024			Harrisons Chartered Surveyors	
09/07/2025	09/07/2025	49 High St	North	Borough Green	BSMT	1,506	9.63	Effective	FRI	14,508.81	Retail	Direct	10 yrs	09/07/2030	09/07/2030	08/07/2035		09/07/2025		3	Ibbett Mosely	

Sign Date	Start Date	Address	Broad area	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Move-in Date	Rent Free	Leasing Agent Company	
11/03/2025	11/04/2025	58-66 Morley Rd	South	Tonbridge	GRND, 1	3,400	17.01	Asking		57,834.00	Industrial	Direct						11/04/2025			Brackets
01/06/2025	01/06/2025	Vale Rd	South	Tonbridge	GRND, 1	12,410	13.00	Achieved	FRI	161,330.00	Industrial	Direct	15 yrs	01/06/2030			31/05/2040	Senox Group	15/06/2025	12	Dowley Turner Real Estate, Bracketts
05/10/2023	04/11/2023	Seven Mile Ln	South	Mereworth	GRND, MEZZ	3,148	8.66	Asking		27,261.68	Industrial	Direct						04/11/2023			Sibley Pares Chartered Surveyors
30/09/2024	30/09/2024	Sanderson Way	South	Tonbridge	GRND, MEZZ	3,471	8.64	Asking		29,989.44	Industrial	Direct	10 yrs	30/09/2029			29/09/2034	Lynwood Electricals Ltd	30/09/2024		Bracketts
03/11/2024	12/02/2025	Bullen Ln	South	East Peckham	GRND	1,851	8.64	Achieved	FRI	15,992.64	Light industrial	Direct						12/02/2025			Sibley Pares Chartered Surveyors
25/11/2024	25/11/2024	Bullen Ln	South	East Peckham	GRND	2,494	7.42	Achieved	FRI	18,505.48	Light industrial	Direct						20/01/2025			Sibley Pares Chartered Surveyors
02/10/2023	02/10/2023	17-21 Sanderson Way	South	Tonbridge	GRND, 1, MEZZ	7,165	5.93	Asking		42,488.45	Industrial	Direct						02/10/2023			Core Commercial Ltd
Sign Date	Start Date	Address	Broad area	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Move-in Date	Rent Free	Leasing Agent Company	
09/04/2025	09/05/2025	River Lawn Rd	South	Tonbridge	1st	79	45.60	Asking		3,602.40	Office	Direct	1 yr					09/05/2025			Penhurst Business Centres Limited
07/11/2024	07/11/2024	58-66 Morley Rd	South	Tonbridge	GRND	282	30.14	Asking		8,499.48	Office	Direct	5 yrs					06/11/2029			Bracketts
14/07/2024	15/07/2024	Court Ln	South	Hadlow	GRND	163	27.60	Achieved	FRI	4,498.80	Office	Direct						15/07/2024			BTF Partnership
14/07/2024	15/07/2024	Court Ln	South	Hadlow	GRND	109	27.52	Achieved	FRI	2,999.68	Office	Direct						15/07/2024			BTF Partnership
10/01/2025	10/01/2025	188-198 High St	South	Tonbridge	2nd	659	22.76	Achieved		14,998.84	Office	Direct	5 yrs				09/01/2030	Cantium	10/01/2025		Broadlands Commercial Property Agents Ltd
08/04/2025	08/04/2025	Tonbridge Rd	South	Mereworth	GRND	937	21.88	Achieved	FRI	20,501.56	Office	Direct	3 yrs				07/04/2028		17/08/2025		Sibley Pares Chartered Surveyors
01/07/2025	01/08/2025	Bullen Ln	South	East Peckham	1st	594	20.20	Asking		11,998.80	Office	Direct						01/08/2025			
23/11/2023	23/11/2023	Medway Wharf Rd	South	Tonbridge	2nd	1,632	20.00	Achieved		32,640.00	Office	Direct	10 yrs	23/11/2028	23/02/2028	23/11/2033		23/12/2023			Durlings, Bracketts
03/10/2023	04/10/2023	6 Lyons Cres	South	Tonbridge	GRND	1,263	19.99	Asking	FRI	25,247.37	Office	Direct						09/10/2023			Norman Bromley Partnership LLP
07/10/2024	07/10/2024	High St	South	Hadlow	GRND, 1	1,319	18.20	Achieved	FRI	24,005.80	Office	Direct						07/10/2024			Sibley Pares Chartered Surveyors
24/02/2025	24/02/2025	Cemetery Ln	South	Hadlow	GRND	669	17.17	Achieved	FRI	11,486.73	Office	Direct	5 yrs	15/02/2028		23/02/2030		24/02/2025			BTF Partnership
13/07/2025	13/08/2025	60A Priory Rd	South	Tonbridge	1st	645	17.05	Asking		10,997.25	Office	Direct						13/08/2025			Bracketts
03/07/2025	02/08/2025	19-21 Quarry Hill Rd	South	Tonbridge	GRND	304	16.43	Asking	FRI	4,994.72	Office	Direct						02/08/2025			Bracketts
14/01/2025	11/03/2025	Drayton Rd	South	Tonbridge	GRND	610	15.98	Achieved	FRI	9,747.80	Office	Direct	10 yrs				10/03/2035	Mary Mary Crates Gardens Limited	11/03/2025		Bracketts
07/07/2025	07/07/2025	Court Ln	South	Hadlow	GRND, MEZZ	1,148	14.81	Achieved	FRI	17,001.88	Office	Direct	5 yrs	07/07/2028			06/07/2030		07/07/2025		BTF Partnership
Sign Date	Start Date	Address	Broad area	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Move-in Date	Rent Free	Leasing Agent Company	
25/04/2024	25/04/2024	154 High St	South	Tonbridge	GRND	384	65.10	Achieved	FRI	25,000.00	Retail	Direct	5 yrs	25/04/2027			24/04/2029	Doug's Dog House	25/04/2024		Caxtons Commercial Ltd
03/06/2025	03/07/2025	88A Shipbourne Rd	South	Tonbridge	GRND	267	56.18	Asking		15,000.06	Retail	Direct						03/07/2025			Bracketts
01/04/2025	01/05/2025	47 High St	South	Tonbridge	GRND	552	50.72	Asking		27,997.44	Retail	Direct						01/05/2025			Bracketts
12/06/2024	12/06/2024	1A Priory Rd	South	Tonbridge	GRND	199	50.25	Asking		9,999.75	Retail	Direct	6 yrs				12/06/2030		12/06/2024		Bracketts
28/11/2024	28/11/2024	15 High St	South	Tonbridge	GRND	1,069	30.87	Asking	FRI	33,000.03	Retail	Direct	15 yrs				27/11/2039		28/12/2024		Bracketts
01/03/2024	01/03/2024	49-51 High St	South	Tonbridge	GRND	816	30.64	Achieved	FRI	25,000.00	Retail	Direct	5 yrs				28/02/2029	Nutleys Barbers	01/03/2024	3	HRH Retail
04/02/2025	04/03/2025	12 Quarry Hill Rd	South	Tonbridge	GRND	688	30.52	Achieved	FRI	21,000.00	Retail	Direct	10 yrs				03/03/2035		04/03/2025		Bracketts
12/06/2024	19/08/2024	Railway Approach	South	Tonbridge	GRND	413	29.06	Asking		12,001.78	Retail	Direct	6 yrs				19/08/2030	Bagel Station Tonbridge Limited	19/08/2024		Bracketts
15/06/2024	15/07/2024	9 Quarry Hill Rd	South	Tonbridge	GRND	680	28.68	Achieved	FRI	19,500.00	Retail	Direct						15/07/2024			Bracketts
17/12/2024	04/02/2025	Railway Approach	South	Tonbridge	GRND	212	28.30	Achieved	FRI	6,000.00	Retail	Direct	6 yrs				03/02/2031	Skillman Global Ltd	04/02/2025		Bracketts
03/10/2025	02/11/2025	119-119B High St	South	Tonbridge	GRND	694	25.49	Asking		17,690.06	Retail	Direct						02/11/2025			Bracketts
27/06/2025	27/07/2025	66-68 High	South	Tonbridge	GRND	1,195	25.10	Asking		29,994.50	Retail	Direct						27/07/2025			Bracketts
01/05/2024	19/08/2024	Railway Approach	South	Tonbridge	GRND	810	24.69	Asking	FRI	19,998.90	Retail	Direct	6 yrs				19/08/2030	Tanbridge Ltd	19/08/2024		Bracketts
20/10/2023	20/10/2023	1 High St	South	Hadlow	GRND	368	24.46	Achieved		9,000.00	Retail	Direct	2 yrs				20/10/2025	Hadlow Barbers	20/10/2023		
12/10/2023	13/10/2023	9 York Parade	South	Tonbridge	GRND	756	21.83	Asking	FRI	16,503.48	Retail	Direct						01/11/2023			Bracketts
20/06/2024	20/07/2024	76-78 High St	South	Tonbridge	GRND	3,150	20.63	Achieved	FRI	65,000.00	Retail	Direct	20 yrs				20/07/2044	Morrisons	05/08/2024		Cradick Retail
21/01/2025	20/02/2025	Cannon Ln	South	Tonbridge	GRND	684	20.47	Asking	FRI	14,000.00	Retail	Direct						20/02/2025			Durlings
11/03/2025	31/05/2025	Railway Approach	South	Tonbridge	GRND	1,358	18.41	Achieved	FRI	25,000.00	Retail	Direct	6 yrs				30/05/2031	Italy 2Go	31/05/2025		Bracketts
03/10/2025	02/11/2025	High	South	Tonbridge	1st	3,134	11.17	Asking		35,006.78	Retail	Direct						02/11/2025			Bracketts

Appendix 3 - BCIS costs

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 20-Sep-2025 07:33

Rebased to Tonbridge and Malling (109; sample 22)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,671	730	1,074	1,614	1,977	3,077	14	
Up to 500m2 GFA (25)	2,758	2,261	-	2,900	-	3,114	3	
500 to 2000m2 GFA (20)	1,728	1,437	-	1,791	-	1,957	3	
Over 2000m2 GFA (20)	1,450	730	979	1,146	1,922	3,077	9	
320. Offices								
Generally (15)	2,649	1,293	2,006	2,628	3,097	4,128	30	
Air-conditioned								
Generally (15)	2,516	1,552	2,168	2,571	2,997	3,117	11	
1-2 storey (15)	2,317	1,552	2,114	2,306	2,512	3,107	6	
3-5 storey (15)	2,719	1,765	-	2,997	-	3,117	4	
6 storey or above (20)	2,988	2,236	2,705	2,884	3,093	4,206	7	
Not air-conditioned								
Generally (15)	2,774	1,293	2,005	2,786	3,435	4,128	14	
1-2 storey (15)	2,981	1,770	2,373	2,903	3,692	4,128	11	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
3-5 storey (20)	2,474	1,293	1,824	2,298	2,951	4,376	23	
6 storey or above (25)	3,077	2,385	-	3,181	-	3,562	4	
345. Shops								
Generally (30)	2,066	791	1,125	1,704	2,530	5,481	14	
1-2 storey (30)	2,089	791	1,120	1,638	2,633	5,481	13	
3-5 storey (30)	1,769	-	-	-	-	-	1	
447. Care homes for the elderly								
Generally (20)	2,371	1,480	1,932	2,290	2,688	4,656	53	
Up to 500m2 GFA (30)	2,353	2,244	-	-	-	2,462	2	
500 to 2000m2 GFA (20)	2,744	1,534	1,603	2,467	3,408	4,656	8	
Over 2000m2 GFA (20)	2,305	1,480	1,932	2,283	2,640	3,588	45	
810. Housing, mixed developments (15)	1,751	940	1,517	1,692	1,923	4,371	1244	
810.1 Estate housing								
Generally (15)	1,724	862	1,462	1,653	1,887	5,929	1288	
Single storey (15)	1,982	1,160	1,653	1,897	2,164	5,929	200	
2-storey (15)	1,662	862	1,437	1,610	1,828	3,573	1018	
3-storey (15)	1,769	1,072	1,489	1,705	1,966	3,534	65	
4-storey or above (15)	3,601	1,761	2,883	3,218	4,789	5,351	5	
810.11 Estate housing detached (15)	2,309	1,273	1,663	1,930	2,615	5,929	18	
810.12 Estate housing semi detached								
Generally (15)	1,749	1,005	1,484	1,692	1,922	3,837	333	
Single storey (15)	1,958	1,263	1,706	1,929	2,107	3,837	76	
2-storey (15)	1,688	1,005	1,462	1,632	1,867	2,945	247	
3-storey (15)	1,681	1,258	1,343	1,602	1,942	2,478	10	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
810.13 Estate housing terraced							
Generally (15)	1,732	1,022	1,435	1,636	1,870	5,351	203
Single storey (15)	1,930	1,227	1,646	1,878	2,302	2,735	14
2-storey (15)	1,666	1,022	1,420	1,598	1,802	3,573	160
3-storey (15)	1,777	1,072	1,502	1,700	1,959	3,534	27
4-storey or above (15)	5,070	4,789	-	-	-	5,351	2
816. Flats (apartments)							
Generally (15)	2,050	1,073	1,686	1,933	2,328	6,886	727
1-2 storey (15)	1,973	1,173	1,652	1,843	2,245	3,865	154
3-5 storey (15)	2,018	1,073	1,673	1,905	2,287	4,213	486
6 storey or above (15)	2,367	1,462	1,922	2,265	2,617	6,886	86

Appendix 4 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 5 - BLV assumptions

EUV - notional hectare

20%																		
No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	Premium	Benchmark Land Value
1	Secondary office/retail	40%	2.0	8,000	£137.00	£1,096,000	7.0%	14.29	2.5	0.84	£13,220,658	-£899,005	15%	-£164,400	-£6,600,000	£5,557,253	£1,111,450.65	£6,668,704
2	Secondary industrial	25%	1.0	2,500	£80.00	£200,000	7.0%	14.29	2.5	0.84	£2,412,529	-£164,052	15%	-£30,000	-£500,000	£1,718,477	£343,695.37	£2,062,172
3	Greenfield (high)	0%	1.0	0	£0.00	£0	6.0%	16.67	2.5	0.86	£0	£0	15%	£0	£0	£0	£0	£374,000
4	Greenfield (low)	0%	1.0	0	£0.00	£0	6.0%	16.67	2.5	0.86	£0	£0	15%	£0	£0	£0	£0	£247,000

Appendix 6 - Appraisal outputs (50% SR, 30% AR, 20% SO)

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK 1 AND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,275 psm

£6,668,704 PER HA

AH tenure

Re

ented 80%

Intermedia

te:

SO 20%

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBC-RE51 - 5 units, 14 DPH (100% houses)	5	£2,667,482	213,102	192,781	172,668	152,756	133,050	113,551	94,257	75,168	56,283	37,605	19,132	
2 TMBC-RE52 - 5 units, 29 DPH (100% houses)	5	£1,333,741	213,102	192,781	172,668	152,756	133,050	113,551	94,257	75,168	56,283	37,605	19,132	
3 TMBC-RE53 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	148,729	135,116	110,705	91,590	72,486	53,381	35,111	16,724	-	19,734	-	
4 TMBC-RE54 - 10 units, 14 DPH (100% houses)	10	£4,668,051	426,204	385,562	345,331	305,511	267,102	227,102	187,102	147,102	107,102	67,102	27,102	
5 TMBC-RE55 - 10 units, 29 DPH (100% houses)	10	£2,000,611	426,204	385,562	345,331	305,511	267,102	227,102	187,514	150,335	112,568	75,211	38,261	
6 TMBC-RE56 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	299,456	260,229	221,411	183,001	145,000	107,407	70,223	33,449	2,962	39,468	7,556	
7 TMBC-RE57 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	96,126	59,212	22,703	-	13,606	49,852	85,668	121,111	156,124	190,727	224,921	
8 TMBC-RE58 - 20 units, 29 DPH (100% houses)	20	£4,668,051	887,006	804,526	722,878	642,062	562,079	482,928	404,608	327,121	250,466	174,492	95,650	
9 TMBC-RE59 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	569,093	490,154	412,072	334,817	258,390	182,790	108,019	34,073	-	39,640	13,033	
10 TMBC-RE60 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	235,930	147,777	69,624	30,373	13,128	50,373	133,073	205,290	276,739	348,498	420,938	
11 TMBC-RE61 - 20 units, 102 DPH (100% flats)	20	£1,333,741	592,238	652,296	713,618	773,618	833,618	893,136	947,136	1,001,113	1,059,996	1,119,131	1,169,529	
12 TMBC-RE62 - 50 units, 29 DPH (100% houses)	50	£11,336,797	2,275,081	2,069,602	1,866,192	1,664,852	1,464,818	1,266,102	1,076,666	876,698	684,833	495,036	307,310	
13 TMBC-RE63 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	1,343,968	1,155,133	968,279	783,405	600,511	419,598	240,664	63,711	-	114,770	292,009	
14 TMBC-RE64 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,353	537,116	357,580	179,703	2,002	176,364	352,745	527,111	699,460	889,295	1,038,131	1,204,415	
15 TMBC-RE65 - 50 units, 102 DPH (100% flats)	50	£5,334,352	1,882,364	2,006,404	2,128,901	2,249,853	2,369,282	2,487,129	2,603,451	2,718,230	2,831,465	2,943,158	3,053,300	
16 TMBC-RE66 - 100 units, 29 DPH (100% houses)	100	£22,676,429	4,229,272	3,835,461	3,444,537	3,057,587	2,674,640	2,295,668	1,920,676	1,549,668	1,182,645	819,604	460,541	
17 TMBC-RE67 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£13,337,019	2,567,036	2,310,576	2,054,116	1,797,656	1,540,196	1,282,736	1,025,276	767,816	510,356	252,896	97,436	
18 TMBC-RE68 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	1,074,232	715,156	359,405	5,004	352,728	705,491	1,054,222	1,399,921	1,739,599	2,076,226	2,408,813	
19 TMBC-RE69 - 200 units, 29 DPH (100% houses)	200	£48,014,056	8,141,112	7,370,748	6,608,159	5,858,348	5,106,300	4,367,032	3,635,538	2,911,819	2,195,873	1,487,701	787,300	
20 TMBC-RE70 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,638	5,065,153	4,328,907	3,600,391	2,879,602	2,166,543	1,461,212	763,609	73,735	-	617,693	1,303,318	
21 TMBC-RE71 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	1,847,237	1,147,797	456,013	231,596	91,380	1,606,380	2,287,071	2,959,881	3,624,810	4,281,858	4,931,025	
22 TMBC-RE72 - 250 units, 30 DPH (100% houses)	250	£66,687,039	9,170,793	8,220,317	7,341,806	6,462,256	5,611,671	4,760,407	3,917,386	3,083,889	2,258,954	1,443,181	636,372	
23 TMBC-RE73 - 300 units, 30 DPH (100% houses)	300	£80,024,447	10,929,352	9,884,381	8,810,167	7,768,708	6,734,005	5,712,057	4,700,884	3,700,427	2,710,744	1,731,818	763,641	
24 TMBC-RE74 - 400 units, 30 DPH (100% houses)	400	£100,000,558	14,572,668	13,152,500	11,747,610	10,350,618	8,959,630	7,568,642	6,177,654	4,786,666	3,395,678	2,004,690	717,708	
25 TMBC-RE75 - 500 units, 30 DPH (100% houses)	500	£140,042,056	17,902,240	16,173,356	14,461,540	12,767,963	11,091,453	9,432,355	7,790,724	6,168,543	4,559,809	2,970,524	1,387,875	
26 TMBC-RE76 - 600 units, 30 DPH (100% houses)	600	£166,717,597	21,462,689	19,408,039	17,354,328	15,321,556	13,309,722	11,318,827	9,348,870	7,398,951	5,471,770	3,564,629	1,665,456	
27 TMBC-RE77 - 700 units, 30 DPH (100% houses)	700	£213,398,524	24,488,251	22,156,914	19,842,722	17,547,935	15,276,772	13,029,230	10,800,739	8,586,487	6,396,008	4,215,205	2,054,918	
28 TMBC-RE78 - 800 units, 30 DPH (100% houses)	800	£240,073,400	27,986,572	25,322,188	22,677,397	20,054,783	17,459,168	14,890,549	12,343,703	9,831,128	7,309,723	4,817,377	2,348,474	
29 TMBC-RE79 - 900 units, 30 DPH (100% houses)	900	£266,748,155	30,483,715	27,599,666	24,738,724	21,909,818	19,082,624	16,323,795	13,568,225	10,838,366	8,123,562	5,432,005	2,754,711	
30 TMBC-RE80 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,798	36,870,795	33,062,963	29,487,470	24,944,319	21,231,804	18,137,551	15,075,965	12,042,852	9,026,181	6,035,590	3,060,796	
31 TMBC-RE81 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	40,761,107	36,943,576	32,944,177	28,940,784	24,937,391	20,934,998	17,932,605	14,930,212	11,927,819	8,925,426	4,422,142	
32 TMBC-RE82 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	45,052,953	40,824,528	36,648,601	32,505,319	28,367,400	24,332,572	20,292,573	16,292,865	12,312,586	8,339,275	4,422,142	
33 TMBC-RE83 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	48,488,193	44,293,467	39,760,348	35,273,357	30,830,364	26,415,936	22,047,597	17,702,635	13,391,799	9,104,832	4,831,677	
34 TMBC-RE84 - 2,000 units, 30 DPH (100% houses)	2,000	£674,894,834	52,496,715	47,800,403	42,738,725	37,920,796	33,149,188	28,409,832	23,712,771	19,049,344	14,411,602	9,797,701	5,192,588	
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light LD	31	£13,337,408	2,085,017	1,969,446	1,855,042	1,741,952	1,630,027	1,519,317	1,409,823	1,301,554	1,194,481	1,088,633	984,000	
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light LD	118	£26,676,816	4,407,963	3,956,668	3,506,422	3,056,686	2,632,059	2,199,981	1,772,633	1,350,454	932,124	516,964	110,533	
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light LD	293	£66,349,631	8,464,274	7,597,395	6,730,516	5,863,637	5,000,758	4,131,879	3,262,999	2,412,120	1,562,240	717,360	10,784	
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	1,664,833	1,534,240	1,207,210	883,795	563,952	247,803	65,781	3,747	-	689,445	-	
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,676,816	2,292,097	1,548,685	813,437	86,352	644,221	1,363,823	2,077,135	2,792,278	3,490,767	4,190,831	4,882,465	
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	3,910,795	2,335,728	777,930	774,234	2,233,684	3,874,180	5,406,897	6,921,387	8,415,008	9,926,189	11,416,306	
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	2,425,980	2,835,446	3,240,438	3,640,951	4,036,963	4,428,588	4,816,499	5,198,265	5,574,007	5,950,073	6,319,266	
43 TMBC-MIX8 - 544 units (50% houses), 2,000 sqm retail	544	£26,676,816	2,001,260	2,823,405	3,636,614	4,447,248	5,265,707	6,064,987	6,855,089	7,636,014	8,407,691	9,170,331	9,923,725	
44 TMBC-MIX9 - 211 units (50% houses), 2,000 sqm retail	211	£53,349,631	2,377,446	3,969,880	5,562,022	7,154,066	8,746,108	10,338,150	11,929,435	13,520,720	15,111,905	16,714,963	18,317,021	
45 TMBC-MIX10 - 130 units (50% houses), 2,000 sqm retail, 5,000 sqm office	130	£2,667,816	7,880,256	8,239,331	8,592,410	8,945,489	9,298,568	9,651,647	10,004,726	10,357,805	10,710,884	11,063,963	11,417,042	
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£26,676,816	14,105,965	15,023,871	15,930,567	16,828,114	17,710,450	18,593,597	19,445,556	20,296,323	21,135,902	21,964,290	22,781,485	
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£53,349,631	25,929,856	27,955,051	29,955,598	31,931,499	33,882,751	35,809,356	37,711,313	39,588,623	41,441,285	43,269,299	45,072,668	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Description		No of units	BLV	Residual land values									
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 TMBG-RES1 - 5 units, 14 DPH (100% houses)	5	£824,689	215.102	192.781	172,668	152.756	133.050	113.551	94,257	75.168	56,283	37,805	19,733
2 TMBG-RES2 - 5 units, 20 DPH (100% houses)	5	£412,434	215.102	192.781	172,668	152.756	133.050	113.551	94,257	75.168	56,283	37,805	19,733
3 TMBG-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	149.729	130.115	110.705	91.500	72.499	53.704	35.111	16.782	1.481	-19.734	-37.130
4 TMBG-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	426.204	385.562	345.331	305.511	266.102	227.102	188.514	150.335	112.568	75.211	38.264
5 TMBG-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	426.204	385.562	345.331	305.511	266.102	227.102	188.514	150.335	112.568	75.211	38.264
6 TMBG-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	299.456	260.229	221.411	183.001	145.000	107.407	70.223	33.449	2.962	-39.468	-75.558
7 TMBG-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	96.126	59.212	22.703	-13.606	-49.852	-85.668	-121.111	-156.124	-190.727	-224.921	-258.578
8 TMBG-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	887.006	804.526	722.876	642.062	562.079	482.928	404.608	327.121	250.466	174.842	99.650
9 TMBG-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£618,652	887.006	804.526	722.876	642.062	562.079	482.928	404.608	327.121	250.466	174.842	99.650
10 TMBG-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£268,652	353.830	160.777	86.543	13.128	-30.373	-133.242	-205.280	-276.485	-348.858	-416.368	-485.106
11 TMBG-RES11 - 20 units, 102 DPH (100% flats)	20	£412,434	592.238	653.298	713.618	773.197	832.037	890.136	947.495	1,004.113	1,059.993	1,115.131	1,169.529
12 TMBG-RES12 - 50 units, 29 DPH (100% houses)	50	£3,505,693	2,275.081	2,069.602	1,866.192	1,664.852	1,464.818	1,266.702	1,070.666	876.709	684.833	495.036	307.310
13 TMBG-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,389	1,343.968	1,155.133	968.279	783.405	600.511	415.998	240.664	63.711	-114.270	-292.009	-467.714
14 TMBG-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	537.116	357.580	179.703	2.002	-176.364	-352.745	-527.111	-699.460	-889.759	-1,038.113	-1,204.415
15 TMBG-RES15 - 50 units, 102 DPH (100% flats)	50	£3,031.066	1,982.364	2,006.404	2,128.901	2,249.883	2,369.262	2,487.129	2,603.941	2,718.230	2,831.465	2,943.158	3,053.303
16 TMBG-RES16 - 100 units, 29 DPH (100% houses)	100	£2,268,389	2,638.272	2,368.546	2,128.901	1,866.192	1,600.511	1,334.998	1,069.664	804.664	539.664	274.664	99.664
17 TMBG-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,742.966	2,667.938	2,310.267	1,935.558	1,568.809	1,201.022	839.194	461.328	127.422	-223.558	-580.017	-935.427
18 TMBG-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,093.258	1,074.232	715.159	359.405	4.004	-352.728	-705.491	-1,054.222	-1,398.921	-1,739.589	-2,076.226	-2,408.813
19 TMBG-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228.988	8,411.112	7,370.748	6,306.159	5,263.346	4,206.300	3,167.032	2,126.763	1,086.493	59.719	-487.301	-967.301
20 TMBG-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£9,485.992	5,065.153	4,328.907	3,600.391	2,879.602	2,166.543	1,461.212	763.609	73.735	-617.693	-1,303.318	-1,989.730
21 TMBG-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£6,186.517	1,847.237	1,147.797	456.013	231.596	-918.390	-1,608.390	-2,287.071	-2,959.881	-3,624.810	-4,281.458	-4,931.025
22 TMBG-RES22 - 250 units, 30 DPH (100% houses)	250	£20,621.722	9,107.793	8,220.317	7,341.806	6,472.256	5,611.671	4,760.047	3,917.386	3,083.689	2,258.954	1,443.161	636.372
23 TMBG-RES23 - 300 units, 30 DPH (100% houses)	300	£24,746.067	10,908.353	9,964.387	9,020.467	8,176.507	7,332.547	6,488.587	5,644.627	4,799.667	3,954.707	3,109.747	2,264.787
24 TMBG-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932.584	14,572.468	13,152.509	11,746.890	10,355.610	8,975.673	7,616.076	6,278.816	4,933.694	3,614.327	2,309.092	1,018.196
25 TMBG-RES25 - 500 units, 30 DPH (100% houses)	500	£43,505.617	17,902.240	16,173.366	14,461.940	12,767.963	11,091.435	9,432.355	7,790.724	6,166.543	4,559.890	2,970.524	1,387.870
26 TMBG-RES26 - 600 units, 30 DPH (100% houses)	600	£51,554.306	21,482.689	19,408.036	17,324.328	15,231.556	13,309.722	11,318.827	9,348.870	7,399.851	5,471.770	3,564.629	1,665.456
27 TMBG-RES27 - 700 units, 30 DPH (100% houses)	700	£65,989.152	24,488.251	22,156.914	19,842.722	17,547.935	15,276.772	13,029.230	10,800.739	8,586.487	6,396.008	4,215.205	2,054.913
28 TMBG-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238.201	27,986.572	25,322.188	22,677.397	20,054.783	17,459.176	14,890.549	12,343.703	9,813.128	7,309.723	4,817.377	2,348.474
29 TMBG-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486.890	30,483.716	27,596.696	24,738.724	21,900.888	19,106.624	16,323.798	13,588.225	10,808.386	8,123.562	5,432.005	2,754.711
30 TMBG-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£89,994.268	33,079.795	29,583.763	26,107.457	22,644.317	19,180.585	16,716.855	14,249.927	11,782.990	9,317.050	6,846.109	4,375.169
31 TMBG-RES31 - 1,250 units, 30 DPH (100% flats)	1,250	£123,340.250	40,761.107	36,842.970	33,144.727	29,369.404	25,593.024	21,833.488	18,265.126	14,620.480	11,007.596	7,420.730	3,848.800
32 TMBG-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,682.918	45,042.953	40,824.528	36,648.601	32,505.319	28,397.609	24,332.572	20,292.573	16,292.685	12,312.566	8,339.275	4,422.142
33 TMBG-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£171,471.157	48,858.193	44,293.467	39,760.348	35,273.357	30,830.384	26,415.936	22,047.957	17,702.635	13,391.799	9,104.832	4,831.677
34 TMBG-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963.291	52,499.715	47,600.403	42,738.725	37,920.796	33,149.188	28,409.832	23,712.771	19,049.344	14,411.602	9,797.701	5,192.588
35 TMBG-CARE1 - 70 unit care scheme (30 DPH, 100% flats)		£1,031.066	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939
36 TMBG-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£4,124.344	2,085.017	1,969.446	1,855.092	1,744.952	1,630.027	1,519.317	1,409.823	1,301.545	1,194.481	1,088.633	984.000
37 TMBG-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	£2,248.699	4,407.603	3,959.098	3,510.492	3,069.986	2,629.480	2,188.974	1,748.468	1,307.964	867.460	518.964	176.033
38 TMBG-MIX3 - 293 units (75% houses), 5,000 sqm retail, 5,000 sqm office	293	£4,644.274	2,397.397	2,397.397	3,634.710	5,297.217	6,922.816	8,324.808	9,726.892	11,128.984	12,531.076	13,933.168	15,335.260
39 TMBG-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£4,124.344	1,864.833	1,534.240	1,207.210	893.795	563.992	247.803	67.751	-279.427	-689.445	-995.784	-1,298.455
40 TMBG-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£8,248.689	2,292.097	1,548.885	813.437	86.352	-642.221	-1,363.823	-2,051.338	-2,742.438	-3,400.767	-4,100.831	-4,882.466
41 TMBG-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,497.378	3,910.795	2,335.728	777.930	-774.234	-2,323.684	-3,874.180	-5,406.897	-6,921.837	-8,445.009	-9,956.189	-11,416.306
42 TMBG-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,124.344	-2,425.980	-2,835.446	-3,240.436	-3,640.953	-4,036.993	-4,428.558	-4,816.649	-5,198.263	-5,579.007	-5,959.073	-6,319.266
43 TMBG-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£8,248.689	-2,001.260	-2,823.405	-3,639.614	-4,457.248	-5,265.707	-6,064.987	-6,855.089	-7,636.014	-8,407.761	-9,170.331	-9,923.722
44 TMBG-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497.378	-2,377.073	-3,069.098	-3,761.022	-4,452.946	-5,144.870	-5,836.794	-6,528.718	-7,220.642	-7,912.566	-8,604.490	-9,296.414
45 TMBG-MIX10 - 130 units (50% houses), 2,000 sqm retail, 5,000 sqm office	130	£880.258	2,239.931	2,239.931	3,634.710	5,297.217	6,922.816	8,324.808	9,726.892	11,128.984	12,531.076	13,933.168	15,335.260
46 TMBG-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£8,248.689	14,105.965	15,023.871	15,950.567	16,828.114	17,710.450	18,583.597	19,455.556	20,296.323	21,135.902	21,964.290	22,781.485
47 TMBG-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£16,497.378	25,929.856	27,955.051	29,955.598	31,931.499	33,882.751	35,809.356	37,711.313	39,588.523	41,441.285	43,269.299	45,072.663

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land value AH							
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£149,600	213,102	192,781	172,666	152,756	133,600	113,851	94,297	75,689	56,283	37,865	19,152	
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£74,800	213,102	192,781	172,666	152,756	133,600	113,851	94,297	75,689	56,283	37,865	19,152	
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£37,400	149,729	130,115	110,705	91,500	72,499	53,704	35,111	16,724	1,481	19,134	37,780	
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£281,800	426,204	385,562	345,331	305,511	266,102	227,102	188,514	150,335	112,568	75,211	38,264	
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£112,200	426,204	385,562	345,331	305,511	266,102	227,102	188,514	150,335	112,568	75,211	38,264	
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£74,800	299,456	280,229	221,411	183,001	145,000	107,407	70,223	33,449	2,962	39,468	75,595	
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£74,800	96,126	59,212	22,703	13,608	49,852	85,668	121,111	156,124	197,270	224,921	250,258	
8 TMBC-RES8 - 20 units, 14 DPH (100% houses)	20	£281,800	897,006	804,526	722,878	642,062	562,079	482,988	404,658	327,121	250,466	174,842	89,650	
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£147,000	299,953	280,229	221,411	183,001	145,000	107,407	70,223	33,449	2,962	39,468	75,595	
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£112,200	235,830	160,777	86,543	13,128	80,373	133,242	205,280	276,455	346,658	416,398	495,100	
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£74,800	592,238	653,298	713,618	773,197	832,037	890,136	947,495	1,004,113	1,059,993	1,115,311	1,169,629	
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£635,800	2,275,081	2,069,602	1,866,192	1,664,852	1,464,816	1,266,702	1,070,666	876,709	684,833	495,636	307,318	
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£411,400	1,343,968	1,155,133	968,279	783,405	600,511	419,598	240,664	63,711	114,270	292,009	467,714	
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£299,200	537,118	357,580	179,703	2,002	176,364	352,745	527,111	699,460	869,796	1,038,313	1,204,415	
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£187,000	1,882,964	2,006,404	2,129,801	2,249,683	2,369,262	2,487,428	2,603,651	2,718,239	2,832,566	2,943,158	3,053,300	
16 TMBC-RES16 - 100 units, 14 DPH (100% houses)	100	£1,141,600	4,228,272	3,638,456	3,144,557	2,648,800	2,154,800	1,660,800	1,166,800	672,800	182,800	1,182,644	2,378,118	
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£860,200	2,687,936	2,310,267	1,936,586	1,568,699	1,201,022	839,194	451,328	127,422	228,538	580,017	935,422	
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£561,000	1,074,232	715,159	359,405	4,004	352,728	705,491	1,054,222	1,398,921	1,739,589	2,076,226	2,408,613	
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£2,580,600	8,841,112	7,370,748	6,008,159	5,853,342	5,106,300	4,367,032	3,635,538	2,911,819	2,195,873	1,487,701	787,303	
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,720,400	5,065,153	4,328,907	3,600,391	2,879,602	2,166,543	1,461,212	763,609	73,735	617,693	1,303,318	1,989,730	
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£1,122,000	1,847,237	1,147,797	496,013	231,598	819,390	1,606,380	2,287,071	2,959,881	3,624,810	4,281,856	4,931,025	
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£3,740,000	9,107,793	8,220,317	7,341,806	6,472,256	5,611,617	4,760,407	3,917,396	3,083,699	2,259,694	1,443,161	806,196	
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£4,488,000	10,939,322	9,884,387	8,789,372	7,810,712	6,869,968	5,940,717	5,017,367	4,100,818	3,200,619	2,300,902	1,408,194	
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£5,610,000	14,572,468	13,152,509	11,746,860	10,355,216	8,978,573	7,616,076	6,267,818	4,933,902	3,614,327	2,309,092	1,018,196	
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£7,854,000	17,902,240	16,173,366	14,461,940	12,767,963	11,091,435	9,432,355	7,790,724	6,166,543	4,559,809	2,970,524	1,387,678	
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£9,350,000	21,482,699	19,408,039	17,334,328	15,321,556	13,309,722	11,318,827	9,348,879	7,396,851	5,471,770	3,564,629	1,665,450	
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£11,968,000	24,488,251	22,156,914	19,842,722	17,547,935	15,276,772	13,029,230	10,800,739	8,586,487	6,396,008	4,215,205	2,054,915	
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£13,464,000	27,986,572	25,322,188	22,677,397	20,054,783	17,459,178	14,890,549	12,343,703	9,813,128	7,309,723	4,817,377	2,348,474	
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£14,960,000	30,483,716	27,595,666	24,738,724	21,900,698	19,108,624	16,323,795	13,568,252	10,838,366	8,123,582	5,432,005	2,754,711	
30 TMBC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£16,456,000	33,870,756	30,662,963	27,457,465	24,252,968	21,048,471	17,843,973	14,639,475	11,434,977	8,230,479	5,025,980	2,480,483	
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£22,440,000	40,781,107	36,343,579	33,144,727	29,909,404	26,632,024	23,393,488	19,851,235	16,297,007	10,775,562	7,420,130	3,848,807	
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£28,050,000	45,042,953	40,824,528	36,648,611	32,505,319	28,397,609	24,332,572	20,292,573	16,292,685	12,312,586	8,359,275	4,422,142	
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£32,912,000	48,858,103	44,293,467	39,760,348	35,273,357	30,830,384	26,415,936	22,047,597	17,702,635	13,391,799	8,104,532	4,831,675	
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£41,888,000	52,499,715	47,600,403	42,738,725	37,920,796	33,149,188	28,409,832	23,712,771	19,049,344	14,411,602	9,797,701	5,192,588	
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£187,000	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£745,000	2,085,017	1,969,446	1,855,062	1,741,952	1,630,027	1,519,317	1,409,823	1,300,612	1,191,491	1,086,633	984,000	
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£1,496,000	4,407,663	3,956,696	3,506,742	3,056,822	2,606,902	2,156,982	1,707,062	1,257,142	807,222	352,302	158,864	
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£2,992,000	8,464,774	7,397,395	6,341,710	5,297,217	4,246,916	3,241,806	2,238,892	1,231,170	224,640	745,909	176,009	
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£748,000	1,864,883	1,534,240	1,207,210	883,795	563,992	247,803	65,761	379,427	689,445	995,784	1,298,455	
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£1,496,000	2,292,097	1,548,685	813,437	86,352	644,221	1,363,823	2,077,135	2,782,278	3,490,767	4,190,831	4,882,465	
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£2,992,000	3,910,795	2,335,728	777,830	774,234	2,323,684	3,874,180	5,406,897	6,921,837	8,419,008	9,926,189	11,416,306	
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£748,000	2,425,890	2,835,446	3,240,436	3,640,951	4,036,963	4,428,558	4,816,649	5,198,265	5,574,007	5,950,073	6,319,266	
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£1,496,000	2,001,260	2,823,405	3,639,614	4,457,240	5,295,707	6,064,987	6,855,589	7,636,014	8,407,761	9,170,391	9,923,722	
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£2,496,000	2,377,146	3,686,660	4,898,214	6,109,768	7,321,322	8,532,876	9,744,430	10,955,984	12,167,538	13,379,092	14,589,646	
45 TMBC-MIX10 - 134 units (100% flats), 2,000 sqm retail, 5,000 sqm office	134	£748,000	7,880,256	8,239,931	8,595,214	8,948,106	9,292,605	9,634,712	9,972,427	10,305,750	10,634,681	10,959,220	11,279,367	
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£1,496,000	14,105,965	15,023,871	15,950,587	16,828,114	17,710,450	18,583,597	19,445,556	20,296,323	21,135,902	21,964,290	22,781,485	
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£2,992,000	25,929,856	27,955,051	29,955,598	31,931,459	33,882,751	35,809,356	37,711,313	39,588,623	41,441,285	43,289,299	45,072,665	

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)

Description	No of units	BLV	Residual land values												
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£98,800	213,102	163,789	172,666	183,950	193,656	201,785	208,437	214,608	220,293	225,505	230,245	234,520	238,339
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£49,400	106,552	102,761	107,666	112,756	118,050	123,551	129,257	135,168	141,274	147,582	153,991	160,501	167,113
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£24,700	119,120	130,115	110,705	91,500	72,499	53,704	35,111	16,724	1,481	-19,734	-37,605	-55,930	-74,783
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£172,900	426,204	385,562	345,331	305,511	266,102	227,102	188,514	150,335	112,568	75,211	38,264	-1,333	-18,133
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£74,100	426,204	385,562	345,331	305,511	266,102	227,102	188,514	150,335	112,568	75,211	38,264	-1,333	-18,133
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£49,400	299,456	260,229	221,411	183,001	145,000	107,407	70,223	33,449	-2,962	-39,468	-75,555	-112,200	-149,413
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£49,400	96,126	59,212	22,703	-13,608	-40,852	-85,698	-121,111	-156,124	-191,137	-226,152	-261,167	-296,182	-331,197
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£147,200	867,006	804,526	727,227	654,479	581,230	507,981	434,732	361,483	288,234	215,000	141,766	68,532	-7,702
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£123,500	599,063	490,154	412,072	334,917	258,390	182,790	108,019	34,073	-39,640	-133,033	-266,085	-400,138	-533,191
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£74,100	235,830	160,777	86,543	-13,128	-60,373	-133,242	-205,250	-276,485	-346,680	-416,398	-486,106	-555,814	-625,522
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£49,400	-592,238	-653,298	-713,618	-773,197	-832,037	-890,136	-947,496	-1,004,713	-1,059,953	-1,115,319	-1,169,525	-1,223,520	-1,277,515
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£419,900	2,275,081	2,069,602	1,866,192	1,664,852	1,464,818	1,266,702	1,070,666	876,709	684,833	495,036	307,318	121,519	-43,280
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£271,700	1,343,968	1,159,133	968,279	780,005	600,511	419,598	240,684	63,711	-114,270	-292,009	-467,714	-643,419	-819,124
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£197,600	537,116	367,580	179,703	-7,202	-176,364	-352,748	-527,111	-699,460	-869,796	-1,038,133	-1,204,413	-1,370,693	-1,536,973
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£123,500	-1,862,964	-2,006,404	-2,149,844	-2,293,284	-2,436,724	-2,580,164	-2,723,604	-2,867,044	-3,009,484	-3,151,924	-3,294,364	-3,436,804	-3,579,244
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£839,800	4,229,272	3,835,461	3,444,537	3,057,597	2,674,640	2,295,666	1,920,676	1,549,686	1,182,645	819,604	460,563	101,522	-118,519
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£568,100	2,687,396	2,310,267	1,936,568	1,568,890	1,201,022	839,194	481,326	127,422	-228,538	-584,017	-935,427	-1,286,336	-1,637,245
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£370,500	1,074,232	715,159	359,405	-4,004	-352,728	-705,491	-1,054,222	-1,398,921	-1,739,589	-2,076,226	-2,408,833	-2,741,440	-3,072,047
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£1,704,300	8,81												

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,448 ps/m

£6,668,704 PER HA

Age of tenure
Type of rent

Rented 80%
50% Soc Rent 30% Aff Rent

Intermediate:
FH 20%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	264,325	241,618	219,139	196,889	174,867	153,072	131,505	110,167	89,057	68,176	47,523
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	264,325	241,618	219,139	196,889	174,867	153,072	131,505	110,167	89,057	68,176	47,523
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	200,182	178,214	156,473	134,959	113,672	92,613	71,781	51,176	30,799	10,649	9,415
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	528,652	483,237	438,279	393,777	349,732	306,143	263,010	220,335	178,114	136,352	95,044
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	528,652	483,237	438,279	393,777	349,732	306,143	263,010	220,335	178,114	136,352	95,044
6 TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	400,366	356,429	312,946	269,617	227,345	185,226	143,562	102,352	61,598	21,298	18,830
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	194,548	153,039	111,959	71,341	31,172	8,677	48,545	87,956	126,909	165,408	203,445
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,090,501	996,524	897,472	817,342	728,135	639,852	552,492	466,056	380,543	295,953	212,286
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	768,707	680,461	593,132	506,723	421,232	336,680	253,006	170,272	88,456	7,559	73,525
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	431,330	347,112	263,806	181,411	99,926	19,353	61,230	141,182	220,210	298,314	375,493
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	407,812	477,511	546,381	614,424	681,637	748,021	813,576	878,303	942,201	1,005,270	1,067,511
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	2,760,723	2,532,581	2,306,727	2,083,161	1,861,882	1,642,890	1,426,187	1,211,772	998,850	787,909	579,269
13 TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	1,825,761	1,614,406	1,405,251	1,198,297	993,549	790,989	590,637	392,485	196,534	2,782	193,088
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	1,008,905	807,269	607,813	410,540	215,449	21,480	174,192	367,950	559,468	748,739	935,771
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,447,986	1,592,206	1,734,678	1,875,398	2,014,370	2,151,591	2,287,062	2,420,782	2,552,754	2,682,975	2,811,445
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£2,000,611	5,200,555	4,761,964	4,327,774	3,897,987	3,472,600	3,051,617	2,634,603	2,220,429	1,810,678	1,405,352	1,004,448
17 TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	3,651,522	3,228,811	2,810,501	2,396,593	1,987,086	1,581,979	1,181,274	784,970	393,066	5,564	386,137
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	2,017,810	1,614,536	1,215,626	821,080	430,897	42,960	348,384	735,900	1,118,931	1,497,479	1,871,542
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	10,075,800	9,218,531	8,369,870	7,529,814	6,688,089	5,871,495	5,053,548	4,244,247	3,443,593	2,651,586	1,868,224
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	6,978,072	6,152,531	5,335,591	4,527,252	3,727,516	2,936,382	2,153,948	1,379,917	614,588	144,309	903,851
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,060,112	3,720,437	2,933,368	2,154,824	1,384,808	523,321	131,619	887,412	1,642,109	2,391,086	3,131,284	3,862,703
22 TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	£26,667,039	11,410,125	10,419,474	9,438,775	8,466,706	7,501,674	6,546,635	5,601,594	4,666,548	3,741,498	2,826,444	1,921,385
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	13,692,150	12,503,369	11,326,530	10,160,048	9,002,008	7,855,963	6,721,913	5,599,858	4,489,798	3,391,733	2,305,663
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£100,930,558	18,256,200	16,671,158	15,102,040	13,546,730	12,002,677	10,474,618	8,962,551	7,466,478	5,986,397	4,522,310	3,074,217
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	22,336,687	20,409,403	18,500,752	16,611,814	14,738,300	12,879,496	11,040,136	9,220,218	7,419,745	5,638,716	3,877,129
26 TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	26,804,024	24,490,852	22,200,903	19,934,177	17,685,961	15,455,395	13,248,163	11,064,282	8,903,694	6,766,459	4,652,556
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	30,372,494	27,774,122	25,194,435	22,640,900	20,113,514	17,612,279	15,137,194	12,677,236	10,241,751	7,832,391	5,432,912
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£240,190,340	34,711,422	31,741,854	28,793,640	25,875,315	22,986,873	20,128,318	17,299,650	14,488,272	11,704,858	8,951,304	6,209,042
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	37,659,585	34,448,918	31,270,459	28,124,211	25,010,172	21,918,358	18,855,831	15,825,649	12,820,309	9,838,056	6,880,267
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,997,786	41,843,983	38,276,575	34,744,955	31,249,123	27,789,080	24,353,731	20,950,923	17,584,055	14,244,788	10,931,174	7,644,741
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	50,255,059	45,988,852	41,765,435	37,573,985	33,421,587	29,312,131	25,245,613	21,204,638	17,205,164	13,235,597	9,299,121
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	63,532,647	58,047,760	52,552,306	48,179,978	42,889,267	37,650,386	32,448,931	27,296,812	22,181,732	17,100,007	12,047,241
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	59,957,503	54,890,686	49,868,023	44,885,435	39,955,803	35,072,582	30,125,829	25,429,807	20,662,600	15,935,357	11,237,372
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	64,342,861	58,905,330	53,522,306	48,179,978	42,889,267	37,650,386	32,448,931	27,296,812	22,181,732	17,100,007	12,047,241
35 TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36 TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	2,389,518	2,259,747	2,131,330	2,004,268	1,878,560	1,754,206	1,631,206	1,509,559	1,389,268	1,270,330	1,152,746
37 TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	5,561,628	5,056,705	4,557,039	4,062,630	3,573,478	3,089,582	2,610,943	2,137,560	1,669,434	1,206,565	748,952
38 TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	11,226,767	10,030,899	8,847,483	7,676,523	6,518,017	5,371,964	4,238,365	3,117,220	2,008,530	912,293	174,107
39 TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	2,736,326	2,364,872	1,987,436	1,634,020	1,274,623	919,245	567,886	220,547	124,647	469,125	809,522
40 TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	4,359,618	3,520,279	2,689,495	1,867,833	1,055,296	251,880	1,347,836	2,135,723	2,917,513	3,699,804	4,532,912
41 TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	8,243,482	6,466,089	4,707,978	2,969,146	1,249,595	457,552	2,164,191	3,871,365	5,562,586	7,233,957	8,900,241
42 TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	1,346,791	1,806,798	2,261,827	2,711,879	3,156,952	3,597,050	4,032,169	4,462,312	4,887,477	5,307,665	5,722,874
43 TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	281,555	643,007	1,561,777	2,470,457	3,369,048	4,272,213	5,165,373	6,048,279	6,920,929	7,783,323	8,635,463
44 TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	2,248,187	490,776	1,282,301	3,050,582	4,799,166	6,528,024	8,237,165	9,938,802	11,640,263	13,321,643	14,982,940
45 TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£13,337,408	6,737,488	7,150,537	7,558,648	7,961,821	8,360,054	8,753,349	9,141,705	9,525,122	9,903,600	10,277,140	10,645,741
46 TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£26,674,816	11,209,581	12,262,823	13,303,485	14,331,577	15,347,091	16,350,028	17,340,390	18,318,177	19,283,387	20,236,021	21,176,079
47 TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£53,349,631	19,582,059	21,903,981	24,198,217	26,464,765	28,703,626	30,914,800	33,098,287	35,254,086	37,382,198	39,482,622	41,555,359

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£264,325	264,325	241,618	219,139	196,889	174,867	153,072	131,505	110,167	89,057	68,176	47,523
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£412,434	264,325	241,618	219,139	196,889	174,867	153,072	131,505	110,167	89,057	68,176	47,523
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	200,182	178,214	156,473	134,959	113,672	92,613	71,781	51,176	30,799	10,649	9,415
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	528,652	483,237	438,279	393,777	349,732	306,143	263,010	220,335	178,114	136,352	95,044
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	528,652	483,237	438,279	393,777	349,732	306,143	263,010	220,335	178,114	136,352	95,044
6 TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	400,366	356,429	312,946	269,617	227,345	185,226	143,562	102,352	61,598	21,298	18,830
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	194,548	153,039	111,959	71,341	31,172	8,677	48,545	87,956	126,909	165,408	203,445
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	1,090,501	996,524	897,472	817,342	728,135	639,852	552,492	466,056	380,543	295,953	212,286
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	768,707	680,451	593,132	506,723	421,232	336,660	253,006	170,272	88,456	7,559	73,525
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£618,652	431,330	347,112	263,806	186,411	99,296	19,353	61,230	141,182	220,210	298,314	375,493
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£412,434	407,812	477,511	546,381	614,424	681,837	748,021	813,576	878,303	942,201	1,005,270	1,067,511
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£3,065,693	2,760,723	2,532,581	2,306,727	2,083,161	1,861,882	1,642,890	1,426,187	1,211,272	998,850	787,909	579,269
13 TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,389	1,825,781	1,614,408	1,405,251	1,198,297	993,543	790,989	590,637	392,485	196,534	2,782	193,068
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	1,008,905	807,269	607,813	410,540	215,448	21,480	174,192	397,950	559,465	748,738	936,771
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£1,447,086	1,447,086	1,592,236	1,745,012	1,897,787	2,050,562	2,203,337	2,356,112	2,508,887	2,661,662	2,814,437	2,967,212
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£7,011,386	5,200,555	4,761,964	4,327,774	3,897,987	3,472,600	3,051,617	2,634,603	2,220,429	1,810,678	1,405,352	1,004,448
17 TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,742,996	3,651,522	3,228,811	2,810,501	2,396,593	1,987,066	1,581,979	1,181,274	784,970	393,066	5,564	386,137
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,093,258	2,017,810	1,614,536	1,215,626	821,080	430,897	42,960	348,384	735,900	1,118,931	1,497,479	1,871,542
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,988	10,075,800	9,218,531	8,369,807	7,529,814	6,698,098	5,871,495	5,053,548	4,244,247	3,443,593	2,651,586	1,868,224
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£8,495,992	6,970,072	6,152,331	5,335,591	4,527,252	3,727,516	2,936,382	2,153,848	1,379,917	614,588	1,444,300	903,851
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£6,186,517	3,702,437	2,933,368	2,154,824	1,384,408	623,321	131,619	887,412	1,642,099	2,381,065	3,131,284	3,862,703
22 TMB-C-RES22 - 300 units, 29 DPH (100% houses)	300	£20,621,720	14,410,125	12,940,747	11,470,474	9,948,775	8,466,706	6,946,594	5,426,483	3,906,375	2,386,444	7,749,448	11,918,065
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£24,746,067	13,692,150	12,503,369	11,326,530	10,160,408	9,002,008	7,855,963	6,721,913	5,599,858	4,489,798	3,391,733	2,305,663
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	18,256,200	16,671,158	15,042,736	13,466,730	12,002,677	10,474,618	8,962,551	7,466,478	5,958,397	4,522,310	3,074,217
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	23,668,687	20,409,043	18,500,752	16,611,814	14,738,300	12,879,496	11,040,136	9,220,218	7,410,745	5,638,716	3,877,129
26 TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£51,554,306	26,804,024	24,490,852	22,200,903	19,934,177	17,685,961	15,455,395	13,248,163	11,064,262	8,904,648	6,766,459	4,652,556
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£65,989,512	30,372,494	27,774,122	25,194,432	22,645,905	20,113,514	17,612,297	15,137,194	12,727,338	10,241,751	7,832,391	5,432,912
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	31,741,422	27,714,854	23,993,640	20,275,913	17,229,685	14,238,318	11,299,659	8,448,872	5,704,858	3,961,504	5,209,042
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£82,480,800	32,892,480	28,448,018	24,448,018	21,219,498	18,000,000	14,785,514	11,570,026	8,354,538	5,139,049	2,928,544	5,191,065
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,984,268	41,843,983	36,276,575	31,744,955	27,129,123	22,789,080	18,453,730	14,353,731	10,950,923	7,584,055	4,224,768	5,331,174
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,334	50,255,059	45,988,852	41,765,435	37,573,985	33,421,587	29,312,131	25,245,613	21,204,638	17,205,164	13,235,597	9,299,121
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	55,322,647	50,647,760	46,009,846	41,418,098	36,859,484	32,346,690	27,881,034	23,443,059	19,052,181	14,685,493	10,351,052
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,471,157	59,957,503	54,890,666	49,866,023	44,835,435	39,955,803	35,072,582	30,226,829	25,429,807	20,662,600	15,935,357	11,237,372
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963,291	64,342,861	58,905,330	53,222,306	48,179,978	42,889,267	37,690,386	32,448,931	27,296,812	22,181,732	17,100,007	12,047,241
35 TMB-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	819,939	819,939	819,939	819,939	819,939	819,939	819,939	819,939	819,939	819,939	819,939
36 TMB-C-MIX1 - 31 units (75% houses, 25% flats) Light Lnd	31	£230,963,291	124,000,000	124,000,000	124,000,000	124,000,000	124,000,000	124,000,000	124,000,000	124,000,000	124,000,000	124,000,000	124,000,000
37 TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Lnd	118	£2,498,689	5,561,628	5,058,705	4,557,039	4,062,630	3,573,478	3,089,582	2,610,943	2,137,560	1,669,434	1,206,565	744,152
38 TMB-C-MIX3 - 283 units (75% houses), 5,000 sqm Light Lnd	283	£16,497,378	11,226,767	10,030,899	8,847,483	7,663,523	6,518,017	5,371,964	4,238,365	3,117,220	2,008,530	912,293	179,507
39 TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£14,234,344	2,736,326	2,364,872	1,997,436	1,634,020	1,274,623	919,245	567,886	220,547	1,245,747	489,125	809,522
40 TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£28,468,689	4,359,618	3,520,279	2,689,495	1,867,833	1,055,296	251,880	550,687	1,347,836	2,125,723	2,917,513	3,699,804
41 TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£116,497,378	8,243,482	6,466,089	4,707,978	2,969,148	1,249,595	457,552	2,164,191	3,871,365	5,486,587	7,203,957	8,900,241
42 TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£14,234,344	1,385,791	1,186,798	2,261,827	2,711,879	3,168,992	3,597,056	4,032,098	4,462,312	4,887,477	5,307,685	5,722,874
43 TMB-C-MIX8 - 144 units (50% houses), 2,000 sqm retail	144	£18,245,945	2,849,485	2,450,809	2,052,133	1,653,457	1,254,780	856,103	459,243	1,504,732	2,500,000	3,495,273	4,490,546
44 TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£116,497,378	2,248,187	1,990,776	2,232,300	3,050,592	3,799,186	4,528,024	5,237,165	5,938,802	6,640,263	7,327,643	8,042,980
45 TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm office	130	£14,234,344	6,747,488	7,150,537	7,558,648	7,961,821	8,360,054	8,763,349	9,141,705	9,525,122	9,903,600	10,271,140	10,645,741
46 TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm office, 5,000 sqm office	334	£28,468,689	11,209,581	12,262,823	13,303,488	14,331,577	15,347,091	16,350,028	17,340,390	18,318,177	19,283,387	20,236,021	21,176,079
47 TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£16,497,378	1,652,059	2,190,981	2,416,217	2,644,765	2,873,628	3,103,940	3,329,087	35,254,086	37,382,198	39,482,622	41,555,363

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

		Sales value £4,621 ps/m		£6,668,704 PER HA		AH tenure		Rented 80%		Intermediate:		SO 20%		
						50% Soc Ret		30% Aff Rent				FH 0%		
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	315,590	290,456	265,613	241,022	216,682	192,592	168,754	145,167	121,831	98,746	75,912
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,412,334	315,550	290,456	265,613	241,022	216,682	192,592	168,754	145,167	121,831	98,746	75,912
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	250,637	226,314	202,240	178,417	154,844	131,522	108,450	85,628	63,056	40,735	18,664
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,468,093	631,099	580,912	531,227	482,043	433,363	385,184	337,508	290,334	243,662	197,493	151,826
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	631,099	580,912	531,227	482,043	433,363	385,184	337,508	290,334	243,662	197,493	151,826
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	501,274	452,627	404,481	356,835	309,690	263,045	216,901	171,257	126,114	81,471	37,328
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	292,970	246,845	201,216	156,083	111,447	67,305	23,689	-	19,786	63,091	105,891
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£1,668,093	1,293,995	1,192,523	1,092,064	992,621	894,192	796,777	700,378	604,992	510,620	417,295	324,923
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,334,352	968,352	870,767	774,193	678,628	584,074	490,529	397,995	306,470	215,957	126,453	37,959
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	626,828	533,448	441,069	349,693	259,319	169,946	81,576	-	5,880	93,563	180,229
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	223,385	301,724	379,145	455,649	531,235	605,905	679,657	752,492	824,410	895,411	965,493
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	3,246,366	2,995,561	2,747,262	2,501,468	2,258,181	2,017,399	1,779,122	1,543,350	1,310,084	1,079,324	851,069
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	2,306,038	2,073,372	1,842,232	1,613,189	1,386,575	1,162,382	940,610	721,259	504,329	289,818	77,730
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	1,480,694	1,256,957	1,035,622	816,867	600,155	386,024	174,295	-	36,439	249,137	459,368
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,340,352	1,013,638	1,178,010	1,340,456	1,500,944	1,669,477	1,816,053	1,970,672	2,123,336	2,274,042	2,422,791	2,569,584
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	6,171,840	5,687,923	5,208,845	4,734,603	4,265,199	3,800,633	3,340,904	2,886,013	2,435,959	1,990,743	1,548,349
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	4,612,072	4,146,743	3,684,445	3,226,376	2,773,149	2,324,764	1,881,220	1,442,517	1,008,657	579,637	155,459
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	2,961,388	2,513,913	2,071,243	1,633,376	1,200,311	772,049	348,590	-	72,879	498,273	918,732
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	12,001,626	11,054,599	10,117,041	9,188,952	8,270,332	7,361,181	6,461,500	5,571,287	4,690,544	3,815,469	2,949,144
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	8,890,992	7,976,154	7,070,791	6,174,903	5,288,490	4,411,551	3,544,087	2,686,100	1,837,585	998,547	168,983
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,066,112	5,993,638	4,718,938	3,969,836	3,297,733	2,611,228	1,934,122	1,258,415	589,959	1,158,213	1,980,711	2,794,381
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,687,039	13,695,563	12,596,622	11,512,654	10,437,658	9,373,634	8,320,582	7,278,502	6,247,394	5,224,043	4,209,706	3,206,398
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	16,434,676	15,118,347	13,815,185	12,525,189	11,248,360	9,984,698	8,734,203	7,496,873	6,268,851	5,051,647	3,847,677
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,930,558	21,912,901	20,157,796	18,420,247	16,700,253	14,997,814	13,312,930	11,645,603	9,995,830	8,358,468	6,735,530	5,130,237
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	26,736,848	24,610,820	22,502,650	20,412,384	18,343,443	16,295,828	14,269,536	12,264,569	10,279,681	8,306,908	6,355,572
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	32,084,217	29,532,984	27,003,180	24,494,861	22,012,133	19,554,993	17,123,443	14,717,483	12,335,617	9,968,289	7,626,686
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	36,205,244	33,336,695	30,496,815	27,665,003	24,903,061	22,149,189	19,421,461	16,713,851	14,035,026	11,384,990	8,753,425
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	41,377,421	38,099,080	34,853,503	31,640,690	28,460,642	25,313,359	22,195,956	19,101,543	16,040,030	13,011,417	10,003,915
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£286,748,155	44,782,466	41,249,301	37,751,440	34,288,881	30,856,975	27,453,813	24,086,071	20,753,749	17,453,330	14,176,551	10,935,359
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,997,786	49,758,295	45,832,558	41,946,044	38,098,756	34,285,528	30,504,236	26,762,301	23,059,721	19,392,589	15,751,724	12,150,399
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	59,668,450	54,974,843	50,319,482	45,707,067	41,141,671	36,623,295	32,151,937	27,713,464	23,318,964	18,969,901	14,647,850
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	65,555,762	60,406,170	55,308,021	50,259,497	45,249,722	40,291,532	35,384,924	30,518,959	25,696,780	20,918,144	16,177,456
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	70,991,717	65,422,537	59,897,041	54,425,200	49,009,122	43,648,806	38,327,851	33,061,332	27,841,271	22,664,931	17,526,075
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£748,834,816	76,114,939	70,141,024	64,227,060	58,362,979	52,562,630	46,802,995	41,099,814	35,449,737	29,847,462	24,293,854	18,774,954
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	618,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£113,337,408	6,171,593	6,156,743	6,133,258	6,109,536	6,085,814	6,062,092	6,038,370	6,014,648	5,990,926	5,967,204	5,943,482
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	6,171,593	6,156,743	6,133,258	6,109,536	6,085,814	6,062,092	6,038,370	6,014,648	5,990,926	5,967,204	5,943,482
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	13,982,859	12,664,402	11,353,258	10,055,830	8,772,117	7,502,120	6,245,838	5,003,271	3,774,419	2,559,283	1,357,862
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	3,607,770	3,195,504	2,787,662	2,384,245	1,985,255	1,590,687	1,200,546	814,829	433,538	56,670	320,589
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£16,674,816	6,399,154	5,471,509	4,553,850	3,646,178	2,743,160	1,847,067	961,098	55,188	792,550	1,661,352	2,519,918
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£24,738,011	12,525,579	10,564,710	8,624,927	7,000,890	4,785,046	2,890,495	1,017,238	4,786,142	4,659,252	4,410,957	4,140,957
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	267,601	778,149	1,283,218	1,782,806	2,276,913	2,765,542	3,248,690	3,726,359	4,198,546	4,665,255	5,126,484
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	2,534,294	1,514,286	505,259	-	500,304	-	1,502,427	-	4,460,544	5,434,097	6,396,316
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	6,798,983	4,830,024	2,882,335	955,916	967,639	2,905,846	4,822,169	6,716,610	8,589,169	10,468,323	12,331,501
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£13,337,408	5,994,720	6,061,144	-	6,522,082	6,977,535	7,427,502	7,871,985	8,310,981	8,744,493	9,172,519	9,595,059
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£26,674,816	8,313,197	9,501,774	10,676,385	11,837,041	12,983,732	14,116,480	15,235,226	16,340,030	17,430,872	18,507,751	19,570,668
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£53,349,631	13,306,212	15,875,070	18,440,835	20,998,032	23,524,501	26,020,244	28,485,259	30,919,548	33,323,110	35,695,945	38,038,052

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)				£2,062,172													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							40% AH	45% AH	50% AH
								25% AH	30% AH	35% AH							
1 TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£264,869	315,550	290,456	265,613	241,022	216,682	192,592	168,754	145,167	121,831	98,746	75,912				
2 TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£142,434	315,550	290,456	265,613	241,022	216,682	192,592	168,754	145,167	121,831	98,746	75,912				
3 TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	250,637	226,314	202,240	178,417	154,844	131,522	108,450	85,628	63,056	40,735	18,664				
4 TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	631,099	580,912	531,227	482,043	433,363	385,184	337,508	290,334	243,662	197,493	151,826				
5 TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	631,099	580,912	531,227	482,043	433,363	385,184	337,508	290,334	243,662	197,493	151,826				
6 TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,412,434	501,274	452,627	404,481	356,835	309,690	263,045	216,901	171,257	126,114	81,471	37,373				
7 TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,413,434	292,970	246,845	201,216	156,063	111,447	67,305	23,689	10,786	63,091	105,691	146,189				
8 TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£2,848,982	1,162,521	1,052,912	952,024	842,087	732,196	622,305	512,414	402,523	292,632	182,741	67,127				
9 TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	996,352	870,767	774,193	678,628	584,074	490,529	397,995	306,470	215,957	126,453	37,959				
10 TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£618,652	626,828	533,448	441,069	349,693	259,319	169,946	81,576	5,880	93,563	180,229	265,678				
11 TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,412,434	223,285	301,724	379,145	455,649	531,235	605,905	679,657	752,492	824,410	895,411	965,493				
12 TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£3,505,693	3,246,306	2,995,981	2,747,262	2,501,468	2,258,181	2,017,399	1,779,122	1,543,390	1,310,084	1,079,324	851,069				
13 TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,389	2,206,036	2,073,372	1,842,223	1,613,169	1,386,575	1,162,382	940,610	721,259	504,123	299,678	177,730				
14 TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,640,738	1,460,884	1,260,924	1,056,974	856,024	656,074	456,124	256,174	56,489	240,127	455,369	664,127				
15 TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£1,031,086	1,013,068	1,178,010	1,340,456	1,500,944	1,659,477	1,816,033	1,970,672	2,123,336	2,274,992	2,422,791	2,569,584				
16 TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£7,011,386	6,171,840	5,687,923	5,208,485	4,734,603	4,265,199	3,800,633	3,340,904	2,886,310	2,434,959	1,982,743	1,548,349				
17 TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,742,996	4,612,072	4,146,743	3,684,445	3,226,378	2,773,149	2,324,764	1,881,220	1,442,517	1,008,257	579,637	155,459				
18 TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,093,258	2,961,388	2,513,913	2,071,243	1,633,376	1,200,311	772,649	346,591	72,679	4,082,673	918,732	1,334,253				
19 TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,988	12,003,688	11,054,999	10,117,041	9,188,932	8,270,332	7,391,181	6,461,500	5,571,287	4,640,584	3,815,499	2,949,144				
20 TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£8,980,982	8,890,982	7,976,154	7,070,791	6,174,903	5,268,490	4,411,951	3,544,067	2,693,999	1,837,585	998,547	188,983				
21 TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£6,188,517	5,993,638	4,718,938	3,853,638	2,997,753	2,151,228	1,314,122	485,415	336,959	1,158,213	1,980,711	2,794,381				
22 TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£20,621,722	13,695,563	12,598,622	11,515,854	10,437,658	9,373,634	8,320,682	7,278,502	6,247,394	5,224,043	4,209,706	3,206,398				
23 TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£24,746,767	14,634,676	15,118,347	13,812,615	12,525,189	11,248,360	9,964,586	8,734,203	7,497,623	6,268,851	5,051,647	3,847,677				
24 TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	21,912,001	20,157,796	18,420,247	16,700,253	14,977,814	13,259,330	11,645,603	9,995,930	8,399,488	6,796,508	5,130,237				
25 TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	26,736,648	26,810,820	22,502,690	20,412,384	18,343,414	16,265,928	14,269,538	12,265,959	10,259,681	8,306,938	6,355,572				
26 TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£51,158,300	30,084,217	29,533,964	25,033,964	22,533,964	20,033,964	17,533,964	15,033,964	12,533,964	10,033,964	7,533,964	5,033,964				
27 TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£65,989,512	35,205,244	33,336,695	30,496,815	27,685,093	24,843,601	22,149,189	19,421,461	16,713,851	14,005,026	11,384,900	8,753,425				
28 TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	41,377,321	38,099,080	34,853,503	31,640,690	28,490,642	25,313,359	22,195,956	19,101,543	16,040,030	13,011,417	10,003,915				
29 TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486,890	44,782,486	41,249,301	37,751,440	34,288,881	30,856,975	27,453,813	24,068,071	20,753,749	17,453,330	14,155,551	10,935,359				
30 TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,984,268	49,758,295	45,832,558	41,946,044	38,098,756	34,285,528	30,504,236	26,762,301	23,059,721	19,352,589	15,717,724	12,150,399				
31 TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,324	59,668,450	56,043,843	50,919,482	45,797,067	41,141,671	36,323,295	32,151,937	27,915,614	23,318,984	18,864,991	14,647,860				
32 TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	70,558,012	66,594,012	60,558,012	55,528,012	50,500,012	45,480,012	40,460,012	35,440,012	30,420,012	25,400,012	20,380,012				
33 TBMC-RES33 - 1,750 units, 30 DPH (100% houses)	1,750	£181,471,157	81,471,157	75,422,837	59,897,047	44,425,207	40,098,027	35,768,847	31,439,667	27,110,487	22,781,307	18,452,127	14,122,947				
34 TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963,291	76,116,639	70,141,124	64,227,060	58,362,979	52,552,630	46,802,095	41,099,814	35,449,737	29,847,462	24,293,854	18,774,554				
35 TBMC-CARE1 - 1 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939				
36 TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£4,124,344	2,694,018	2,550,047	2,407,569	2,266,585	2,127,092	1,989,094	1,852,588	1,715,074	1,584,054	1,452,027	1,321,493				
37 TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£28,248,689	6,715,933	6,156,743	5,603,677	5,056,395	4,514,996	3,972,346	3,449,253	2,925,166	2,406,745	1,894,167	1,387,373				
38 TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£16,497,378	13,982,589	12,684,402	11,353,258	10,055,830	8,772,117	7,502,120	6,245,838	5,003,271	3,774,419	2,559,833	1,357,889				
39 TBMC-MIX4 - 244 units (50% houses), 2,000 sqm care home	244	£28,248,689	3,854,344	3,607,704	3,185,584	2,787,664	2,389,744	1,991,824	1,593,904	1,195,984	798,064	390,144	61,224				
40 TBMC-MIX5 - 244 units (50% houses), 3,850 sqm care home	244	£28,248,689	6,395,154	5,269,454	4,553,254	3,846,174	3,174,180	2,487,087	1,861,096	1,236,105	782,550	461,632	251,918				
41 TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,497,378	12,525,970	10,564,710	8,624,927	6,700,890	4,785,046	2,890,495	1,011,236	847,469	2,196,172	4,569,527	6,410,959				
42 TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,124,344	267,601	778,149	1,283,218	1,782,806	2,276,913	2,765,542	3,248,690	3,726,359	4,198,546	4,665,255	5,126,484				
43 TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£28,248,689	3,594,294	3,154,296	2,505,259	2,004,304	1,502,427	2,493,400	3,475,657	4,460,544	5,434,097	6,398,316	7,347,301				
44 TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	6,796,993	4,830,024	2,892,335	955,916	967,639	2,995,846	4,822,169	6,716,610	8,589,169	10,466,329	12,351,501				
45 TBMC-MIX10 - 130 units (100% flats), 2,000 sqm office	130	£4,124,344	5,944,726	6,061,144	6,522,098	6,983,052	7,443,996	7,904,940	8,365,884	8,826,828	9,287,772	9,748,716	10,209,660				
46 TBMC-MIX11 - 334 units (100% flats), 2,000 sqm office	334	£28,248,689	8,313,197	10,575,704	10,676,389	11,637,041	12,593,574	14,116,460	15,235,226	16,340,030	17,440,872	18,571,751	19,570,668				
47 TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£16,497,378	13,306,212	15,875,070	18,440,835	20,998,032	23,524,501	26,020,244	28,485,259	30,915,548	33,323,110	35,695,645	38,038,384				

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TMCB-RE51 - 5 units, 14 DPH (100% houses)	5	£2,667,482	417,997	388,130	358,561	329,288	300,312	271,633	243,251	215,106	187,379	159,887	132,694
2	TMCB-RE51 - 5 units, 29 DPH (100% houses)	5	£1,683,471	417,997	388,130	358,561	329,288	300,312	271,633	243,251	215,106	187,379	159,887	132,694
3	TMCB-RE53 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£696,670	351,546	322,512	293,376	265,335	236,341	206,341	176,341	146,341	116,341	86,341	56,341
4	TMCB-RE54 - 10 units, 14 DPH (100% houses)	10	£4,668,095	835,995	776,261	717,122	658,575	600,624	543,267	486,502	430,332	374,271	319,755	265,387
5	TMCB-RE55 - 10 units, 29 DPH (100% houses)	10	£2,000,611	835,995	776,261	717,122	658,575	600,624	543,267	486,502	430,332	374,271	319,755	265,387
6	TMCB-RE56 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	703,091	645,025	587,550	530,669	474,380	418,682	363,577	308,064	255,144	201,816	149,081
7	TMCB-RE57 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	489,814	434,478	379,729	325,569	271,995	219,010	166,611	114,800	63,576	12,941	37,611
8	TMCB-RE58 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,700,070	1,579,833	1,460,889	1,342,438	1,226,304	1,110,827	996,146	882,863	770,776	659,850	550,195
9	TMCB-RE59 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,367,640	1,251,381	1,136,313	1,020,438	909,757	798,268	687,072	576,888	470,957	364,240	256,714
10	TMCB-RE50 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,017,626	905,113	792,598	680,083	570,100	460,117	350,134	240,151	130,168	20,185	110,199
11	TMCB-RE11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	143,283	49,102	44,672	138,100	230,434	321,674	411,820	500,871	589,827	679,691	769,458
12	TMCB-RE12 - 20 units, 29 DPH (100% houses)	50	£11,336,797	4,217,649	3,921,520	3,628,333	3,336,086	3,050,780	2,766,415	2,484,991	2,206,508	1,930,966	1,658,365	1,388,706
13	TMCB-RE13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	3,258,940	2,981,709	2,707,323	2,435,780	2,167,081	1,901,226	1,638,214	1,378,046	1,119,918	863,891	610,727
14	TMCB-RE14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	2,422,670	2,156,312	1,891,238	1,628,982	1,369,568	1,112,995	859,263	603,372	360,322	115,113	129,837
15	TMCB-RE15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	144,851	49,616	52,011	752,035	949,691	1,144,977	1,337,993	1,528,440	1,716,817	1,902,425	2,085,862
16	TMCB-RE16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	8,114,409	7,533,845	6,970,985	6,407,836	5,850,597	5,298,065	4,752,643	4,212,339	3,677,722	3,148,626	2,626,638
17	TMCB-RE17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,336,593	6,517,480	5,932,623	5,349,646	4,766,669	4,183,692	3,600,715	3,017,738	2,434,761	1,851,784	1,268,807	885,830
18	TMCB-RE18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	4,845,339	4,312,623	3,782,476	3,257,955	2,739,137	2,225,991	1,718,526	1,216,745	720,644	230,226	259,674
19	TMCB-RE19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	15,853,280	14,726,735	13,611,385	12,502,227	11,414,265	10,332,496	9,261,921	8,202,539	7,154,352	6,117,359	5,091,559
20	TMCB-RE20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	12,675,293	11,588,514	10,512,887	9,444,412	8,395,089	7,352,917	6,321,898	5,298,463	4,283,581	3,279,920	2,287,480
21	TMCB-RE21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	9,340,038	8,290,079	7,251,259	6,228,582	5,207,045	4,201,649	3,207,393	2,224,280	1,252,306	291,473	668,262
22	TMCB-RE22 - 250 units, 30 DPH (100% houses)	250	£66,687,039	18,266,439	16,955,919	15,650,412	14,336,913	13,066,441	11,848,972	10,678,525	9,533,089	8,454,668	7,419,526	6,596,833
23	TMCB-RE23 - 300 units, 30 DPH (100% houses)	300	£80,024,442	21,919,728	20,348,303	18,749,495	17,150,687	15,551,729	14,018,773	12,625,451	11,274,707	9,969,998	8,700,919	7,520,968
24	TMCB-RE24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	29,236,304	27,137,070	25,056,862	23,003,071	20,958,862	18,967,241	17,055,422	15,199,442	13,047,468	11,149,212	9,210,948
25	TMCB-RE25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	45,444,998	42,918,599	40,371,238	37,840,136	35,283,218	32,851,459	30,484,858	28,234,416	15,907,133	13,576,008	11,270,042
26	TMCB-RE26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	53,553,998	50,502,283	47,500,687	44,548,632	41,643,562	38,789,862	36,001,751	33,300,929	19,088,560	16,291,210	13,524,051
27	TMCB-RE27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	47,782,880	44,381,991	41,014,882	37,681,553	34,382,005	31,116,236	27,884,248	24,686,041	21,520,950	18,379,748	15,272,441
28	TMCB-RE28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	54,609,006	50,722,275	46,874,151	43,064,632	39,293,719	35,581,412	31,867,712	28,216,618	24,596,371	21,005,427	17,454,218
29	TMCB-RE29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	58,956,599	54,742,070	50,598,773	46,497,037	42,436,864	38,416,252	34,438,413	30,492,246	26,587,754	22,724,936	18,900,265
30	TMCB-RE30 - 1,000 units, 29 DPH (100% houses)	1,000	£329,097,096	65,474,366	60,924,527	56,372,315	51,820,822	47,273,375	42,820,822	38,373,375	33,925,822	29,478,375	25,030,822	20,583,375
31	TMCB-RE31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	78,349,884	72,794,285	67,293,852	61,848,592	56,451,959	51,055,050	45,813,436	40,617,525	35,396,008	30,260,750	25,173,160
32	TMCB-RE32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	85,876,762	79,789,034	73,761,753	67,794,918	61,888,531	56,042,590	50,248,753	44,507,315	38,828,475	33,204,369	27,627,797
33	TMCB-RE33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	92,913,013	86,330,961	79,814,302	73,362,975	66,937,965	60,637,380	54,368,290	48,164,697	42,017,010	36,026,124	29,896,276
34	TMCB-RE34 - 2,000 units, 30 DPH (100% houses)	2,000	£748,894,834	99,521,871	92,469,034	85,483,701	78,568,451	71,723,177	64,947,614	58,226,241	51,575,082	44,990,546	38,459,678	31,992,307
35	TMCB-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£ 334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36	TMCB-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,337,408	3,303,019	3,130,648	2,969,047	2,791,218	2,624,159	2,458,963	2,295,352	2,135,694	1,973,827	1,815,421	1,658,986
37	TMCB-MIX2 - 115 units (75% houses), 5,000 sqm Light Ind	115	£2,674,816	6,608,559	6,359,818	6,096,951	5,839,084	5,575,217	5,311,350	5,047,483	4,783,616	4,519,749	4,255,882	3,991,971
38	TMCB-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£3,349,631	19,133,566	17,865,007	16,514,241	14,980,251	13,451,261	11,759,480	10,260,783	8,775,373	7,306,200	5,835,265	4,416,568
39	TMCB-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£1,337,408	5,350,659	4,858,768	4,368,113	3,884,695	3,406,515	2,933,571	2,465,863	2,003,392	1,546,157	1,094,161	647,400
40	TMCB-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£2,674,816	10,472,825	9,360,180	8,254,015	7,159,728	6,077,320	5,006,792	3,941,241	2,901,370	1,858,333	831,943	192,336
41	TMCB-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	21,071,093	18,711,017	16,375,996	14,066,028	11,711,916	9,521,258	7,286,453	5,076,704	2,875,380	693,522	1,485,345
42	TMCB-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£1,337,408	5,240,062	4,637,624	4,041,572	3,451,909	2,868,634	2,291,745	1,721,245	1,157,132	599,405	48,009	504,463
43	TMCB-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£2,674,816	10,390,355	9,063,473	7,867,580	6,707,580	5,590,963	4,507,963	3,467,963	2,424,963	1,381,963	3,296,374	2,684,214
44	TMCB-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£3,349,631	19,079,296	16,708,115	14,362,193	12,041,517	9,742,991	7,452,817	5,188,121	2,948,591	735,169	1,475,272	3,604,929
45	TMCB-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£1,337,408	29,413	593,130	1,150,376	1,701,149	2,251,665	2,798,523	3,338,801	3,872,501	4,399,622	4,902,163	5,434,127
46	TMCB-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£2,674,816	554,516	870,302	2,287,138	3,687,531	5,071,480	6,443,619	7,819,193	9,178,033	10,520,138	11,845,508	13,154,145
47	TMCB-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£53,349,631	2,129,525	945,433	4,032,936	7,113,016	10,565,956	13,176,760	16,155,202	19,146,459	22,100,932	25,016,587	27,899,459

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£824,869	477,897	388,130	358,581	329,388	300,312	271,833	243,251	215,166	187,379	159,887	132,884		
2 TMBC-RES2 - 5 units, 20 DPH (100% houses)	5	£412,434	247,987	388,130	358,581	329,388	300,312	271,833	243,251	215,166	187,379	159,887	132,884		
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	351,546	352,513	293,776	265,239	237,189	209,341	181,768	154,532	127,672	100,909	74,540		
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	835,956	776,261	717,122	658,575	600,624	543,267	486,502	430,332	374,757	319,775	265,387		
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£1,686,652	835,956	776,261	717,122	658,575	600,624	543,267	486,502	430,332	374,757	319,775	265,387		
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	703,091	645,025	587,550	530,669	474,380	418,682	363,577	309,064	255,144	201,816	149,081		
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	489,814	434,478	379,729	326,569	271,995	219,010	166,611	114,400	63,576	12,941	37,610		
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,413,521	1,700,070	1,579,983	1,460,889	1,343,095	1,226,304	1,110,827	996,148	882,863	770,736	659,887	550,195		
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£2,367,640	1,037,618	1,251,381	1,138,313	1,025,688	912,618	801,345	690,288	579,388	468,587	357,686	246,784		
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£1,686,652	1,071,626	936,118	795,596	666,259	578,103	471,133	365,345	260,748	157,730	55,098	46,651		
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£412,434	143,293	49,102	44,672	138,100	239,344	321,674	411,820	500,871	598,827	675,690	761,458		
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£3,505,693	4,217,649	3,921,520	3,628,333	3,338,086	3,050,780	2,766,415	2,484,991	2,206,508	1,930,966	1,658,365	1,388,706		
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,399	3,258,940	2,981,709	2,707,323	2,435,780	2,167,081	1,901,226	1,638,214	1,378,046	1,119,918	863,891	610,727		
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	2,422,072	2,156,312	1,881,238	1,628,982	1,369,588	1,112,996	859,263	608,372	360,322	115,113	129,837		
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£1,037,086	144,851	348,618	502,011	652,035	799,691	949,691	1,144,377	1,337,983	1,528,440	1,716,617	1,902,425		
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£7,011,380	2,914,408	2,644,608	2,379,808	2,114,008	1,849,208	1,584,408	1,319,608	1,054,808	790,008	525,208	260,408		
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,742,996	5,517,890	5,063,420	4,608,950	4,154,480	3,700,010	3,245,540	2,791,070	2,336,600	1,882,130	1,427,660	973,190		
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,093,258	4,845,339	4,312,623	3,782,476	3,257,955	2,739,137	2,225,991	1,718,526	1,216,745	720,644	230,226	259,674		
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,988	18,553,280	14,726,735	13,611,385	12,507,227	11,414,265	10,332,496	9,261,921	8,202,539	7,154,352	6,117,359	5,091,559		
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£9,485,992	12,675,233	11,588,514	10,512,887	9,448,412	8,395,089	7,352,917	6,321,898	5,298,463	4,283,581	3,279,920	2,287,480		
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£5,186,517	9,340,038	8,290,079	7,251,259	6,223,582	5,207,045	4,201,649	3,207,393	2,224,280	1,253,360	291,473	686,262		
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£20,621,722	18,266,439	16,955,919	15,650,412	14,376,918	13,106,441	11,848,976	10,604,525	9,373,089	8,154,668	6,949,258	5,756,886		
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£24,740,000	21,614,728	20,348,333	19,083,937	17,821,729	16,563,729	15,305,729	14,047,729	12,789,729	11,531,729	10,273,729	9,015,729		
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	29,226,304	27,131,070	25,056,680	23,003,071	20,978,660	18,958,362	16,967,241	14,996,442	13,047,468	11,118,212	9,210,981		
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£40,305,617	35,444,988	32,918,569	30,417,238	27,940,136	25,483,218	23,051,459	20,644,858	18,263,416	15,907,133	13,576,008	11,270,042		
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£51,554,306	42,533,968	39,502,283	36,500,687	33,528,164	30,579,862	27,661,751	24,773,829	21,916,099	19,088,560	16,291,210	13,524,051		
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£65,989,512	47,882,880	44,381,991	41,014,882	37,681,553	34,382,005	31,116,236	27,884,248	24,686,041	21,520,950	18,379,748	15,272,441		
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	54,609,006	50,722,275	46,874,151	43,064,632	39,293,019	35,561,412	31,867,712	28,212,618	24,596,371	20,995,427	17,454,218		
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486,898	58,926,329	54,742,070	50,598,773	46,497,037	42,436,894	38,416,252	34,438,413	30,492,246	26,587,754	22,724,936	18,900,265		
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£94,246,268	65,414,365	60,742,825	56,220,959	51,743,363	47,303,373	42,893,383	38,513,393	34,163,403	29,853,413	25,583,423	21,313,433		
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,334	79,349,884	72,734,252	67,293,852	61,849,592	56,415,195	50,980,836	45,556,478	40,132,120	34,707,762	29,283,404	23,859,046		
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	95,876,162	79,789,034	73,761,753	67,794,918	61,888,531	56,042,590	50,246,753	44,507,315	38,828,475	33,04,369	27,276,777		
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,471,157	112,913,013	96,330,981	79,614,934	73,362,975	67,161,965	60,937,380	54,768,290	48,614,697	42,017,010	35,926,124	29,896,276		
34 TMBC-RES34 - 2,000 units, 30 DPH (100% flats)	2,000	£230,963,291	99,521,871	92,469,034	85,483,701	78,568,415	71,723,177	64,947,614	58,226,241	51,575,082	44,990,546	38,459,678	31,992,307		
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)		£1,031,086	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939		
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,124,344	3,303,019	3,130,648	2,969,047	2,791,218	2,624,159	2,458,869	2,295,352	2,133,604	1,973,627	1,815,241	1,658,986		
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£9,248,689	1,015,859	8,356,816	7,696,951	7,043,623	6,391,295	5,736,383	5,081,471	4,426,160	3,761,655	3,107,150	2,452,645		
38 TMBC-MIX3 - 293 units (50% houses), 5,000 sqm retail, 5,000 sqm office	293	£1,647,278	19,431,566	17,665,007	16,134,521	14,790,125	13,261,781	11,756,489	10,260,757	8,773,773	7,300,200	5,853,262	4,416,568		
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£4,124,344	5,350,659	4,656,766	4,365,113	3,884,695	3,406,515	2,933,571	2,465,863	2,003,392	1,546,157	1,094,161	647,400		
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£8,248,689	10,472,225	9,360,180	8,254,015	7,159,728	6,077,320	5,006,792	3,948,141	2,901,370	1,865,331	831,943	192,336		
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,497,378	21,071,093	18,711,071	16,375,996	14,066,028	11,711,016	9,521,258	7,286,453	5,076,704	2,875,380	693,522	1,485,345		
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,124,344	5,240,062	4,637,624	4,041,572	3,541,909	2,868,634	2,291,745	1,721,245	1,157,132	599,408	48,069	504,463		
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£8,248,689	10,280,350	9,062,479	7,857,549	6,665,599	5,486,507	4,330,395	3,167,222	2,018,882	881,155	248,232	1,377,792		
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail, 5,000 sqm office	511	£16,497,378	19,078,236	16,705,116	14,368,088	12,018,517	9,747,989	7,482,817	5,226,677	3,040,190	1,385,965	3,269,370	2,694,294		
45 TMBC-MIX10 - 130 units (50% houses), 2,000 sqm retail, 5,000 sqm office	130	£4,124,344	5,413,130	4,124,344	3,159,372	2,159,372	1,159,372	338,807	8,872,501	9,872,501	8,872,501	8,872,501	8,872,501		
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£8,248,689	554,518	870,302	2,287,138	3,687,531	5,071,480	6,443,619	7,819,193	9,178,033	10,520,138	11,845,508	13,154,145		
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£16,497,378	2,129,925	945,433	4,032,936	7,113,016	10,156,956	13,164,760	16,155,202	19,146,469	22,100,932	25,018,587	27,994,155		

Description		No of units	BLV	Residual land values									
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 TMBC-RE51 - 5 units, 14 DPH (100% houses)	5	£149,660	417,997	388,130	358,951	329,289	300,312	271,833	243,251	215,136	187,379	159,887	132,689
2 TMBC-RE52 - 5 units, 29 DPH (100% houses)	5	£74,880	417,997	388,130	358,951	329,289	300,312	271,833	243,251	215,136	187,379	159,887	132,689
3 TMBC-RE53 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£37,440	351,546	322,512	293,776	265,335	237,189	209,341	181,768	154,532	127,572	100,907	74,540
4 TMBC-RE54 - 10 units, 14 DPH (100% houses)	10	£261,800	835,995	776,261	717,122	658,575	600,624	543,267	486,502	430,332	374,757	319,775	265,387
5 TMBC-RE55 - 10 units, 29 DPH (100% houses)	10	£112,200	835,995	776,261	717,122	658,575	600,624	543,267	486,502	430,332	374,757	319,775	265,387
6 TMBC-RE56 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£74,880	703,091	645,025	587,550	530,669	474,380	418,682	363,577	309,064	255,144	201,816	149,081
7 TMBC-RE57 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£74,880	489,814	434,478	379,379	325,569	271,995	219,010	166,611	114,800	63,576	12,941	37,651
8 TMBC-RE58 - 20 units, 14 DPH (100% houses)	20	£261,800	1,700,070	1,579,863	1,460,899	1,343,089	1,226,304	1,110,527	996,146	882,863	770,776	659,887	550,195
9 TMBC-RE59 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£130,900	1,367,440	1,251,381	1,139,313	1,026,988	914,213	801,968	690,358	578,468	466,578	354,688	242,798
10 TMBC-RE10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£112,200	1,017,626	906,118	795,596	686,258	578,103	471,133	365,348	260,748	157,330	55,038	46,651
11 TMBC-RE11 - 20 units, 102 DPH (100% flats)	20	£74,880	143,283	49,102	44,672	138,100	230,434	321,674	411,620	500,871	588,827	675,690	761,458
12 TMBC-RE12 - 50 units, 29 DPH (100% houses)	50	£635,800	4,217,649	3,921,520	3,628,333	3,338,086	3,050,780	2,766,415	2,484,991	2,206,508	1,930,966	1,658,366	1,388,706
13 TMBC-RE13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£411,400	3,258,940	2,981,709	2,707,323	2,435,780	2,167,081	1,901,226	1,638,214	1,378,046	1,119,918	863,891	610,727
14 TMBC-RE14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£299,200	2,422,670	2,156,312	1,891,238	1,628,982	1,369,568	1,112,995	859,263	608,372	360,322	115,113	129,837
15 TMBC-RE15 - 50 units, 102 DPH (100% flats)	50	£187,000	1,448,851	1,240,816	1,052,011	852,035	649,681	444,887	249,840	50,871	1,930,887	1,928,440	1,916,817
16 TMBC-RE16 - 100 units, 29 DPH (100% houses)	100	£1,271,600	8,441,438	7,814,408	7,185,843	6,550,836	5,920,829	5,291,822	4,662,815	4,033,808	3,404,801	2,775,794	2,146,787
17 TMBC-RE17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£860,200	6,517,880	5,963,420	5,414,646	4,861,590	4,312,362	3,802,451	3,276,428	2,750,093	2,238,637	1,727,724	1,221,452
18 TMBC-RE18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£561,000	4,845,339	4,312,623	3,782,476	3,257,965	2,739,137	2,225,991	1,719,526	1,216,745	720,644	230,226	259,674
19 TMBC-RE19 - 200 units, 29 DPH (100% houses)	200	£2,580,600	15,853,280	14,726,735	13,611,385	12,507,227	11,414,265	10,332,496	9,261,921	8,202,539	7,154,352	6,117,359	5,051,559
20 TMBC-RE20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,720,400	12,675,233	11,588,514	10,512,882	9,448,412	8,395,089	7,352,917	6,321,898	5,298,463	4,283,581	3,279,920	2,287,480
21 TMBC-RE21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£1,122,000	9,340,038	8,290,079	7,251,259	6,232,562	5,207,045	4,201,649	3,203,393	2,224,280	1,252,308	291,473	688,262
22 TMBC-RE22 - 250 units, 30 DPH (100% houses)	250	£3,740,000	18,266,439	16,955,919	15,660,412	14,376,911	13,106,441	11,849,978	10,604,525	9,373,089	8,154,666	6,949,258	5,756,863
23 TMBC-RE23 - 300 units, 30 DPH (100% houses)	300	£4,480,000	21,919,728	20,348,335	18,792,433	17,347,923	15,917,412	14,502,901	13,112,390	11,747,879	10,412,368	9,097,857	7,812,346
24 TMBC-RE24 - 400 units, 30 DPH (100% houses)	400	£5,610,000	29,226,304	27,137,070	25,065,298	23,003,071	20,930,706	18,958,362	16,967,241	14,996,942	13,047,466	11,118,812	9,210,981
25 TMBC-RE25 - 500 units, 30 DPH (100% houses)	500	£7,854,000	35,444,998	32,918,599	30,417,238	27,940,136	25,483,216	23,051,459	20,644,858	18,263,416	15,907,313	13,576,008	11,270,042
26 TMBC-RE26 - 600 units, 30 DPH (100% houses)	600	£9,350,000	42,533,998	39,502,283	36,500,687	33,528,164	30,579,862	27,661,751	24,773,829	21,916,909	19,088,566	16,291,210	13,524,051
27 TMBC-RE27 - 700 units, 30 DPH (100% houses)	700	£11,968,000	47,782,880	44,381,991	41,014,882	37,681,533	34,382,005	31,116,236	27,884,246	24,686,041	21,520,950	18,379,748	15,272,441
28 TMBC-RE28 - 800 units, 30 DPH (100% houses)	800	£13,484,000	54,609,006	50,722,275	46,874,151	43,064,632	39,293,719	35,561,412	31,867,712	28,212,618	24,595,371	21,005,427	17,454,218
29 TMBC-RE29 - 900 units, 30 DPH (100% houses)	900	£15,960,000	59,956,923	54,742,070	50,598,773	46,497,037	42,436,884	38,418,250	34,438,413	30,492,246	26,587,734	22,724,936	18,903,265
30 TMBC-RE30 - 1,000 units, 30DPH (100% houses)	1,000	£18,480,000	67,052,200	60,824,522	56,220,852	51,617,182	47,013,512	42,418,842	37,825,172	33,231,502	28,637,832	24,043,162	19,448,492
31 TMBC-RE31 - 1,250 units, 30 DPH (100% houses)	1,250	£22,440,000	79,349,884	72,794,263	67,293,852	61,848,952	56,451,959	51,105,050	45,813,436	40,577,115	35,328,475	30,260,780	25,173,180
32 TMBC-RE32 - 1,500 units, 30 DPH (100% houses)	1,500	£26,050,000	85,876,762	77,989,034	73,761,753	67,794,918	61,888,531	56,042,590	50,246,753	44,507,315	38,828,475	33,204,369	27,627,797
33 TMBC-RE33 - 1,700 units, 30 DPH (100% houses)	1,700	£32,912,000	92,913,013	86,330,981	79,814,302	73,362,975	66,971,965	60,637,380	54,368,290	48,164,697	42,017,010	35,826,124	29,686,278
34 TMBC-RE34 - 2,000 units, 30 DPH (100% houses)	2,000	£41,888,000	99,521,871	92,469,034	85,483,701	78,568,451	71,723,177	64,947,614	58,226,241	51,575,082	44,990,546	38,459,678	31,992,307
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£187,000	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£748,000	3,303,019	3,130,648	2,960,047	2,791,218	2,624,159	2,458,869	2,295,352	2,133,604	1,973,827	1,815,421	1,656,986
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm retail	118	£1,496,000	5,018,959	4,856,818	4,696,951	4,537,083	4,377,215	4,217,347	4,057,479	3,897,611	3,737,743	3,577,875	3,417,964
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm retail	293	£2,992,000	10,431,566	10,165,007	9,898,452	9,631,893	9,365,334	9,098,775	8,832,216	8,565,657	8,299,098	8,032,539	7,765,980
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£748,000	5,350,659	4,856,768	4,368,113	3,884,695	3,406,515	2,933,571	2,465,863	2,003,392	1,546,157	1,094,161	647,400
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£1,496,000	10,478,225	9,360,180	8,254,015	7,159,728	6,077,320	5,006,792	3,948,141	2,901,370	1,865,333	831,943	192,336
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£2,992,000	21,071,093	18,711,071	16,375,996	14,066,028	11,781,116	9,521,258	7,286,453	5,076,704	2,875,380	1,393,522	1,485,345
42 TMBC-RE7 - 111 units (50% houses), 2,000 sqm retail	111	£748,000	5,240,662	4,637,624	4,041,572	3,451,909	2,868,634	2,291,745	1,721,245	1,157,132	599,406	48,009	504,463
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£1,496,000	10,280,350	9,062,475	7,857,549	6,665,595	5,496,507	4,320,395	3,167,222	2,002,882	881,155	246,232	1,377,792
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£2,992,000	19,076,296	16,708,115	14,362,193	12,018,271	9,674,349	7,329,427	4,984,501	2,640,575	1,291,649	58,267	8,624,214
45 TMBC-MIX10 - 133 units (100% flats), 2,000 sqm retail, 5,000 sqm office	133	£748,000	29,413	59,133	119,376	170,145	221,655	279,523	333,801	387,551	439,962	4,920,165	5,434,127
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£1,496,000	554,518	870,302	1,287,138	1,687,531	2,071,480	2,464,619	2,859,761	3,250,903	3,642,045	4,027,188	4,418,325
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£2,992,000	2,129,625	945,433	4,032,936	7,113,016	10,168,956	13,164,760	16,155,202	19,146,469	22,100,932	25,081,587	27,899,849

Description		No of units	BLV	Residual land values									
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 TMBG-RE51 - 5 units, 14 DPH (100% houses)	5	£98,800	417,997	388,130	358,561	329,288	300,312	271,333	243,251	215,166	187,379	159,887	132,684
2 TMBG-RE52 - 5 units, 20 DPH (100% houses)	5	£49,400	417,997	388,130	358,561	329,288	300,312	271,333	243,251	215,166	187,379	159,887	132,684
3 TMBG-RE53 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£24,700	351,546	322,512	293,776	265,335	237,161	209,341	181,788	154,420	127,572	100,909	75,240
4 TMBG-RE54 - 10 units, 14 DPH (100% houses)	10	£172,900	835,995	776,261	717,122	658,575	600,624	543,267	486,502	430,332	374,757	319,775	265,387
5 TMBG-RE55 - 10 units, 29 DPH (100% houses)	10	£74,100	835,995	776,261	717,122	658,575	600,624	543,267	486,502	430,332	374,757	319,775	265,387
6 TMBG-RE56 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£49,400	703,091	645,025	587,550	530,669	474,380	418,682	363,577	309,064	255,144	201,861	149,081
7 TMBG-RE57 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£49,400	489,814	434,478	379,729	325,569	271,995	219,010	166,611	114,800	63,576	12,941	37,681
8 TMBG-RE58 - 20 units, 29 DPH (100% houses)	20	£172,900	1,700,070	1,579,863	1,460,889	1,343,089	1,226,304	1,110,627	996,146	882,863	770,776	659,887	550,195
9 TMBG-RE59 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£123,500	367,600	326,442	285,138	243,979	202,820	161,661	120,502	79,343	38,184	470,357	1,268,888
10 TMBG-RE60 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£107,820	1,072,626	986,118	900,588	818,058	736,528	655,000	573,473	491,946	410,419	328,892	247,365
11 TMBG-RE61 - 20 units, 102 DPH (100% flats)	20	£49,400	143,283	49,102	44,672	138,100	230,434	321,674	411,820	500,871	588,827	675,690	761,458
12 TMBG-RE112 - 20 units, 29 DPH (100% houses)	50	£419,900	4,217,649	3,921,520	3,628,333	3,338,086	3,050,790	2,766,451	2,484,991	2,206,508	1,930,966	1,658,365	1,388,706
13 TMBG-RE113 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£271,700	3,258,940	2,981,709	2,707,233	2,435,780	2,167,081	1,901,226	1,638,214	1,376,046	1,119,918	863,891	610,727
14 TMBG-RE114 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£197,600	2,422,670	2,156,312	1,891,238	1,626,982	1,369,568	1,112,995	859,263	608,372	360,322	115,113	129,837
15 TMBG-RE115 - 50 units, 102 DPH (100% flats)	50	£123,500	144,851	349,618	502,011	752,035	949,681	1,144,977	1,337,893	1,528,440	1,716,617	1,902,425	2,085,862
16 TMBG-RE116 - 100 units, 29 DPH (100% houses)	100	£839,800	8,114,098	7,539,455	6,970,985	6,407,516	5,838,046	5,268,665	4,694,643	4,123,369	3,547,722	2,971,722	2,396,638
17 TMBG-RE117 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£577,800	5,577,800	5,063,420	4,549,040	4,034,660	3,520,280	3,005,900	2,491,520	1,977,140	1,462,760	948,380	433,000
18 TMBG-RE118 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£370,500	4,845,330	4,312,623	3,782,476	3,257,995	2,739,137	2,225,991	1,719,526	1,216,745	720,644	230,226	259,674
19 TMBG-RE119 - 200 units, 29 DPH (100% houses)	200	£1,704,300	15,853,280	14,726,735	13,611,385	12,507,227	11,414,265	10,332,496	9,261,921	8,202,539	7,154,352	6,117,395	5,091,559
20 TMBG-RE120 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,136,200	12,675,230	11,588,514	10,512,882	9,444,812	8,395,089	7,352,917	6,321,898	5,298,463	4,283,581	3,279,920	2,287,480
21 TMBG-RE221 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£741,000	9,340,038	8,290,079	7,251,259	6,228,552	5,207,045	4,201,649	3,207,393	2,228,280	1,252,306	291,473	668,262
22 TMBG-RE222 - 250 units, 30 DPH (100% houses)	250	£2,470,000	16,266,439	16,956,919	15,660,412	14,336,911	13,076,441	11,848,976	10,604,525	9,373,089	8,154,666	6,949,258	5,756,863
23 TMBG-RE223 - 300 units, 30 DPH (100% houses)	300	£3,964,000	21,910,728	22,348,303	20,794,303	19,249,303	17,729,303	16,247,703	14,796,703	13,381,703	11,996,703	10,646,703	9,331,703
24 TMBG-RE224 - 400 units, 30 DPH (100% houses)	400	£5,705,000	29,228,304	27,130,419	25,056,660	23,003,917	21,000,163	19,058,362	16,967,241	14,999,422	13,047,466	11,118,816	9,210,981
25 TMBG-RE225 - 500 units, 30 DPH (100% houses)	500	£5,187,000	35,444,998	32,918,599	30,471,238	27,940,136	25,483,218	23,051,459	20,644,855	18,263,416	15,907,133	13,576,008	11,270,402
26 TMBG-RE226 - 600 units, 30 DPH (100% houses)	600	£6,175,000	42,533,998	39,502,283	36,500,687	33,528,164	30,579,862	27,661,751	24,773,829	21,919,829	19,088,560	16,291,210	13,524,051
27 TMBG-RE227 - 700 units, 30 DPH (100% houses)	700	£7,904,000	47,782,880	44,381,991	41,014,882	37,681,553	34,382,005	31,116,236	27,884,248	24,686,041	21,520,950	18,379,748	15,272,441
28 TMBG-RE228 - 800 units, 30 DPH (100% houses)	800	£8,892,000	54,609,006	50,722,275	46,874,151	43,064,632	39,293,719	35,561,412	31,867,712	28,216,618	24,595,371	21,005,427	17,454,218
29 TMBG-RE331 - 900 units, 30 DPH (100% houses)	900	£9,880,000	58,926,929	54,742,070	50,598,773	46,497,302	42,436,864	38,418,252	34,438,314	30,492,246	26,587,754	22,724,936	18,903,265
30 TMBG-RE332 - 1,000 units, 30DPH (100% houses)	1,000	£10,865,000	65,943,365	60,824,522	56,220,958	51,622,958	47,028,958	42,436,958	37,842,958	33,248,958	28,654,958	24,060,958	19,466,958
31 TMBG-RE333 - 1,250 units, 30 DPH (100% houses)	1,250	£14,894,000	79,349,894	72,794,252	67,110,552	61,426,852	55,743,152	50,059,452	44,375,752	38,692,052	33,008,352	27,324,652	21,640,952
32 TMBG-RE333 - 1,500 units, 30 DPH (100% houses)	1,500	£16,525,000	85,767,62	78,789,304	73,761,753	67,794,916	61,889,531	56,042,590	50,246,753	44,507,315	38,828,475	33,204,369	27,627,797
33 TMBG-RE333 - 1,700 units, 30 DPH (100% houses)	1,700	£21,736,000	92,913,013	86,330,991	79,754,302	73,362,975	66,971,965	60,637,380	54,368,290	48,164,697	42,017,010	35,926,124	29,866,278
34 TMBG-RE334 - 2,000 units, 30 DPH (100% houses)	2,000	£27,664,000	99,521,871	92,469,034	85,483,701	78,568,451	71,723,177	64,947,614	58,226,241	51,575,082	44,990,546	38,459,678	31,992,307
35 TMBG-CARE1 - 70 unit care scheme (30 DPH, 100% flats)	-	£123,500	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36 TMBG-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£494,000	3,303,019	3,130,648	2,960,047	2,791,218	2,624,159	2,458,869	2,295,352	2,133,604	1,973,827	1,815,241	1,658,986
37 TMBG-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£980,000	6,606,358	6,359,816	6,069,951	5,783,923	5,503,923	5,223,923	4,943,923	4,663,923	4,383,923	4,103,923	3,823,923
38 TMBG-MIX3 - 293 units (50% houses), 5,000 sqm Light Ind	293	£1,976,000	19,431,566	17,965,007	16,514,521	15,071,705	13,628,889	12,186,073	10,743,257	9,299,441	7,855,625	6,411,809	4,967,993
39 TMBG-MIX4 - 99 units (50% houses), 3,850 sqm care home	91	£494,000	5,350,659	4,656,766	4,368,113	3,884,695	3,406,515	2,933,571	2,465,863	2,003,392	1,546,157	1,094,161	647,400
40 TMBG-MIX4 - 224 units (50% houses), 3,850 sqm care home	224	£988,000	10,478,225	9,360,180	8,254,015	7,159,728	6,077,320	5,002,592	3,941,841	2,901,370	1,865,331	1,331,943	192,336
41 TMBG-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£1,976,000	21,071,093	18,711,017	16,375,996	14,066,028	11,781,116	9,521,258	7,286,453	5,076,704	2,875,380	693,522	1,465,345
42 TMBG-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£494,000	5,240,062	4,637,624	4,041,572	3,451,909	2,868,634	2,291,745	1,721,245	1,157,132	599,406	48,069	504,463
43 TMBG-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£988,000	10,280,350	9,062,479	7,857,549	6,665,598	5,486,507	4,320,395	3,167,227	2,019,882	881,155	248,232	1,377,792
44 TMBG-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£1,976,000	19,075,298	16,708,149	14,339,000	11,969,851	9,600,702	7,231,553	4,862,404	2,493,255	1,104,106	268,917	8,624,214
45 TMBG-MIX10 - 549 units (50% houses), 2,000 sqm retail, 5,000 sqm office	549	£2,470,000	25,413,149	22,494,130	19,575,111	16,656,092	13,737,073	10,818,054	7,899,035	4,979,016	2,059,000	430,983	5,434,127
46 TMBG-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£988,000	5,541,518	4,870,302	4,287,138	3,687,531	3,087,924	2,488,317	1,888,710	1,289,103	689,496	184,508	1,354,145
47 TMBG-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£1,976,000	2,129,525	945,433	4,032,936	7,113,016	10,156,956	13,164,760	16,155,202	19,146,469	22,100,932	25,058,517	27,899,949

E) _____

E)

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 TMCB-RES1 - 5 units, 14 DPH (100% houses)	5	£98,800	469,221	436,968	405,034	373,421	342,127	311,154	280,500	250,166	220,152	190,458
2 TMCB-RES2 - 5 units, 29 DPH (100% houses)	5	£98,800	469,221	436,968	405,034	373,421	342,127	311,154	280,500	250,166	220,152	190,458
3 TMCB-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£274,000	402,001	370,416	339,542	308,795	278,362	248,150	218,458	188,984	159,530	130,094
4 TMCB-RES4 - 10 units, 14 DPH (100% houses)	10	£172,900	938,443	873,936	810,069	746,842	684,255	622,308	561,000	500,332	440,304	380,916
5 TMCB-RES5 - 10 units, 29 DPH (100% houses)	10	£74,100	938,443	873,936	810,069	746,842	684,255	622,308	561,000	500,332	440,304	380,916
6 TMCB-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£49,400	804,000	721,224	679,086	611,588	556,725	496,501	436,916	377,969	319,660	261,989
7 TMCB-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£49,400	588,236	528,296	468,986	410,311	352,270	294,862	238,086	181,944	126,436	71,561
8 TMCB-RES8 - 20 units, 29 DPH (100% houses)	20	£172,900	1,901,690	1,772,086	1,643,768	1,514,334	1,390,981	1,268,515	1,143,336	1,021,439	900,828	781,199
9 TMCB-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£123,500	1,567,294	1,441,087	1,317,374	1,194,344	1,070,599	952,563	828,634	705,493	583,138	463,134
10 TMCB-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£74,100	1,213,334	1,092,454	972,722	852,722	732,722	612,722	492,722	372,722	252,722	132,722
11 TMCB-RES11 - 20 units, 102 DPH (100% flats)	20	£49,400	324,938	222,247	120,723	20,363	80,034	179,559	277,901	375,060	471,037	565,330
12 TMCB-RES12 - 50 units, 29 DPH (100% houses)	50	£419,900	4,703,291	4,384,500	4,068,868	3,756,394	3,447,079	3,140,923	2,837,925	2,538,087	2,241,407	1,947,887
13 TMCB-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£271,700	3,735,393	3,435,879	3,139,427	2,846,036	2,555,708	2,268,441	1,984,236	1,703,094	1,425,012	1,149,993
14 TMCB-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£197,600	2,889,229	2,601,003	2,315,820	2,033,676	1,754,275	1,476,481	1,201,747	930,074	661,463	395,917
15 TMCB-RES15 - 50 units, 102 DPH (100% flats)	50	£123,500	985,672	83,611	157,789	377,581	594,798	809,438	1,021,505	1,230,892	1,443,998	1,642,241
16 TMCB-RES16 - 100 units, 29 DPH (100% houses)	100	£369,800	9,986,932	9,405,901	8,822,655	8,244,610	7,662,995	7,083,629	6,505,614	5,928,486	5,353,968	4,780,997
17 TMCB-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£247,100	7,470,194	6,871,737	6,278,850	5,686,922	5,092,074	4,500,362	3,908,477	3,316,924	2,726,024	2,134,497
18 TMCB-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£370,500	5,778,458	5,202,006	4,631,393	4,067,353	3,508,550	2,952,961	2,403,494	1,850,149	1,322,926	791,823
19 TMCB-RES19 - 200 units, 29 DPH (100% houses)	200	£1,704,300	17,775,854	16,561,685	15,358,557	14,156,365	12,966,231	11,816,152	10,682,930	9,516,186	8,386,256	7,266,403
20 TMCB-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,136,200	14,564,677	13,389,641	12,226,620	11,075,614	9,936,623	8,808,647	7,694,686	6,591,740	5,500,808	4,420,606
21 TMCB-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£741,000	11,196,296	10,065,914	8,947,466	7,836,506	6,734,953	5,645,412	4,567,883	3,502,367	2,448,862	1,407,369
22 TMCB-RES22 - 250 units, 30 DPH (100% houses)	250	£2,470,000	20,551,678	19,136,077	17,734,292	16,348,550	14,972,845	13,613,173	12,267,538	10,935,936	9,618,371	8,314,839
23 TMCB-RES23 - 300 units, 30 DPH (100% houses)	300	£2,984,000	24,862,253	23,281,261	21,781,197	20,269,189	18,736,944	17,189,599	15,632,124	14,064,624	12,487,107	10,907,587
24 TMCB-RES24 - 400 units, 30 DPH (100% houses)	400	£3,705,000	32,983,005	30,958,177	29,374,895	26,354,458	23,959,551	21,671,178	19,628,065	17,407,499	15,388,393	13,303,743
25 TMCB-RES25 - 500 units, 30 DPH (100% houses)	500	£5,187,000	39,766,694	37,038,829	34,338,998	31,664,202	29,017,442	26,397,714	23,805,022	21,239,365	18,698,822	16,150,130
26 TMCB-RES26 - 600 units, 30 DPH (100% houses)	600	£6,175,000	47,720,033	44,446,594	41,205,598	37,997,044	34,820,930	31,677,258	28,566,258	25,427,337	22,438,587	19,415,167
27 TMCB-RES27 - 700 units, 30 DPH (100% houses)	700	£7,904,000	53,528,054	49,865,385	46,239,009	42,648,928	39,095,139	35,575,339	32,066,634	28,634,301	25,218,338	21,838,748
28 TMCB-RES28 - 800 units, 30 DPH (100% houses)	800	£8,892,000	61,174,919	56,989,011	52,844,583	48,741,632	44,680,159	40,657,531	36,670,439	32,724,915	28,802,958	24,958,570
29 TMCB-RES29 - 900 units, 30 DPH (100% houses)	900	£9,880,000	69,687,240	65,480,846	60,955,236	56,570,578	52,189,648	48,355,443	44,964,944	41,319,211	37,118,184	32,945,950
30 TMCB-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£11,856,000	83,296,033	78,288,329	73,028,949	67,530,945	61,754,754	56,728,270	51,493,969	46,246,139	40,976,968	35,695,922
31 TMCB-RES31 - 250 units, 30 DPH (100% houses)	1,250	£14,736,000	87,652,593	81,662,391	75,713,479	69,859,919	64,047,675	58,267,300	52,607,300	46,936,730	41,377,880	35,848,926
32 TMCB-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£18,525,000	95,982,727	89,432,917	82,947,933	76,527,955	70,161,435	63,859,550	57,622,671	51,450,796	45,343,066	39,284,776
33 TMCB-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£21,736,000	103,832,634	96,750,325	89,727,342	82,774,624	75,892,172	69,079,987	62,338,068	55,659,296	49,402,098	42,495,272
34 TMCB-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£27,664,000	111,161,680	103,753,938	96,061,379	88,623,981	81,256,964	73,955,895	66,730,141	59,579,692	52,493,207	45,475,313
35 TMCB-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£123,500	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939
36 TMCB-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£494,000	3,607,519	3,420,948	3,236,286	3,053,534	2,872,692	2,693,758	2,516,734	2,341,616	2,168,495	1,997,118
37 TMCB-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	£988,000	10,155,399	9,444,597	8,740,477	8,015,087	7,339,162	6,665,181	6,000,934	5,347,619	4,697,076	4,056,972
38 TMCB-MIX3 - 250 units (50% houses), 5,000 sqm retail, 5,000 sqm office	289	£1,974,000	14,446,720	13,281,416	12,161,973	11,082,125	10,045,482	9,089,992	8,252,107	7,463,123	6,712,945	6,000,934
39 TMCB-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£494,000	6,222,103	5,687,399	5,158,339	4,634,924	4,117,145	3,605,012	3,098,522	2,597,673	2,102,468	1,610,295
40 TMCB-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£988,000	12,517,761	11,304,517	10,104,310	8,961,504	7,841,734	6,579,791	5,430,673	4,294,376	3,170,910	2,060,266
41 TMCB-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£1,976,000	25,343,850	22,784,171	20,251,639	17,745,928	15,267,364	12,815,839	10,391,353	7,993,904	5,623,494	3,277,680
42 TMCB-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£494,000	6,303,032	5,650,812	5,005,474	4,367,019	3,735,447	3,110,757	2,492,949	1,882,025	1,277,983	680,823
43 TMCB-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£988,000	12,501,986	11,180,416	9,872,818	8,579,189	7,299,529	6,033,941	4,782,122	3,544,374	2,320,595	1,089,455
44 TMCB-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£1,976,000	23,559,968	20,849,999	18,166,336	15,511,002	13,122,952	10,899,959	8,699,959	6,529,959	4,399,959	2,269,495
45 TMCB-MIX10 - 130 units (50% houses), 2,000 sqm retail, 5,000 sqm office	130	£494,000	6,177,844	471,668	330,136	188,336	53,212	171,159	508,074	891,872	1,384,504	1,880,501
46 TMCB-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£988,000	8,388,777	1,815,361	292,502	233,807	2,746,772	4,241,930	5,719,280	7,199,886	8,667,623	10,117,239
47 TMCB-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£1,976,000	18,193	4,840,419	1,534,646	1,759,581	5,063,774	831,352	11,599,844	14,811,932	18,041,841	21,231,910

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

		Sales value £5,314 ps/m		£6,668.704 PER HA		AH tenure Type of rent:		Rented 80% 50% Soc Rent 30% AH Rent		Intermediate:		SO 20% FH 0%		
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£267,482	520,446	485,805	451,508	417,554	383,943	350,674	317,749	285,166	252,925	221,028	189,474
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£133,344	520,446	485,805	451,508	417,554	383,943	350,674	317,749	285,166	252,925	221,028	189,474
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	452,454	418,711	385,310	352,251	319,534	287,159	255,127	223,437	192,088	161,081	130,417
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,040,890	971,611	903,017	835,108	767,885	701,349	635,497	570,331	505,851	442,057	378,948
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,040,890	971,611	903,017	835,108	767,885	701,349	635,497	570,331	505,851	442,057	378,948
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,533,741	904,909	837,422	770,620	704,503	639,069	574,320	510,254	446,873	384,175	322,163	260,833
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	886,658	822,111	758,243	695,054	632,544	570,713	509,962	449,089	389,296	330,181	271,746
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,103,310	1,964,289	1,826,033	1,690,373	1,555,478	1,421,959	1,289,614	1,159,045	1,029,652	901,634	774,951
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,766,156	1,631,624	1,498,433	1,366,250	1,235,441	1,106,007	977,949	851,265	725,958	602,026	479,489
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,408,823	1,278,790	1,150,122	1,022,822	896,888	772,320	649,119	527,286	406,818	287,717	169,983
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	506,592	395,394	285,446	176,752	69,310	37,443	143,982	249,249	353,246	455,970	557,424
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	5,188,933	4,847,480	4,509,403	4,174,702	3,843,379	3,515,431	3,190,860	2,869,666	2,551,849	2,237,407	1,926,342
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	4,211,844	3,890,048	3,571,531	3,256,293	2,944,336	2,635,658	2,330,260	2,028,141	1,729,303	1,433,743	1,141,463
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	3,355,788	3,045,696	2,738,962	2,435,287	2,134,971	1,837,913	1,544,114	1,251,777	962,603	676,710	394,097
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	706,960	468,543	232,833	3,127	239,906	473,901	705,115	933,545	1,159,193	1,382,057	1,602,139
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	10,056,976	9,391,761	8,733,126	8,081,070	7,435,594	6,796,698	6,164,381	5,538,644	4,919,486	4,306,909	3,700,911
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	8,423,689	7,780,096	7,143,061	6,512,587	5,888,671	5,271,316	4,660,519	4,056,282	3,458,004	2,867,486	2,282,927
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	6,711,576	6,091,391	5,477,724	4,870,573	4,269,941	3,675,827	3,088,229	2,503,553	1,925,206	1,353,420	788,195
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	19,883,826	18,380,651	17,090,367	15,812,974	14,548,471	13,296,857	12,058,135	10,832,302	9,618,160	8,415,447	7,225,653
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	16,454,061	15,190,788	13,940,354	12,702,817	11,478,158	10,266,378	9,067,475	7,881,451	6,708,304	5,548,035	4,400,645
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,066,112	13,046,449	11,829,488	10,625,260	9,433,858	8,255,251	7,089,175	5,928,373	4,780,454	3,645,417	2,523,265	1,413,986
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,687,039	22,823,694	21,304,447	19,800,227	18,311,036	16,836,873	15,377,371	13,930,549	12,496,784	11,082,074	9,680,420	8,293,822
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	27,388,433	25,565,336	23,760,273	21,973,243	20,204,246	18,452,845	16,716,660	14,998,541	13,298,489	11,616,505	9,952,588
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,930,558	36,517,910	34,087,115	31,680,364	29,297,658	26,938,996	24,603,793	22,288,879	19,998,055	17,731,319	15,488,673	13,270,116
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,024,781	44,088,390	41,159,089	38,258,758	35,387,398	32,545,008	29,731,587	26,947,136	24,191,655	21,465,145	18,767,603	16,099,032
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	52,906,068	49,390,507	45,910,510	42,464,877	39,054,009	35,677,904	32,366,963	29,029,986	25,758,173	22,521,124	19,318,639
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	59,266,072	55,335,594	51,443,963	47,591,240	43,777,362	40,002,353	36,266,211	32,568,936	28,910,527	25,286,530	21,696,958
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,673,040	67,732,655	63,240,679	58,793,124	54,389,988	50,031,272	45,716,976	41,447,098	37,221,641	33,040,603	28,898,891	24,796,525
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£286,748,155	72,974,589	68,140,849	63,354,905	58,616,758	53,926,405	49,283,849	44,688,726	40,132,708	35,624,581	31,164,343	26,751,996
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	81,082,876	75,712,055	70,394,339	65,129,730	59,918,228	54,759,832	49,654,140	44,591,898	39,582,867	34,627,048	29,724,439
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	96,921,071	90,506,674	84,155,700	77,868,147	71,636,898	65,466,008	59,358,788	53,315,022	47,334,781	41,418,065	35,557,417
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	100,074,761	99,052,063	92,610,588	85,217,634	78,404,104	71,659,959	64,985,310	58,369,542	51,820,401	45,340,823	38,930,710
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	114,714,389	107,123,472	99,607,803	92,166,780	84,801,006	77,503,596	70,275,029	63,121,641	56,043,435	49,036,544	42,090,926
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£748,894,384	122,791,576	114,669,035	106,617,019	98,645,035	90,754,179	82,943,356	75,212,928	67,551,636	59,966,394	52,461,715	45,022,926
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£13,334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	3,912,020	3,711,248	3,512,525	3,315,850	3,121,224	2,928,646	2,738,116	2,549,634	2,363,201	2,178,816	1,996,479
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,874,816	11,293,021	10,528,480	9,771,730	9,022,773	8,280,571	7,537,585	6,802,491	6,075,291	5,355,986	4,644,574	3,941,055
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	24,821,473	23,013,681	21,224,314	19,453,370	17,700,852	15,960,496	14,232,222	12,522,508	10,831,354	9,147,246	7,475,274
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	7,093,547	6,518,031	5,948,955	5,385,146	4,827,776	4,278,454	3,731,180	3,191,956	2,658,778	2,131,650	1,610,570
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,874,816	14,554,596	13,248,853	11,954,180	10,673,279	9,406,149	8,152,790	6,913,203	5,687,387	4,475,342	3,277,099	2,092,586
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	29,616,607	26,857,324	24,127,064	21,425,826	18,753,612	16,110,421	13,496,251	10,911,104	8,354,980	5,827,879	3,329,800
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	7,366,002	6,664,000	5,969,376	5,282,129	4,602,260	3,929,768	3,264,654	2,606,918	1,956,559	1,313,579	677,975
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£28,248,689	14,723,623	13,298,354	11,888,086	10,492,819	9,112,553	7,747,286	6,397,021	5,061,758	3,741,494	2,436,232	1,140,213
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	28,058,649	25,269,865	22,510,479	19,780,487	17,079,894	14,408,696	11,766,894	9,154,490	6,569,655	3,991,911	1,443,844
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£13,337,408	2,186,259	1,527,551	876,278	232,439	410,129	1,048,695	1,679,713	2,311,243	2,937,460	3,566,003	4,168,874
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£26,874,816	6,103,703	4,451,077	2,617,092	1,201,583	422,064	2,044,874	3,648,513	5,232,982	6,815,108	8,388,969	9,943,323
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£53,349,631	14,238,840	10,612,062	7,026,175	3,481,177	23,281	3,539,342	7,063,263	10,546,424	13,987,471	17,445,233	20,864,824

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,062,172											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£264,869	520,446	485,805	451,508	417,554	383,943	350,674	317,749	285,166	252,925	221,028	189,474	
2 TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£412,434	520,446	485,805	451,508	417,554	383,943	350,674	317,749	285,166	252,925	221,028	189,474	
3 TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£2,061,217	1,052,450	418,711	385,310	352,251	319,534	287,159	255,127	223,437	192,088	161,081	130,417	
4 TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	1,040,890	971,611	903,017	835,108	767,885	701,349	635,497	570,331	505,851	442,057	378,948	
5 TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	1,040,890	971,611	903,017	835,108	767,885	701,349	635,497	570,331	505,851	442,057	378,948	
6 TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	904,909	837,422	770,620	704,503	639,069	574,320	510,254	446,873	384,175	322,163	260,833	
7 TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	680,536	622,111	568,243	509,564	449,504	392,524	339,669	289,669	240,669	191,669	142,669	
8 TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£1,643,521	2,103,110	1,984,289	1,838,544	1,698,254	1,538,478	1,421,959	1,289,814	1,159,047	1,029,652	901,634	777,474	
9 TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	1,766,156	1,631,624	1,498,433	1,369,250	1,235,441	1,108,007	977,949	851,265	725,958	602,026	479,498	
10 TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£618,652	1,408,823	1,278,790	1,150,122	1,022,822	896,688	772,320	649,119	527,286	406,818	287,717	169,497	
11 TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£412,434	506,592	395,394	285,446	176,752	69,310	-37,443	-143,982	-249,249	-353,246	-455,970	-557,970	
12 TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£2,505,693	5,188,933	4,847,480	4,509,403	4,174,702	3,843,379	3,515,431	3,190,860	2,861,666	2,531,849	2,237,407	1,926,347	
13 TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,668,369	4,211,944	3,890,868	3,571,531	3,256,293	2,944,336	2,635,668	2,326,999	2,018,141	1,729,303	1,430,743	1,142,743	
14 TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,643,521	3,355,788	3,045,698	2,738,862	2,431,027	2,123,871	1,816,971	1,510,114	1,203,669	900,314	600,314	300,314	
15 TBMC-RES15 - 100 units, 102 DPH (100% flats)	50	£1,031,086	706,960	468,543	232,833	-3,127	-23,905	-473,801	-705,115	-933,545	-1,159,193	-1,382,057	-1,602,719	
16 TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£7,011,386	10,056,976	9,391,761	8,733,126	8,081,070	7,435,594	6,796,698	6,164,381	5,538,644	4,916,496	4,306,909	3,700,129	
17 TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,742,956	8,423,689	7,780,096	7,143,061	6,512,587	5,888,671	5,271,316	4,660,519	4,056,282	3,458,604	2,867,486	2,282,998	
18 TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,093,298	6,171,576	6,091,391	5,977,424	5,860,583	5,746,941	5,625,812	5,508,229	5,390,553	5,272,606	5,154,427	5,036,147	
19 TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,288,198	19,693,326	18,380,651	17,090,367	15,819,734	14,548,471	13,296,857	12,045,243	10,832,302	9,618,160	8,415,407	7,225,558	
20 TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£2,457,592	16,454,061	15,190,786	13,940,354	12,702,817	11,478,185	10,266,376	9,067,473	7,878,567	6,708,304	5,548,035	4,406,035	
21 TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£6,186,517	13,046,449	11,829,458	10,625,260	9,433,858	8,255,251	7,089,175	5,928,745	4,760,454	3,645,417	2,523,265	1,413,518	
22 TBMC-RES22 - 250 units, 29 DPH (100% houses)	250	£20,621,722	22,823,694	21,304,447	19,800,227	18,311,036	16,836,873	15,377,371	13,930,549	12,486,784	11,082,074	9,680,420	8,295,259	
23 TBMC-RES23 - 300 units, 29 DPH (100% houses)	300	£24,746,067	27,388,433	25,665,336	23,760,273	21,973,243	20,204,246	18,452,845	16,716,660	14,998,514	13,298,498	11,616,505	9,952,528	
24 TBMC-RES24 - 400 units, 29 DPH (100% houses)	400	£30,932,584	36,517,910	34,087,115	31,680,364	29,297,638	26,958,996	24,603,793	22,298,879	19,999,055	17,731,319	15,488,673	13,270,171	
25 TBMC-RES25 - 500 units, 29 DPH (100% houses)	500	£43,305,617	44,088,390	41,150,699	38,258,568	35,387,399	32,538,269	29,709,186	26,947,136	24,199,655	21,465,169	18,767,168	16,069,168	
26 TBMC-RES26 - 600 units, 29 DPH (100% houses)	600	£51,551,368	52,000,000	49,390,907	46,556,510	43,722,109	40,887,714	38,053,317	35,218,920	32,384,523	29,550,126	26,715,729	23,881,332	
27 TBMC-RES27 - 700 units, 29 DPH (100% houses)	700	£65,899,912	59,266,752	55,535,594	51,443,983	47,591,948	43,777,362	40,002,353	36,266,211	32,568,936	28,910,527	25,286,530	21,696,939	
28 TBMC-RES28 - 800 units, 29 DPH (100% houses)	800	£74,238,201	67,732,655	63,240,679	58,793,124	54,389,988	50,031,272	45,716,976	41,447,098	37,221,641	33,040,603	28,868,891	24,796,625	
29 TBMC-RES29 - 900 units, 29 DPH (100% houses)	900	£82,466,880	72,974,589	68,140,489	63,354,905	58,616,758	53,926,405	49,283,849	44,688,726	40,132,708	35,624,831	31,164,343	26,751,919	
30 TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,964,800	81,082,876	75,712,095	70,394,339	65,129,730	59,918,228	54,759,834	49,654,140	44,591,896	39,582,867	34,627,048	29,724,447	
31 TBMC-RES31 - 1,250 units, 29 DPH (100% houses)	1,250	£123,730,334	96,921,971	90,006,674	84,155,700	77,888,147	71,636,869	65,498,008	59,398,768	53,315,022	47,394,781	41,498,056	35,657,974	
32 TBMC-RES32 - 1,500 units, 29 DPH (100% houses)	1,500	£154,962,138	106,074,761	98,602,588	91,062,834	83,516,824	76,000,824	68,484,824	60,968,824	53,452,824	45,936,824	38,420,824	30,904,824	
33 TBMC-RES33 - 1,700 units, 29 DPH (100% houses)	1,700	£181,471,157	114,714,389	107,123,472	99,607,603	92,165,780	84,801,006	77,503,596	70,275,029	63,041,261	55,804,435	48,566,609	41,328,783	
34 TBMC-RES34 - 2,000 units, 29 DPH (100% houses)	2,000	£230,963,291	122,791,576	114,669,035	106,617,019	98,645,040	90,754,179	82,943,356	75,212,926	67,551,636	59,966,394	52,461,715	45,022,929	
35 TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	
36 TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£4,124,344	3,912,020	3,771,248	3,631,525	3,415,850	3,211,224	2,928,646	2,702,416	2,494,934	2,363,201	2,178,816	1,994,474	
37 TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£24,648,699	11,293,021	10,526,480	9,771,730	9,022,773	8,280,571	7,537,585	6,802,619	6,075,991	5,355,566	4,644,574	3,941,004	
38 TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£16,497,578	24,821,472	23,013,681	21,224,178	19,459,122	17,724,512	16,022,592	14,352,592	12,722,592	11,112,592	9,502,592	7,892,592	
39 TBMC-MIX4 - 921 units (50% houses), 3,850 sqm care home	91	£4,124,344	7,093,547	6,518,031	5,948,585	5,385,146	4,827,776	4,272,454	3,731,180	3,191,956	2,658,776	2,127,600	1,610,515	
40 TBMC-MIX5 - 294 units (50% houses), 3,850 sqm care home	294	£8,248,689	14,554,596	13,248,853	11,954,150	10,763,279	9,406,149	8,152,790	6,913,203	5,687,387	4,475,342	3,251,690	2,092,552	
41 TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,497,578	29,616,607	26,857,324	24,127,064	21,425,826	18,753,612	16,110,421	13,496,251	10,911,104	8,354,880	5,827,879	3,329,879	
42 TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,124,344	7,366,002	6,664,000	5,969,376	5,282,129	4,602,260	3,929,768	3,284,854	2,600,916	1,956,959	1,313,579	677,979	
43 TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£8,248,689	14,723,623	13,296,354	11,886,086	10,492,819	9,112,553	7,747,286	6,397,021	5,061,756	3,741,494	2,436,232	1,140,970	
44 TBMC-MIX9 - 151 units (50% houses), 2,000 sqm retail	151	£6,186,517	10,511,070	9,506,859	8,502,648	7,498,437	6,494,226	5,489,015	4,484,804	3,479,593	2,474,382	1,469,171	464,260	
45 TBMC-MIX10 - 130 units (100% flats), 2,000 sqm office	130	£4,124,344	2,186,259	1,527,551	876,278	232,439	-40,125	-104,695	-1,679,713	-3,311,243	-2,937,460	-3,556,003	-4,166,818	
46 TBMC-MIX11 - 334 units (100% flats), 2,000 sqm office	334	£8,248,689	6,103,743	4,051,077	2,076,092	1,201,583	-422,064	-2,044,874	-3,648,513	-5,232,862	-6,815,108	-8,388,969	-9,943,333	
47 TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£16,497,578	14,238,840	10,612,062	7,026,175	3,481,177	-23,281	-3,539,342	-7,063,263	-10,542,942	-13,967,471	-17,445,223	-20,864,961	

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

BENBRIDGE AND MALLING BOROUGH COUNCIL		Sales value £5,487 ps/m		AH tenure		Rented 80%		Intermediate:		SO 20%				
BENKMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668,704 PER HA		Type of rent		50% Soc Rent 30% Aff Rent				FH 0%				
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	571,669	534,643	497,983	461,688	425,758	390,195	354,997	320,165	285,699	251,599	217,884
2	TBMC-RES2 - 5 units, 23 DPH (100% houses)	5	£1,333,741	571,669	534,643	497,983	461,688	425,758	390,195	354,997	320,165	285,699	251,599	217,884
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	502,909	466,811	431,078	395,710	360,707	326,070	291,796	257,888	224,345	191,167	158,354
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,143,338	1,069,285	995,964	923,374	851,516	780,390	709,994	640,331	571,399	503,198	435,729
5	TBMC-RES5 - 10 units, 23 DPH (100% houses)	10	£2,000,611	1,143,338	1,069,285	995,964	923,374	851,516	780,390	709,994	640,331	571,399	503,198	435,729
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,005,818	933,622	862,156	791,420	721,414	652,138	583,592	515,778	448,691	382,305	318,702
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	765,080	671,528	597,745	519,819	446,565	379,107	316,233	257,195	198,556	139,506	79,620
8	TBMC-RES8 - 20 units, 23 DPH (100% houses)	20	£4,668,093	2,304,520	2,138,562	2,009,921	1,842,784	1,719,976	1,549,824	1,380,670	1,210,516	1,040,362	870,208	700,054
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,963,960	1,820,170	1,677,842	1,536,975	1,397,571	1,259,628	1,122,937	987,454	853,458	720,920	589,847
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,604,322	1,465,125	1,327,386	1,191,104	1,056,280	922,914	791,005	660,585	531,562	404,027	277,949
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	688,247	568,540	450,170	333,141	217,450	103,100	-	10,063	-	123,439	-
12	TBMC-RES12 - 50 units, 23 DPH (100% houses)	50	£11,336,797	5,673,296	5,309,633	4,949,559	4,593,011	4,239,677	3,889,939	3,543,795	3,201,245	2,862,298	2,526,928	2,195,461
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	4,888,246	4,344,217	4,003,634	3,666,550	3,332,963	3,000,874	2,678,238	2,353,188	2,033,992	1,717,403	1,404,892
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	3,622,397	3,490,388	3,161,904	2,836,897	2,515,365	2,197,311	1,882,132	1,571,631	1,263,744	957,508	654,774
15	TBMC-RES15 - 50 units, 102 DPH (100% houses)	50	£3,334,352	1,126,531	1,030,352	936,172	845,126	754,574	664,520	574,516	484,512	394,508	304,504	214,500
16	TBMC-RES16 - 100 units, 23 DPH (100% houses)	100	£22,673,593	11,028,261	10,317,721	9,614,196	8,917,687	8,228,193	7,545,714	6,870,250	6,201,802	5,540,389	4,885,951	4,236,540
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	9,376,593	8,688,434	8,007,270	7,333,100	6,665,927	6,005,748	5,350,565	4,706,377	4,067,185	3,434,988	2,809,785
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	7,644,694	6,980,775	6,323,808	5,673,794	5,030,732	4,384,622	3,765,465	3,143,260	2,527,487	1,915,017	1,308,547
19	TBMC-RES19 - 200 units, 23 DPH (100% houses)	200	£46,014,057	21,591,797	20,199,618	18,821,185	17,456,496	16,105,554	14,768,356	13,444,905	12,135,199	10,839,239	9,557,028	8,288,587
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	18,943,403	16,991,985	15,054,088	14,330,019	13,019,693	11,723,108	10,440,264	9,171,161	7,915,798	6,674,178	5,446,290
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	14,896,602	13,593,001	12,303,055	11,026,165	9,764,132	8,515,155	7,279,833	6,068,168	4,911,994	3,694,616	2,450,103
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,687,039	32,568,974	30,460,934	28,400,874	26,340,814	24,280,754	22,220,694	20,160,634	18,100,574	16,040,514	14,000,454	12,000,394
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£90,024,447	40,102,628	38,153,168	36,222,957	34,311,992	32,440,275	30,547,803	28,654,511	26,800,607	25,045,879	23,250,391	21,474,166
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	40,136,837	37,537,558	34,963,942	32,415,990	29,893,720	27,397,073	24,894,110	22,400,000	20,061,172	17,667,198	15,298,886
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	48,380,072	45,254,516	42,159,815	39,095,968	36,062,978	33,060,842	30,089,249	27,143,945	24,229,547	21,346,054	18,493,465
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	58,056,088	54,305,419	50,591,778	46,915,162	43,275,573	39,673,010	36,109,499	32,572,735	29,075,456	25,615,264	22,192,159
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,324	69,806,917	66,003,727	62,468,957	59,253,552	56,459,587	54,427,063	52,403,959	50,436,398	48,484,338	46,541,773	44,601,051
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,540	74,292,077	70,490,973	67,441,665	64,038,345	60,582,385	57,325,786	54,212,547	51,698,670	49,232,153	46,812,998	44,441,202
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,159	81,296,748	77,039,159	73,581,336	69,969,748	66,502,973	63,184,547	60,000,670	56,852,243	53,743,816	50,675,389	47,646,962
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,079,108	98,868,820	93,134,280	87,456,343	81,735,007	76,270,274	70,762,143	65,310,614	59,915,686	54,577,352	49,295,638	44,059,645
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	106,173,420	99,326,523	92,547,208	85,835,470	79,191,311	72,764,732	66,105,732	59,662,908	53,272,852	46,959,297	40,709,646
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	116,44,289	108,660,587	101,250,747	93,907,313	86,635,405	79,437,456	72,314,466	65,263,435	58,287,364	51,379,586	44,536,415
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	125,96,143	117,496,132	109,476,612	101,535,634	93,675,748	85,895,508	78,195,195	70,574,831	63,021,840	55,466,907	48,162,608
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	134,937,924	125,724,191	117,145,962	108,653,236	100,246,611	91,912,044	83,663,106	75,499,802	67,422,130	59,418,724	51,495,024
35	TBMC-CARE1 - 1 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	618,939	618,939	618,939	618,939	618,939	618,939	618,939	618,939	618,939	618,939	618,939
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,333,741	4,216,534	4,216,534	4,216,534	4,216,534	4,216,534	4,216,534	4,216,534	4,216,534	4,216,534	4,216,534	4,216,534
37	TBMC-MIX2 - 118 units (72% houses), 5,000 sqm retail	118	£28,674,816	12,540,052	11,612,362	10,802,993	10,001,917	9,209,164	8,424,722	7,640,801	6,862,836	6,093,297	5,332,176	4,579,479
38	TBMC-MIX3 - 293 units (50% houses), 3,850 sqm Light Ind	293	£53,349,631	22,450,256	25,580,462	23,666,653	21,772,321	19,987,643	18,042,621	16,207,253	14,382,183	12,572,482	10,792,586	9,004,626
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	7,964,991	7,348,664	6,738,791	6,135,372	5,538,406	4,947,896	4,363,839	3,786,237	3,215,089	2,650,395	2,092,155
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	16,570,519	15,173,965	13,792,051	12,424,777	11,070,563	9,795,790	8,395,735	7,080,396	5,775,775	4,432,972	3,222,685
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	34,887,074	30,930,478	28,002,598	25,105,726	22,239,860	19,405,001	16,601,149	13,828,304	11,086,466	8,376,834	5,695,809
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	8,428,974	7,677,189	6,933,278	6,197,239	5,469,073	4,748,780	4,036,399	3,331,811	2,635,136	1,945,331	1,265,043
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£28,674,816	16,533,632	15,418,985	14,294,336	13,169,687	12,045,038	10,920,389	9,795,740	8,671,091	7,546,442	6,421,793	5,297,144
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	32,575,874	29,534,456	26,584,391	23,649,973	20,746,795	17,875,008	15,034,853	12,226,088	9,448,793	6,702,970	3,973,713
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£13,337,408	8,428,974	7,677,189	6,933,278	6,197,239	5,469,073	4,748,780	4,036,399	3,331,811	2,635,136	1,945,331	1,265,043
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£28,674,816	8,868,630	7,086,794	5,324,923	3,583,018	1,861,077	149,894	-	1,577,746	-	3,287,141	-
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£53,349,631	20,216,168	18,349,629	16,517,702	14,695,488	12,917,063	11,182,427	-	2,546,693	-	6,283,662	-

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)	

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH	
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	TMCB-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	622,893	593,480	544,458	505,821	467,573	429,715	392,246	355,165	318,473	282,170	246,255				
2	TMCB-RES1 - 5 units, 29 DPH (100% houses)	5	£1,333,741	322,893	593,480	544,458	505,821	467,573	429,715	392,246	355,165	318,473	282,170	246,255				
3	TMCB-RES1 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£553,363	553,363	514,910	476,846	438,782	400,718	362,654	324,590	286,526	248,462	210,398	172,334				
4	TMCB-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,245,798	1,169,960	1,088,912	1,011,640	935,146	859,431	784,491	710,330	636,946	564,339	492,510				
5	TMCB-RES5 - 10 units, 29 DPH (100% houses)	10	£2,006,611	1,245,798	1,169,960	1,088,912	1,011,640	935,146	859,431	784,491	710,330	636,946	564,339	492,510				
6	TMCB-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,106,727	1,029,821	953,690	878,337	803,759	729,957	656,930	584,681	513,207	442,508	372,566				
7	TMCB-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	883,503	809,745	736,750	664,539	593,098	522,418	452,512	383,378	315,014	247,422	180,659				
8	TMCB-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,305,548	2,348,955	2,392,362	2,435,769	2,479,176	2,522,583	2,565,990	2,609,397	2,652,804	2,696,211	2,739,618				
9	TMCB-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	2,161,764	2,009,715	1,857,220	1,707,276	1,558,814	1,412,044	1,266,758	1,123,023	980,840	839,813	700,225				
10	TMCB-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,006,611	1,799,528	1,651,440	1,504,649	1,359,368	1,215,673	1,073,507	932,991	793,825	656,306	520,337	385,915				
11	TMCB-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	869,903	741,685	614,894	489,528	365,590	240,079	121,994	2,337	117,663	236,250	355,388				
12	TMCB-RES12 - 50 units, 29 DPH (100% houses)	50	£1,333,741	1,165,337	5,789,160	5,386,789	5,008,225	4,633,467	4,262,515	3,895,309	3,532,029	3,172,497	2,816,449	2,463,980				
13	TMCB-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£553,363	553,363	514,910	476,846	438,782	400,718	362,654	324,590	286,526	248,462	210,398	172,334				
14	TMCB-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£333,963	4,288,907	3,935,074	3,584,946	3,238,507	2,895,761	2,556,709	2,221,351	1,889,686	1,561,715	1,237,438	915,450				
15	TMCB-RES15 - 50 units, 102 DPH (100% flats)	50	£334,352	1,550,102	1,272,504	988,014	726,630	458,356	193,167	72,336	336,650	601,768	861,690	1,118,417				
16	TMCB-RES16 - 100 units, 29 DPH (100% houses)	100	£2,673,931	1,199,406	1,123,679	1,049,192	975,248	901,545	829,348	757,612	686,964	616,251	546,993	477,616				
17	TMCB-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£1,338,019	1,309,498	9,596,771	8,492,127	7,452,146	6,419,581	5,384,741	4,349,680	3,304,611	2,269,542	1,234,473	338,643				
18	TMCB-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£1,338,019	8,572,812	7,870,195	7,169,693	6,470,744	5,781,493	5,092,242	4,403,763	3,715,283	3,026,004	2,337,025	1,648,546				
19	TMCB-RES19 - 200 units, 29 DPH (100% houses)	200	£10,030,658	2,450,169	22,015,848	20,552,011	17,823,101	17,623,101	17,623,101	17,623,101	17,623,101	17,623,101	17,623,101	17,623,101	17,623,101			
20	TMCB-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£3,000,676	2,201,265	17,795,514	17,358,320	15,951,681	14,559,620	13,179,838	11,813,052	10,440,871	9,229,114	8,070,321	6,914,952				
21	TMCB-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£2,006,012	1,674,735	15,556,543	13,980,850	12,619,673	11,273,013	9,947,820	8,623,246	7,304,138	6,031,547	4,755,057	3,486,211				
22	TMCB-RES22 - 250 units, 29 DPH (100% houses)	250	£6,667,687	2,746,753	25,617,901	23,904,700	22,208,950	20,530,283	18,888,005	17,224,009	15,596,464	13,969,983	12,352,526	10,816,134				
23	TMCB-RES23 - 300 units, 30 DPH (100% houses)	300	£9,020,447	3,912,623	30,741,001	28,985,640	26,950,741	24,636,303	22,642,326	20,668,810	18,715,756	16,783,163	14,871,031	12,979,381				
24	TMCB-RES24 - 400 units, 30 DPH (100% houses)	400	£10,030,558	4,375,764	30,988,011	29,042,332	26,847,538	24,392,487	21,827,532	19,264,578	16,702,644	14,140,744	11,578,844	9,016,944				
25	TMCB-RES25 - 500 units, 30 DPH (100% houses)	500	£14,024,781	5,698,026	40,342,461	46,049,644	44,789,816	39,562,398	36,367,209	33,167,023	30,077,285	26,981,145	23,971,781	20,977,185				
26	TMCB-RES26 - 600 units, 30 DPH (100% houses)	600	£16,717,597	6,301,631	50,210,396	55,259,572	51,347,541	47,474,843	43,641,477	39,847,444	36,092,742	32,377,373	28,701,337	25,064,633				
27	TMCB-RES27 - 700 units, 30 DPH (100% houses)	700	£21,338,524	7,008,828	66,239,458	61,823,931	57,452,499	53,129,454	48,841,359	44,601,715	40,403,737	36,245,741	32,131,759	28,061,941				
28	TMCB-RES28 - 800 units, 30 DPH (100% houses)	800	£24,073,340	8,798,661	76,702,213	70,655,952	65,658,998	60,714,233	55,856,086	50,973,388	46,175,699	41,423,704	36,722,012	32,070,619				
29	TMCB-RES29 - 900 units, 30 DPH (100% houses)	900	£26,748,158	9,870,375	81,488,458	75,060,544	69,690,544	64,320,544	58,950,544	53,580,544	48,210,544	42,840,544	37,470,544	32,100,544				
30	TMCB-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£29,390,796	96,833,750	90,542,720	84,511,718	78,540,284	72,622,320	66,764,454	60,966,685	55,229,013	49,551,440	43,933,965	38,376,557				
31	TMCB-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£40,122,233	115,425,788	108,146,374	100,838,715	93,802,792	86,738,606	79,748,156	72,825,442	65,976,644	59,196,222	52,493,715	45,853,218				
32	TMCB-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£50,152,791	126,193,603	118,239,743	110,364,263	102,967,163	94,844,644	87,208,105	79,641,623	72,146,826	64,738,644	57,329,712	50,130,410				
33	TMCB-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£58,845,841	136,438,473	127,840,625	119,327,503	110,898,108	102,950,487	94,980,721	86,995,792	77,995,698	69,980,438	62,050,014	54,191,574				
34	TMCB-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£74,074,198	145,984,274	136,777,127	127,661,352	118,545,632	109,429,912	101,314,192	93,200,472	85,086,752	76,973,032	68,859,312	60,745,592				
35	TMCB-CARET - 70 unit care scheme (130 DPH, 100% units)	-	£33,334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939				
36	TMCB-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,333,408	4,521,020	4,291,849	4,065,203	3,840,483	3,618,290	3,398,421	3,180,880	2,965,664	2,752,704	2,542,210	2,333,972				
37	TMCB-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£2,674,816	13,567,083	12,696,245	11,834,237	11,081,063	10,316,719	9,561,307	8,814,578	8,060,364	7,304,637	6,549,917	5,797,897				
38	TMCB-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£33,349,631	30,196,875	26,146,475	26,108,944	24,091,270	22,094,433	20,118,487	18,153,418	16,229,239	14,313,610	12,406,411	10,520,260				
39	TMCB-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£1,333,741	8,836,456	8,179,095	7,520,919	6,862,743	6,204,567	5,546,391	4,888,215	4,229,039	3,569,863	2,910,687	2,251,748				
40	TMCB-MIX5 - 494 units (50% houses), 3,850 sqm care home	224	£2,674,816	16,586,443	17,005,714	15,620,952	14,160,988	12,716,989	11,268,988	9,815,474	8,374,405	6,924,707	5,479,674	3,925,804				
41	TMCB-MIX6 - 494 units (50% houses), 3,850 sqm care home	224	£33,349,631	38,106,971	34,071,574	31,468,719	28,765,625	25,726,109	22,699,582	19,706,048	16,745,504	13,817,951	10,923,390	8,061,819				
42	TMCB-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£1,333,408	9,491,944	8,690,377	7,897,179	7,112,348	6,335,886	5,557,790	4,800,063	4,056,703	3,312,712	2,579,087	1,825,831				
43	TMCB-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£2,674,816	19,129,549	17,955,720	16,598,858	15,246,944	13,796,037	11,774,179	9,626,822	8,096,527	6,593,298	5,087,124	3,608,016				
44	TMCB-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£33,349,631	39,952,491	35,744,912	32,540,889	29,336,866	26,132,843	22,928,820	19,724,797	16,520,774	13,316,751	10,112,728	6,908,705				
45	TMCB-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£1,333,408	4,379,610	3,625,539	2,879,871	2,140,460	1,403,772	675,579	-	44,793	766,849	1,480,281	2,191,842	2,899,622			
46	TMCB-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£2,674,816	11,633,555	9,722,510	7,832,754	5,964,286	4,117,107	2,299,422	-	485,611	-	1,341,299	-	3,157,722	4,732,503		
47	TMCB-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£33,349,631	26,108,076	22,041,329	17,539,673	13,884,378	9,857,058	5,851,005	1,891,640	-	2,001,574	-	6,003,605	9,984,217	13,830,217		

[illegible]

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBRC-RS1 - 5 units, 14 DPH (100% houses)	5	E924.689	622.893	583.480	544.456	505.821	467.573	429.715	392.246	355.165	318.473	282.170	246.255	
2 TMBRC-RS2 - 5 units, 29 DPH (100% houses)	5	E412.434	622.893	583.480	544.456	505.821	467.573	429.715	392.246	355.165	318.473	282.170	246.255	
3 TMBRC-RS3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E206.217	622.893	514.910	476.846	438.169	401.879	364.979	328.466	292.340	256.003	221.254	186.293	
4 TMBRC-RS4 - 10 units, 14 DPH (100% houses)	10	E1,443.521	1,248,796	1,169,880	1,088,912	1,011,640	935,146	859,431	784,491	710,330	636,949	564,339	492,510	
5 TMBRC-RS5 - 10 units, 29 DPH (100% houses)	10	E1,818.652	1,248,796	1,169,880	1,088,912	1,011,640	935,146	859,431	784,491	710,330	636,949	564,339	492,510	
6 TMBRC-RS6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,424,431	1,106,727	1,029,821	953,890	878,737	803,759	729,757	656,930	584,681	513,207	442,508	372,586	
7 TMBRC-RS7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,424,431	883,503	809,745	736,756	664,539	593,003	522,418	452,512	383,378	315,014	247,422	180,599	
8 TMBRC-RS8 - 20 units, 29 DPH (100% houses)	20	E1,443.521	2,506,544	2,348,095	2,192,398	2,037,658	1,884,473	1,732,845	1,582,714	1,434,259	1,287,899	1,141,896	998,000	
9 TMBRC-RS9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E2,011.764	2,008,175	1,958,710	1,908,912	1,859,208	1,809,504	1,759,800	1,709,939	1,660,078	1,610,217	1,560,356	1,510,495	
10 TMBRC-RS10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E818.652	1,799,528	1,651,440	1,504,449	1,359,356	1,215,673	1,075,507	932,891	793,825	656,300	520,337	395,515	
11 TMBRC-RS11 - 20 units, 102 DPH (100% flats)	20	E412,434	869,903	741,685	614,894	489,528	365,590	243,079	121,994	2,337	-117,663	-236,250	-353,388	
12 TMBRC-RS12 - 50 units, 29 DPH (100% houses)	50	E3,505.693	6,195,337	5,799,160	5,386,789	5,008,225	4,633,467	4,262,515	3,895,369	3,528,029	3,157,497	2,816,449	2,483,980	
13 TMBRC-RS13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E2,268,399	5,164,749	4,796,346	4,435,738	4,076,807	3,721,591	3,370,091	3,022,305	2,678,236	2,337,698	2,001,244	1,668,521	
14 TMBRC-RS14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E2,268,399	3,478,873	3,155,073	2,831,073	2,506,873	2,182,673	1,858,473	1,534,273	1,210,073	885,873	561,673	237,473	
15 TMBRC-RS15 - 50 units, 102 DPH (100% flats)	50	E1,031,086	1,550,102	1,272,504	988,014	726,630	458,356	193,187	-72,336	-338,650	-601,768	-861,690	-1,118,417	
16 TMBRC-RS16 - 100 units, 29 DPH (100% houses)	100	E7,017,386	11,994,606	11,239,610	10,492,192	9,752,148	9,015,545	8,294,384	7,576,120	6,864,960	6,161,261	5,464,993	4,776,106	
17 TMBRC-RS17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E4,742,996	10,329,498	9,556,771	8,871,477	8,153,614	7,443,181	6,740,180	6,044,611	5,356,471	4,675,765	4,002,498	3,336,643	
18 TMBRC-RS18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E4,742,996	6,577,812	5,877,812	5,177,812	4,477,812	3,777,812	3,077,812	2,377,812	1,677,812	977,812	277,812	-422,188	
19 TMBRC-RS19 - 200 units, 29 DPH (100% houses)	200	E14,228,980	23,499,720	22,018,584	20,552,001	19,100,018	17,662,637	16,226,356	14,831,676	13,438,095	12,050,118	10,654,741	9,264,955	
20 TMBRC-RS20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E8,985,992	20,215,269	18,779,514	17,358,320	15,951,689	14,559,620	13,179,838	11,810,352	10,460,871	9,123,244	7,800,321	6,491,952	
21 TMBRC-RS21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E6,185,517	16,746,755	15,356,543	13,980,580	12,610,673	11,273,013	9,940,870	8,623,246	7,320,138	6,031,547	4,765,057	3,486,211	
22 TMBRC-RS22 - 250 units, 30 DPH (100% houses)	250	E20,621.722	27,347,353	25,617,501	23,904,700	22,206,990	20,533,283	18,868,605	17,224,009	15,594,485	13,969,969	12,392,554	10,816,134	
23 TMBRC-RS23 - 300 units, 30 DPH (100% houses)	300	E24,745,067	32,618,623	30,741,001	28,865,440	27,000,000	25,134,557	23,269,114	21,403,671	19,538,228	17,672,785	15,807,342	13,941,899	
24 TMBRC-RS24 - 400 units, 30 DPH (100% houses)	400	E30,932.584	43,755,764	40,988,001	38,247,520	35,534,321	32,848,403	30,176,958	27,544,514	24,969,342	22,377,551	19,828,042	17,305,814	
25 TMBRC-RS25 - 500 units, 30 DPH (100% houses)	500	E43,505.617	62,668,026	49,342,466	46,049,644	42,789,618	39,562,369	36,367,889	33,206,203	30,072,725	26,981,145	23,917,781	20,887,195	
26 TMBRC-RS26 - 600 units, 30 DPH (100% houses)	600	E51,554,306	73,201,631	59,210,396	55,299,512	51,347,541	47,474,843	43,641,477	39,847,444	36,092,488	32,377,373	28,701,373	25,064,033	
27 TMBRC-RS27 - 700 units, 30 DPH (100% houses)	700	E60,998,029	82,629,436	67,429,938	63,023,993	58,618,048	54,212,103	49,806,158	45,399,713	40,993,268	36,586,823	32,180,378	27,772,933	
28 TMBRC-RS28 - 800 units, 30 DPH (100% houses)	800	E74,238,201	90,738,661	75,702,213	70,655,952	65,609,996	60,714,233	55,816,696	50,973,386	46,175,691	41,423,704	36,722,010	32,070,619	
29 TMBRC-RS29 - 900 units, 30 DPH (100% houses)	900	E82,486,890	86,970,375	71,888,448	67,060,544	62,086,256	56,930,088	51,808,008	46,709,112	41,596,296	36,500,568	31,436,922	26,373,981	
30 TMBRC-RS30 - 1,000 units, 30DPH (100% houses)	1,000	E98,994,268	96,633,570	90,542,720	84,511,718	78,540,284	72,622,320	66,784,454	60,968,585	55,226,013	49,551,440	43,933,965	38,376,587	
31 TMBRC-RS31 - 1,250 units, 30 DPH (100% houses)	1,250	E123,730,348	115,425,768	108,146,374	100,938,715	93,802,792	86,746,156	79,746,156	72,825,452	65,976,454	59,192,222	52,459,715	45,833,238	
32 TMBRC-RS32 - 1,500 units, 30 DPH (100% houses)	1,500	E162,682,018	156,180,683	148,239,443	140,244,844	132,244,844	124,244,844	116,244,844	108,244,844	100,244,844	92,244,844	84,244,844	76,244,844	
33 TMBRC-RS33 - 1,700 units, 30 DPH (100% houses)	1,700	E181,471,157	136,348,472	127,840,625	119,327,503	110,899,108	102,502,467	94,280,721	86,095,702	77,996,696	69,980,436	62,050,014	54,191,574	
34 TMBRC-RS34 - 2,000 units, 30 DPH (100% houses)	2,000	E230,963,291	145,994,271	136,777,737	127,661,925	118,638,394	109,702,463	100,858,813	92,055,885	83,436,703	74,859,963	66,356,152	57,952,181	
35 TMBRC-CARE - 1 unit care scheme (130 DPH, 100% Light)	1	E1,031,086	816,939	619,839	419,839	219,839	816,939	619,839	419,839	219,839	816,939	619,839	419,839	
36 TMBRC-MIX1 - 31 units (75% houses, 50% sqm Light)	31	E1,124,344	4,541,000	4,201,689	3,860,378	3,519,067	3,177,756	2,836,445	2,495,134	2,153,823	1,812,512	1,471,201	1,129,890	
37 TMBRC-MIX2 - 178 units (75% houses), 5,000 sqm Light	118	E28,469,689	13,567,083	12,696,245	11,834,327	10,971,063	10,136,719	9,301,397	8,476,538	7,650,384	6,830,607	6,016,778	5,217,997	
38 TMBRC-MIX3 - 293 units (50% houses), 5,000 sqm Light	229	E16,497,377	3,106,875	2,816,475	2,516,094	2,215,713	2,000,234	1,784,753	1,569,272	1,353,791	1,138,310	922,829	707,348	
39 TMBRC-MIX4 - 491 units (75% houses), 3,850 sqm care home	91	E4,124,344	8,836,436	8,179,296	7,526,017	6,885,596	6,249,037	5,616,337	4,996,498	4,380,518	3,771,339	3,169,159	2,573,798	
40 TMBRC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E16,248,669	18,506,443	17,095,714	15,692,962	14,305,686	12,916,989	11,528,567	10,145,721	8,762,299	7,379,453	6,000,007	4,625,561	
41 TMBRC-MIX6 - 490 units (50% houses), 3,850 sqm care home	491	E16,248,669	18,506,443	17,095,714	15,692,962	14,305,686	12,916,989	11,528,567	10,145,721	8,762,299	7,379,453	6,000,007	4,625,561	
42 TMBRC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E4,124,344	4,941,944	4,690,377	4,438,797	4,187,417	3,935,836	3,685,456	3,435,075	3,184,695	2,934,315	2,683,935	2,433,555	
43 TMBRC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E8,248,689	19,129,549	17,505,720	15,888,890	14,308,964	12,736,037	11,174,179	9,626,822	8,066,527	6,538,295	5,071,024	3,608,016	
44 TMBRC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E16,497,378	36,952,491	33,754,572	30,556,650	27,448,775	24,400,887	21,344,181	18,302,811	15,297,668	12,326,108	9,388,070	6,458,981	
45 TMBRC-MIX10 - 130 units (100% flats), 5,000 sqm office	130	E1,124,344	4,541,000	4,201,689	3,860,378	3,519,067	3,177,756	2,836,445	2,495,134	2,153,823	1,812,512	1,471,201	1,129,890	
46 TMBRC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	E8,248,689	11,633,555	9,722,510	7,832,574	5,964,286	4,117,107	2,291,217	485,611	-1,351,294	-3,153,722	-4,944,247	-6,732,503	
47 TMBRC-MIX12 - 732 units (100% flats), 2,000 sqm retail, 5,000 sqm office	732	E16,497,378	26,189,076	22,041,329	17,936,763	13,884,377	8,857,058	5,851,005	2,891,640	-2,051,874	-6,003,605	-9,938,217	-13,830,217	

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	E149,600	622,893	593,840	544,456	505,821	467,573	429,715	392,246	355,165	317,473	282,170	246,255
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	E74,800	622,983	593,840	544,456	505,821	467,573	429,715	392,246	355,165	317,473	282,170	246,255
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E37,400	552,363	514,910	476,846	439,169	401,879	364,979	328,466	292,340	256,603	221,254	186,293
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	E261,800	1,245,786	1,166,960	1,088,912	1,011,640	935,146	859,431	784,491	710,330	636,946	564,339	492,510
5 TMBC-RES5 - 10 units, 43.5 DPH (50% houses, 25% flats)	10	E1,122,200	1,245,786	1,166,960	1,088,912	1,011,640	935,146	859,431	784,491	710,330	636,946	564,339	492,510
6 TMBC-RES6 - 10 units, 66.5 DPH (50% houses, 25% flats)	10	E1,122,200	1,096,127	1,039,021	979,586	919,621	859,303	800,717	743,339	686,180	628,594	571,488	514,820
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E74,800	893,503	809,745	726,758	664,530	593,093	522,418	455,512	383,978	315,014	247,422	180,590
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	E261,800	2,506,548	2,348,695	2,192,398	2,037,658	1,884,473	1,732,845	1,582,774	1,434,259	1,287,299	1,141,896	998,019
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E187,000	2,161,764	2,008,715	1,857,220	1,707,276	1,558,884	1,412,044	1,266,758	1,123,023	980,840	839,813	700,225
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E1,122,200	1,799,528	1,651,480	1,504,649	1,359,386	1,216,573	1,073,502	932,891	793,625	656,306	520,337	385,915
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	E74,800	899,903	741,085	614,894	489,528	365,590	243,079	121,394	-	307,116	236,250	169,388
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	E2,618,000	8,155,337	5,769,160	5,386,739	5,008,318	4,629,897	4,251,476	3,873,055	3,494,634	3,116,213	2,737,792	2,359,371
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E411,400	1,564,749	4,798,396	4,435,738	4,078,073	3,721,591	3,370,091	3,022,305	2,674,238	2,327,882	2,001,244	1,669,321
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E299,200	4,268,907	3,935,079	3,584,946	3,238,507	2,885,761	2,536,709	2,221,351	1,889,686	1,561,715	1,237,438	915,450
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	E187,000	1,550,102	1,272,504	998,014	726,630	468,355	193,187	72,330	-	330,650	-	601,768
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	E1,261,200	11,994,606	11,239,697	10,492,192	9,752,148	9,019,545	8,294,384	7,576,120	6,864,960	6,161,251	5,464,993	4,776,186
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E1,261,200	10,329,498	9,586,771	8,851,477	8,134,177	7,416,877	6,704,577	6,004,277	5,301,977	4,603,677	3,905,377	3,207,077
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E561,000	8,677,812	7,870,159	7,199,163	6,527,647	5,851,723	5,181,419	4,442,702	3,779,373	3,123,431	2,474,876	1,830,899
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	E2,580,800	23,499,769	22,018,594	20,552,001	19,100,018	17,662,637	16,239,856	14,831,672	13,434,096	12,059,118	10,694,741	9,344,965
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E1,720,400	20,215,269	18,779,514	17,358,260	15,951,689	14,569,620	13,179,838	11,813,052	10,460,871	9,123,294	7,800,321	6,641,992
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E1,122,000	18,746,755	15,356,543	13,980,850	12,619,673	11,273,013	9,940,870	8,623,246	7,320,138	6,031,547	4,765,057	3,486,211
22 TMBC-RES22 - 250 units, 29 DPH (100% houses)	250	E3,274,000	27,307,359	25,817,007	24,326,590	22,836,173	21,345,756	19,855,339	18,364,922	16,874,505	15,384,088	13,893,671	12,403,254
23 TMBC-RES23 - 300 units, 29 DPH (100% houses)	300	E4,488,000	32,816,823	30,741,001	28,665,640	26,590,741	24,516,303	22,442,326	20,368,810	18,295,756	16,223,183	14,150,312	12,079,346
24 TMBC-RES24 - 400 units, 29 DPH (100% houses)	400	E5,610,000	43,755,764	40,988,001	38,247,520	35,534,321	32,845,403	30,169,768	27,558,414	24,954,342	22,377,551	19,828,042	17,305,814
25 TMBC-RES25 - 500 units, 29 DPH (100% houses)	500	E7,854,000	52,668,026	49,342,446	46,049,644	42,769,618	39,562,369	36,367,891	33,206,203	30,072,285	26,981,145	23,917,781	20,887,195
26 TMBC-RES26 - 600 units, 29 DPH (100% houses)	600	E9,350,000	63,021,631	59,210,396	55,259,572	51,347,541	47,474,843	43,641,477	39,847,444	36,092,742	32,377,373	28,701,337	25,064,633
27 TMBC-RES27 - 700 units, 29 DPH (100% houses)	700	E11,968,000	70,698,628	66,239,436	61,623,993	57,452,459	53,124,954	48,841,359	44,601,715	40,403,737	36,245,741	32,131,759	28,061,791
28 TMBC-RES28 - 800 units, 29 DPH (100% houses)	800	E13,464,000	80,798,661	75,748,171	70,655,962	65,563,748	60,472,534	55,380,320	50,288,106	45,195,892	40,103,678	35,011,464	30,000,250
29 TMBC-RES29 - 900 units, 29 DPH (100% houses)	900	E14,960,000	96,370,751	91,488,448	86,600,546	80,686,256	75,360,088	70,088,098	64,870,016	59,706,112	54,496,259	49,334,565	44,358,927
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	E17,952,000	166,933,750	150,542,720	145,511,718	138,540,284	132,622,320	126,644,545	120,666,685	114,729,013	108,741,051	102,759,440	96,786,587
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E22,440,000	115,425,768	108,146,374	100,938,715	93,802,792	86,738,066	79,746,156	72,825,442	65,976,044	59,199,222	52,493,715	45,853,219
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	E26,050,000	126,193,603	118,239,743	110,364,263	102,567,163	94,844,646	87,208,105	79,641,523	72,168,426	64,700,524	57,392,718	50,133,410
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E32,912,000	156,438,473	147,640,625	138,842,625	130,042,625	121,242,625	112,442,625	103,642,625	94,842,625	86,042,625	77,242,625	68,442,625
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	E41,888,000	145,984,271	136,777,737	127,661,925	118,536,834	109,426,463	100,858,813	92,105,865	83,436,703	74,850,993	66,356,152	57,952,181
35 TMBC-CARE1 - 1 unit care scheme (130 DPH, 100% flats)	-	E187,000	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	E74,800	4,521,020	4,291,849	4,065,003	3,840,483	3,618,290	3,398,421	3,180,880	2,965,664	2,752,774	2,542,210	2,333,972
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E1,496,000	13,567,083	12,686,245	11,834,237	10,981,063	10,136,719	9,301,207	8,474,528	7,650,584	6,830,607	6,018,778	5,217,897
38 TMBC-MIX3 - 293 units (50% houses, 50% sqm light Ind)	293	E1,700,000	30,106,875	28,165,475	26,224,075	24,282,675	22,341,275	20,399,875	18,458,475	16,517,075	14,575,675	12,634,275	10,692,875
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E74,800	8,636,436	8,179,296	7,729,017	7,278,556	6,829,095	6,379,634	5,929,173	5,479,712	5,029,251	4,579,790	4,129,329
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E1,496,000	18,586,443	17,095,714	15,620,562	14,160,988	12,716,989	11,268,987	9,875,721	8,483,405	7,090,247	5,701,674	4,324,804
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E2,992,000	38,106,971	34,971,974	31,869,719	28,765,625	25,726,109	22,699,582	19,706,048	16,745,504	13,817,951	10,923,390	8,061,819
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E74,800	9,911,944	8,690,377	7,897,197	7,112,348	6,336,586	5,567,790	4,800,063	4,056,703	3,313,712	2,579,087	1,852,831
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E1,496,000	19,129,549	17,555,720	15,898,668	14,306,964	12,736,037	11,174,179	9,626,822	8,066,527	6,483,269	4,907,124	3,350,016
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E2,992,000	37,459,651	33,784,472	30,010,290	26,236,108	22,461,926	18,687,744	14,913,562	11,139,380	7,365,198	3,590,976	1,816,754
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm office	130	E74,800	14,379,510	13,525,539	12,679,671	11,840,460	11,003,772	10,167,579	9,331,386	8,495,193	7,658,999	6,822,806	5,986,612
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	E1,496,000	11,633,555	9,722,510	7,832,574	5,964,286	4,117,107	2,291,217	485,611	-	1,341,295	1,533,722	1,732,503
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	E2,992,000	18,169,076	22,041,329	17,933,763	13,824,878	9,857,005	5,881,005	1,891,640	-	2,051,874	3,003,605	4,944,247

	Description

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£98,800	£22,893	£83,400	£44,456	£50,821	£47,573	£29,715	£302,246	£35,165	£18,473	£232,170	£246,255
2 TMBC-RES2 - 5 units, 23 DPH (75% houses, 25% flats)	5	£49,400	£22,893	£83,400	£44,456	£50,821	£47,573	£29,715	£326,246	£35,165	£18,473	£282,170	£246,255
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£24,700	£53,363	£14,910	£746,845	£39,169	£40,879	£36,979	£326,246	£20,340	£35,165	£281,254	£186,293
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£124,760	£1,245,760	£1,168,960	£1,008,912	£935,140	£870,330	£805,520	£710,330	£1,168,960	£710,330	£1,168,960	£1,168,960
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£74,100	£1,245,760	£1,168,960	£1,008,912	£1,011,640	£935,140	£859,431	£784,941	£710,330	£636,940	£564,330	£492,510
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£49,400	£1,106,727	£1,029,812	£953,690	£878,737	£803,759	£729,957	£656,300	£584,681	£513,207	£442,508	£372,586
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£49,400	£883,503	£809,745	£736,796	£664,539	£593,093	£522,418	£452,512	£383,378	£315,014	£247,422	£180,500
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£172,700	£2,506,548	£2,348,065	£2,192,598	£2,007,658	£1,884,473	£1,732,845	£1,582,774	£1,434,259	£1,287,299	£1,141,896	£996,960
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£123,500	£2,101,754	£2,008,115	£1,887,230	£1,732,845	£1,584,823	£1,434,259	£1,287,299	£1,141,896	£996,960	£851,422	£706,940
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£74,100	£1,799,528	£1,651,440	£1,504,449	£1,359,386	£1,215,673	£1,073,507	£932,891	£793,825	£656,300	£520,337	£385,915
11 TMBC-RES11 - 20 units, 102 DPH (100% houses)	20	£49,400	£869,903	£741,685	£614,894	£489,528	£365,590	£240,079	£121,994	£2,337	£11,663	£236,250	£333,368
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£419,900	£1,615,337	£1,579,160	£1,536,789	£1,500,225	£1,463,647	£1,426,515	£1,389,539	£1,352,029	£1,317,497	£1,286,449	£1,245,980
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£219,900	£1,615,337	£1,579,160	£1,536,789	£1,500,225	£1,463,647	£1,426,515	£1,389,539	£1,352,029	£1,317,497	£1,286,449	£1,245,980
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£197,600	£1,426,907	£1,339,075	£1,254,346	£1,238,507	£1,205,771	£1,172,525	£1,139,279	£1,106,033	£1,072,787	£1,039,541	£1,006,295
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£123,500	£1,550,102	£1,272,504	£1,042,192	£726,630	£456,355	£193,187	£72,336	£3,650	£60,768	£81,690	£1,118,417
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£839,800	£11,994,600	£11,239,619	£10,496,192	£9,752,148	£9,019,545	£8,294,384	£7,576,120	£6,864,960	£6,161,251	£5,464,993	£4,776,198
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£568,100	£10,329,498	£9,596,771	£8,871,447	£8,153,614	£7,441,181	£6,740,100	£6,044,611	£5,356,471	£4,675,765	£4,002,498	£3,336,643
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£279,800	£10,329,498	£9,596,771	£8,871,447	£8,153,614	£7,441,181	£6,740,100	£6,044,611	£5,356,471	£4,675,765	£4,002,498	£3,336,643
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£1,704,300	£23,499,760	£22,018,584	£20,552,001	£19,100,018	£17,662,357	£16,299,856	£14,831,676	£13,438,096	£12,059,118	£10,694,741	£9,344,965
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,136,200	£20,215,269	£18,779,514	£17,358,320	£15,951,689	£14,559,620	£13,199,838	£11,853,012	£10,440,871	£9,123,294	£7,800,321	£6,491,952
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£741,000	£16,746,755	£15,356,543	£13,980,580	£12,619,673	£11,270,319	£9,947,680	£8,623,246	£7,320,318	£6,001,547	£4,757,057	£3,486,211
22 TMBC-RES22 - 250 units, 29 DPH (100% houses)	250	£1,000,000	£27,367,533	£25,817,651	£24,294,155	£22,800,529	£21,342,959	£19,919,347	£18,529,554	£17,179,323	£15,869,145	£14,597,169	£13,361,651
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£2,964,000	£32,816,823	£30,741,001	£28,665,640	£26,550,741	£24,636,303	£22,642,326	£20,668,810	£18,715,756	£16,783,163	£14,871,033	£12,976,551
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£3,705,000	£43,755,764	£40,988,001	£38,247,520	£35,534,321	£32,848,403	£30,189,768	£27,558,414	£24,954,342	£22,377,551	£19,824,047	£17,305,814
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£5,187,000	£52,608,026	£49,342,446	£46,049,644	£42,789,618	£39,562,369	£36,367,897	£33,206,203	£30,077,285	£26,981,145	£23,917,781	£20,887,195
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£6,175,000	£62,301,631	£59,020,936	£55,759,572	£52,513,541	£49,284,443	£46,071,447	£42,884,444	£39,692,742	£36,537,773	£33,402,668	£30,294,633
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£7,084,000	£70,688,828	£67,299,458	£63,923,953	£60,562,445	£57,215,937	£53,890,429	£50,595,921	£47,331,413	£44,109,905	£40,928,397	£37,787,889
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£8,892,000	£80,796,651	£77,202,713	£73,655,952	£69,959,992	£66,214,233	£62,458,696	£58,703,388	£54,976,169	£51,275,691	£47,600,310	£43,970,619
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£9,880,000	£86,970,375	£83,488,448	£79,060,546	£74,686,256	£70,356,008	£66,088,008	£61,879,016	£57,726,414	£53,596,296	£49,500,568	£45,438,927
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£11,856,000	£96,633,750	£92,540,720	£88,514,718	£84,540,264	£80,622,300	£76,764,454	£72,966,685	£69,229,013	£65,561,440	£61,963,965	£58,437,587
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£15,425,000	£128,146,378	£123,808,715	£119,500,715	£115,224,982	£111,000,982	£106,820,982	£102,692,982	£98,614,982	£94,586,982	£90,608,982	£86,680,982
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£18,525,000	£156,193,603	£151,289,743	£146,364,263	£141,425,563	£136,468,444	£131,492,325	£126,505,206	£121,507,087	£116,507,968	£111,507,849	£106,507,730
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£21,736,000	£136,438,473	£127,840,625	£119,327,503	£110,899,108	£102,550,467	£94,280,721	£86,095,792	£77,995,696	£69,980,436	£62,050,011	£54,191,574
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£27,664,000	£145,994,271	£136,777,737	£127,661,925	£118,638,934	£109,702,485	£100,858,813	£92,095,885	£83,436,703	£74,859,963	£66,356,152	£57,952,181
35 TMBC-CARE1 - 1 unit care home scheme (130 DPH, 100% flats)	1	£123,500	£18,639	£18,639	£18,639	£18,639	£18,639	£18,639	£18,639	£18,639	£18,639	£18,639	£18,639
36 TMBC-MIX1 - 31 units (75% houses, 5,000 sqm Light Int)	31	£404,000	£1,451,020	£2,291,949	£4,065,033	£5,780,584	£7,495,684	£9,200,784	£10,905,884	£12,610,984	£14,316,084	£16,021,184	£17,726,284
37 TMBC-MIX2 - 118 units (75% houses), 2,000 sqm Light Int	118	£988,000	£3,567,083	£2,696,245	£1,834,237	£1,081,963	£1,136,719	£9,301,207	£8,474,528	£7,650,384	£6,830,607	£6,019,778	£5,217,897
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Int	293	£1,976,000	£30,186,275	£28,146,475	£26,108,994	£24,091,270	£22,094,433	£20,118,432	£18,163,438	£16,229,239	£14,313,610	£12,406,411	£10,520,260
39 TMBC-MIX4 - 41 units (50% houses), 3,850 sqm care home	91	£494,000	£8,396,436	£8,179,296	£7,929,017	£7,685,596	£7,443,057	£7,199,518	£6,956,979	£6,714,440	£6,471,901	£6,230,362	£5,987,823
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£896,443	£8,596,443	£7,095,714	£5,620,662	£4,160,610	£2,700,558	£1,240,506	£78,473	£8,473,987	£8,231,987	£7,989,987	£7,747,987
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	491	£1,976,000	£36,106,371	£34,971,974	£33,669,719	£32,365,462	£31,061,205	£29,756,948	£28,452,691	£27,148,434	£25,844,177	£24,539,920	£23,235,663
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£494,000	£4,941,944	£4,690,377	£4,438,810	£4,187,243	£3,935,676	£3,684,109	£3,432,542	£3,180,975	£2,929,408	£2,677,841	£2,426,274
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£988,000	£9,129,549	£7,505,702	£5,888,858	£4,268,964	£2,649,070	£1,174,179	£1,626,822	£8,060,527	£6,583,295	£5,087,124	£3,600,616
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£1,976,000	£36,952,491	£33,754,752	£30,556,010	£27,358,268	£24,160,527	£20,962,786	£17,765,045	£14,567,304	£11,369,563	£8,171,822	£4,974,081
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	£404,000	£3,452,020	£3,302,539	£3,153,058	£3,003,577	£2,854,096	£2,704,615	£2,555,134	£2,405,653	£2,256,172	£2,106,691	£1,957,210
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	£988,000	£11,633,555	£9,722,510	£7,832,754	£5,964,286	£4,117,107	£2,291,217	£85,611	£1,341,299	£3,153,722	£4,944,247	£6,732,503
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	£1,976,000	£26,189,076	£22,041,329	£17,936,763	£13,837,958	£9,857,058	£5,885,005	£1,891,601	£2,051,674	£6,003,605	£9,938,217	£13,830,271

Appendix 7 - Appraisal outputs (80% AR, 20% SO)

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £4,275 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

AH tenure
Type of rent:Rented 80%
% Soc Rent 80% AH Rent

Intermediate:

SO 20%
FH 0%

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	213,102	203,481	193,948	184,504	175,150	165,884	156,707	147,620	138,621	129,712	120,882	
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£147,434	213,102	203,481	193,948	184,504	175,150	165,884	156,707	147,620	138,621	129,712	120,882	
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	149,729	140,652	131,664	122,764	113,952	105,227	96,592	88,043	79,583	71,210	62,926	
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	426,204	406,961	387,896	369,009	350,300	331,769	313,415	295,240	277,243	259,423	241,782	
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	426,204	406,961	387,896	369,009	350,300	331,769	313,415	295,240	277,243	259,423	241,782	
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	299,456	281,305	263,328	245,528	227,903	210,455	193,182	176,086	159,165	142,421	125,833	
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	96,126	79,765	63,576	47,561	31,716	16,044	544	15,009	30,395	45,607	60,644	
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	897,096	864,646	806,663	767,052	727,817	688,954	650,467	612,354	574,615	537,250	500,260	
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	589,063	531,473	494,253	457,401	420,919	384,806	349,063	313,688	278,683	244,047	209,780	
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	235,830	201,234	166,999	133,129	99,620	66,474	33,691	1,270	31,257	63,436	95,246	
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	592,238	614,161	635,802	657,161	678,237	699,031	719,542	739,770	759,717	779,381	798,763	
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	2,275,081	2,170,154	2,066,204	1,963,231	1,861,235	1,760,215	1,660,173	1,561,109	1,463,022	1,365,911	1,269,777	
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	1,343,968	1,255,178	1,167,258	1,080,209	994,032	908,725	824,290	740,725	658,031	576,209	495,257	
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	537,116	455,536	374,811	294,942	215,928	137,768	60,464	16,229	93,287	169,680	245,200	
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,882,364	1,910,146	1,937,512	1,964,459	1,990,990	2,017,102	2,042,799	2,068,076	2,092,937	2,117,382	2,141,408	
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	4,229,272	4,037,109	3,846,727	3,658,127	3,471,307	3,286,267	3,103,008	2,921,530	2,741,833	2,563,917	2,387,781	
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	2,687,556	2,510,355	2,334,516	2,160,419	1,988,063	1,817,450	1,648,579	1,481,450	1,316,063	1,152,418	990,515	
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	1,074,322	911,072	749,623	589,883	431,854	275,537	120,928	32,458	186,573	339,361	490,400	
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	8,141,112	7,778,659	7,419,547	7,061,839	6,705,891	6,353,324	6,004,139	5,658,336	5,315,914	4,976,873	4,641,216	
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	5,065,153	4,729,056	4,396,251	4,066,737	3,740,515	3,417,585	3,097,948	2,781,601	2,468,546	2,158,783	1,852,312	
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	1,847,237	1,539,995	1,235,182	913,999	636,044	341,318	49,821	242,086	531,475	817,585	1,100,418	
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,887,039	9,107,793	8,710,086	8,316,020	7,925,594	7,537,323	7,149,712	6,765,792	6,385,565	6,009,030	5,636,186	5,267,035	
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	10,929,352	10,452,103	9,979,224	9,510,712	9,044,788	8,579,654	8,118,951	7,662,678	7,210,836	6,763,423	6,320,442	
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	14,572,468	13,936,138	13,305,632	12,680,949	12,059,717	11,439,539	10,825,268	10,216,905	9,614,448	9,017,898	8,427,256	
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	17,902,240	17,114,764	16,334,506	15,560,350	14,786,352	14,019,667	13,260,293	12,508,231	11,763,481	11,017,838	10,277,875	
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	21,482,689	20,537,717	19,601,406	18,672,422	17,743,623	16,823,600	15,912,352	15,009,878	14,116,178	13,221,406	12,333,451	
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	24,498,251	23,397,432	22,296,752	21,216,211	20,145,810	19,085,547	18,032,248	16,983,519	15,945,034	14,916,792	13,896,795	
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,473,340	27,986,572	26,728,493	25,482,002	24,247,098	23,023,782	21,812,055	20,608,283	19,409,736	18,222,895	17,047,763	15,884,338	
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£268,748,155	30,483,715	29,101,268	27,728,816	26,364,810	25,013,644	23,675,317	22,349,829	21,037,179	19,737,369	18,444,078	17,161,016	
30 TMBC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£320,097,796	33,870,795	32,334,743	30,809,795	29,294,234	27,792,938	26,305,908	24,833,143	23,374,644	21,930,410	20,493,420	19,067,795	
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	40,781,107	39,011,818	37,059,815	35,225,096	33,407,661	31,607,512	29,818,107	28,044,516	26,288,309	24,549,488	22,828,053	
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	45,042,953	42,954,076	40,884,551	38,834,381	36,803,564	34,789,871	32,792,715	30,814,981	28,866,668	26,917,776	24,998,305	
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	48,858,193	46,580,433	44,323,798	42,088,290	39,873,907	37,680,652	35,508,522	33,357,530	31,227,642	29,118,893	27,027,439	
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	52,499,715	50,034,878	47,592,923	45,173,849	42,777,657	40,404,348	38,053,920	35,726,374	33,421,709	31,139,926	28,881,025	
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	2,085,017	2,033,488	1,982,465	1,931,946	1,881,933	1,832,424	1,783,421	1,734,924	1,686,930	1,639,443	1,592,461	
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	4,407,663	4,196,592	3,987,590	3,780,657	3,575,793	3,372,998	3,172,273	2,973,616	2,777,028	2,582,510	2,390,060	
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	8,464,274	7,974,400	7,489,321	7,009,036	6,533,547	6,062,853	5,596,953	5,135,848	4,679,538	4,228,024	3,781,304	
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	1,864,883	1,715,405	1,567,949	1,421,149	1,276,371	1,133,159	991,513	851,343	712,921	575,974	440,595	
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	2,292,097	1,987,418	1,685,946	1,387,680	1,092,621	800,768	512,123	225,683	56,396	339,679	619,707	
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	3,910,795	3,250,796	2,597,707	1,951,558	1,312,338	680,049	54,690	572,341	1,193,171	1,806,964	2,413,722	
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	2,425,980	2,611,092	2,794,264	2,975,496	3,154,788	3,332,140	3,507,554	3,681,026	3,852,560	4,022,153	4,189,807	
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	2,001,260	2,338,207	2,671,608	3,001,461	3,327,769	3,655,561	3,980,491	4,301,814	4,619,530	4,933,639	5,244,142	
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	2,377,146	2,951,115	3,519,008	4,080,828	4,636,574	5,186,245	5,729,844	6,267,366	6,798,816	7,324,191	7,843,492	
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	7,880,256	7,993,574	8,105,392	8,215,981	8,324,469	8,431,748	8,537,518	8,641,777	8,744,526	8,845,766	8,945,496	
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	14,105,965	14,400,855	14,691,844	14,978,933	15,262,121	15,541,408	15,816,794	16,088,279	16,355,864	16,619,548	16,879,332	
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	25,929,856	26,592,614	27,246,665	27,892,009	28,528,643	29,156,571	29,775,790	30,386,301	30,988,104	31,581,199	32,165,587	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£284,899	213,102	203,481	193,948	184,504	175,150	165,884	156,707	147,620	138,621	129,712	120,882
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£412,434	213,102	203,481	193,948	184,504	175,150	165,884	156,707	147,620	138,621	129,712	120,882
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	149,729	140,652	131,664	122,764	113,952	105,227	96,592	88,043	79,583	71,210	62,926
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	426,204	406,961	387,896	369,009	350,300	331,769	313,415	295,240	277,243	259,423	241,782
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	426,204	406,961	387,896	369,009	350,300	331,769	313,415	295,240	277,243	259,423	241,782
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	299,456	281,305	263,328	245,528	227,903	210,455	193,182	176,086	159,165	142,421	125,833
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	96,126	79,765	63,576	47,361	31,716	16,044	544	15,009	30,395	45,607	60,644
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	897,096	864,646	806,653	767,052	727,817	688,954	650,467	612,354	574,615	537,250	500,260
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	589,063	531,473	494,253	457,401	420,919	384,806	349,063	313,688	278,683	244,747	209,780
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£618,652	235,830	201,234	166,999	133,129	99,620	66,474	33,691	1,270	31,257	63,436	95,246
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£412,434	592,238	614,161	633,802	657,261	678,237	699,031	719,542	739,770	759,177	779,781	798,763
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£3,505,693	2,275,081	2,170,154	2,065,204	1,953,231	1,841,235	1,760,215	1,660,173	1,561,109	1,462,022	1,365,911	1,269,777
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,399	1,343,968	1,255,178	1,167,258	1,080,209	994,032	908,725	824,290	740,276	658,031	576,209	495,257
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	337,116	455,536	374,811	294,942	215,928	137,768	60,464	16,029	93,287	169,680	245,200
15 TMBC-RES15 - 100 units, 29 DPH (100% houses)	100	£6,186,521	2,500,621	2,407,798	2,310,146	2,217,517	2,124,902	2,032,302	1,940,717	1,849,146	1,757,589	1,666,046	1,574,513
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£7,011,396	4,229,272	4,037,109	3,846,727	3,658,127	3,471,307	3,286,267	3,103,008	2,921,530	2,741,833	2,563,917	2,387,781
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,124,340	2,687,596	2,510,356	2,334,516	2,160,419	1,988,063	1,817,450	1,648,579	1,481,450	1,316,063	1,152,418	990,515
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,093,258	1,074,232	911,972	749,629	589,883	431,854	275,537	120,928	32,458	18,573	339,361	490,400
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,968	8,141,112	7,778,659	7,413,547	7,061,831	6,705,891	6,353,324	6,004,139	5,658,338	5,315,914	4,975,873	4,641,216
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£8,458,992	5,085,153	4,729,056	4,396,251	4,066,737	3,740,515	3,417,585	3,097,948	2,781,601	2,468,548	2,158,783	1,852,312
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£5,196,517	1,847,297	1,539,595	1,235,182	933,959	630,044	341,318	49,821	24,068	331,475	817,585	1,100,418
22 TMBC-RES22 - 250 units, 29 DPH (100% houses)	250	£20,621,722	10,027,623	9,710,098	9,402,568	9,095,040	8,787,512	8,480,000	8,172,500	7,865,000	7,557,500	7,250,000	6,942,500
23 TMBC-RES23 - 300 units, 29 DPH (100% houses)	300	£24,746,067	10,929,352	10,452,103	9,979,224	9,510,712	9,044,788	8,579,854	8,118,951	7,662,056	7,210,848	6,763,423	6,320,442
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	14,576,468	13,936,138	13,305,632	12,680,949	12,059,717	11,439,539	10,825,268	10,206,005	9,614,448	9,017,898	8,426,456
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	17,902,240	17,114,764	16,334,506	15,560,350	14,786,352	14,019,667	13,260,293	12,508,231	11,763,481	11,017,838	10,277,875
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£51,554,306	21,482,689	20,537,717	19,601,406	18,672,422	17,743,623	16,823,800	15,912,352	15,009,878	14,116,718	13,221,406	12,333,451
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£59,959,912	24,488,251	23,387,432	22,296,752	21,216,011	20,145,810	19,085,547	18,032,248	16,983,519	15,944,934	14,916,792	13,888,798
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,236,201	27,986,572	26,728,493	25,482,002	24,247,098	23,023,782	21,812,555	20,608,283	19,409,736	18,225,893	17,047,763	15,884,335
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£82,568,801	30,232,568	28,861,817	27,528,819	26,216,817	24,924,815	23,642,813	22,380,811	21,148,810	19,936,810	18,744,810	17,562,810
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,984,298	33,870,795	32,334,743	30,800,795	29,254,234	27,792,358	26,305,908	24,833,143	23,374,644	21,930,410	20,493,420	19,067,795
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,710,334	40,781,107	39,118,818	37,059,815	35,029,296	33,047,661	31,067,512	29,108,416	27,180,516	25,289,016	23,424,598	21,628,053
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	45,042,953	42,954,076	40,884,551	38,834,381	36,803,564	34,789,871	32,792,715	30,814,981	28,866,668	26,917,776	24,986,305
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,471,157	48,858,193	46,580,433	44,323,798	42,088,290	39,873,907	37,680,552	35,508,522	33,357,620	31,227,642	29,118,937	27,027,439
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963,291	52,499,715	50,034,878	47,592,293	45,173,849	42,777,657	40,404,348	38,053,920	35,726,374	33,421,709	31,139,926	28,881,025
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839
36 TMBC-MIX1 - 490 units (50% houses, 50% sqm Light Ind)	490	£1,124,344	2,033,488	1,982,488	1,931,488	1,880,488	1,829,488	1,778,488	1,727,488	1,676,488	1,625,488	1,574,488	1,523,488
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£9,248,697	4,407,663	4,196,592	3,987,590	3,780,655	3,575,793	3,372,998	3,172,273	2,973,616	2,772,028	2,569,520	2,367,000
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£16,478,378	8,464,274	7,974,400	7,489,321	7,009,036	6,533,547	6,062,853	5,596,953	5,135,468	4,679,538	4,222,504	3,761,304
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£1,124,344	1,864,883	1,715,405	1,567,419	1,419,147	1,276,371	1,133,159	991,513	851,434	712,921	575,974	440,595
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£8,248,669	2,292,097	1,987,418	1,685,946	1,387,680	1,092,621	800,768	512,123	226,683	56,396	339,679	619,707
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,478,378	3,910,795	3,250,786	2,597,707	1,951,558	1,312,338	669,440	54,690	572,341	1,193,171	1,806,994	2,413,722
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£1,124,344	2,425,980	2,811,092	2,794,284	2,985,498	3,154,788	3,330,140	3,507,554	3,681,026	3,852,560	4,022,132	4,199,807
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£2,425,980	2,338,077	2,338,077	2,338,077	2,338,077	2,338,077	2,338,077	2,338,077	2,338,077	2,338,077	2,338,077	2,338,077
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£1,617,937	2,377,148	2,951,115	3,519,008	4,080,828	4,636,574	5,188,245	5,729,844	6,267,368	6,798,818	7,324,191	7,843,492
45 TMBC-MIX10 - 130 units (30% flats), 2,000 sqm retail, 5,000 s	130	£4,124,344	7,880,256	7,993,574	8,105,382	8,215,681	8,324,469	8,431,748	8,537,516	8,641,777	8,744,526	8,846,756	8,946,496
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 s	334	£8,248,669	14,105,965	14,400,855	14,691,844	14,978,933	15,262,121	15,541,408	15,816,794	16,088,275	16,355,844	16,619,548	16,879,332
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 s	742	£16,478,378	25,925,856	26,592,614	27,245,665	27,892,009	28,534,640	29,186,259	29,856,649	30,536,199	31,224,804	31,917,589	32,615,587

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £4,448 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

AH tenure
Type of rent:
Rented 80%
0% Soc Rent 80% AH Rent

Intermediate:
SO 20%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	264,325	252,318	240,422	228,637	216,965	205,404	193,957	182,620	171,395	160,283	149,281
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£3,412,434	264,325	252,318	240,422	228,637	216,965	205,404	193,957	182,620	171,395	160,283	149,281
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£2,066,217	200,182	188,751	177,431	166,222	155,124	144,137	133,260	122,495	111,840	101,297	90,864
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	528,652	504,635	480,843	457,275	433,930	410,810	387,912	365,240	342,791	320,564	298,563
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	528,652	504,635	480,843	457,275	433,930	410,810	387,912	365,240	342,791	320,564	298,563
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	400,366	377,503	354,863	332,444	310,248	288,273	266,520	244,990	223,681	202,593	181,729
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	194,548	173,581	152,833	132,303	111,991	91,866	72,020	52,362	32,921	13,699	- 5,388
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,050,501	1,040,645	991,256	942,331	893,373	844,579	796,351	751,289	704,993	658,561	612,585
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	768,707	721,780	675,313	629,307	583,761	538,675	494,050	449,887	406,183	362,940	320,158
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	431,330	387,569	344,263	301,411	259,012	217,067	175,577	134,540	93,957	53,827	14,151
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	407,812	438,374	468,566	498,386	527,836	556,915	585,623	613,960	641,926	669,522	696,745
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	2,760,723	2,633,134	2,506,739	2,381,539	2,257,534	2,134,724	2,013,109	1,892,688	1,773,463	1,655,431	1,538,596
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	1,825,781	1,714,449	1,604,229	1,495,101	1,387,064	1,280,118	1,174,262	1,069,499	965,827	863,245	761,492
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	1,008,905	905,225	802,620	701,090	600,634	501,254	402,948	305,717	209,562	114,481	20,475
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,447,986	1,495,949	1,543,289	1,590,005	1,636,096	1,681,565	1,726,409	1,770,629	1,814,226	1,857,198	1,899,547
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	5,200,555	4,963,069	4,727,797	4,494,743	4,263,906	4,035,283	3,808,878	3,584,688	3,362,716	3,142,958	2,925,418
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	3,651,522	3,428,899	3,208,459	2,990,202	2,774,127	2,560,235	2,348,525	2,138,998	1,931,653	1,726,491	1,522,982
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	2,017,810	1,810,449	1,605,239	1,402,178	1,201,268	1,002,507	805,896	611,435	419,123	228,962	40,950
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	10,075,800	9,619,947	9,168,340	8,720,977	8,277,857	7,838,981	7,404,350	6,973,961	6,547,818	6,125,919	5,708,262
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	6,978,072	6,552,679	6,131,451	5,714,387	5,301,489	4,892,755	4,488,187	4,087,783	3,691,544	3,299,470	2,911,562
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	3,720,437	3,325,165	2,933,995	2,548,925	2,163,901	1,785,081	1,410,310	1,039,639	673,069	310,596	48,501
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,887,039	11,410,125	10,901,456	10,397,500	9,888,257	9,403,726	8,913,909	8,428,805	7,948,413	7,472,734	7,001,767	6,535,515
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	13,692,150	13,081,747	12,477,000	11,877,909	11,284,471	10,696,691	10,114,565	9,538,095	8,967,281	8,402,122	7,842,617
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	18,256,200	17,442,330	16,636,000	15,837,210	15,045,962	14,262,254	13,486,087	12,717,461	11,956,374	11,202,828	10,456,823
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	22,336,687	21,335,481	20,343,559	19,360,922	18,387,588	17,418,094	16,454,987	15,501,264	14,556,922	13,621,961	12,691,885
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	26,804,024	26,002,577	24,412,271	23,233,105	22,065,081	20,901,712	19,745,988	18,601,517	17,468,305	16,346,354	15,230,382
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,396,524	30,372,494	29,990,400	27,621,161	26,264,780	24,921,254	23,590,585	22,272,773	20,967,593	19,666,506	18,376,382	17,103,222
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,031,340	34,711,422	33,131,885	31,567,041	30,016,891	28,481,433	26,960,670	25,454,598	23,962,963	22,476,006	21,003,865	19,546,540
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	37,659,585	35,935,725	34,227,916	32,533,426	30,850,700	29,184,111	27,533,657	25,899,337	24,281,153	22,679,103	21,088,481
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	41,843,983	39,928,584	38,031,018	36,148,251	34,278,556	32,426,790	30,592,951	28,777,041	26,979,058	25,199,003	23,431,645
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	50,255,059	47,936,908	45,640,375	43,365,457	41,112,155	38,880,469	36,670,399	34,474,865	32,300,082	30,147,015	28,015,665
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	62,327,647	59,758,745	57,208,876	54,683,036	52,181,228	49,701,729	47,243,231	44,807,827	42,389,819	40,012,307	37,660,189
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	69,957,503	67,157,639	64,383,034	61,636,391	58,915,007	56,219,783	53,550,720	50,927,816	48,349,072	45,809,489	43,313,788
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	84,342,861	81,322,467	78,330,310	75,366,388	72,430,703	69,523,254	66,644,043	63,793,067	60,970,328	58,175,824	55,409,385
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,034,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	2,389,518	2,323,788	2,258,704	2,194,263	2,130,465	2,067,312	2,004,803	1,942,939	1,881,717	1,821,140	1,761,207
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	5,561,628	5,296,630	5,034,227	4,774,422	4,517,212	4,262,599	4,010,582	3,761,162	3,514,339	3,270,111	3,028,481
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	11,226,787	10,607,903	9,995,095	9,388,344	8,787,648	8,193,009	7,604,428	7,021,899	6,445,429	5,875,014	5,310,656
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	2,389,518	2,323,788	2,258,704	2,194,263	2,130,465	2,067,312	2,004,803	1,942,939	1,881,717	1,821,140	1,761,207
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	5,561,628	5,296,630	5,034,227	4,774,422	4,517,212	4,262,599	4,010,582	3,761,162	3,514,339	3,270,111	3,028,481
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	11,226,787	10,607,903	9,995,095	9,388,344	8,787,648	8,193,009	7,604,428	7,021,899	6,445,429	5,875,014	5,310,656
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	2,389,518	2,323,788	2,258,704	2,194,263	2,130,465	2,067,312	2,004,803	1,942,939	1,881,717	1,821,140	1,761,207
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	5,561,628	5,296,630	5,034,227	4,774,422	4,517,212	4,262,599	4,010,582	3,761,162	3,514,339	3,270,111	3,028,481
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	11,226,787	10,607,903	9,995,095	9,388,344	8,787,648	8,193,009	7,604,428	7,021,899	6,445,429	5,875,014	5,310,656
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	2,389,518	2,323,788	2,258,704	2,194,263	2,130,465	2,067,312	2,004,803	1,942,939	1,881,717	1,821,140	1,761,207
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	5,561,628	5,296,630	5,034,227	4,774,422	4,517,212	4,262,599	4,010,582	3,761,162	3,514,339	3,270,111	3,028,481
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	11,226,787	10,607,903	9,995,095	9,388,344	8,787,648	8,193,009	7,604,428	7,021,899	6,445,429	5,875,014	5,310,656

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,824,869	264,325	252,318	240,422	228,637	216,965	205,404	193,957	182,620	171,395	160,283	149,281
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£4,612,434	264,325	252,318	240,422	228,637	216,965	205,404	193,957	182,620	171,395	160,283	149,281
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£2,066,217	200,182	188,751	177,431	166,222	155,124	144,137	133,260	122,495	111,840	101,297	90,864
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	528,652	504,635	480,843	457,275	433,930	410,810	387,912	365,240	342,791	320,564	298,563
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	528,652	504,635	480,843	457,275	433,930	410,810	387,912	365,240	342,791	320,564	298,563
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	400,366	377,503	354,863	332,444	310,248	288,273	266,520	244,990	223,681	202,593	181,729
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	194,548	173,581	152,833	132,303	111,991	91,866	72,020	52,362	32,921	13,699	5,388
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,613,522	1,090,501	1,040,645	991,256	942,331	893,873	845,879	798,351	751,289	704,893	658,561	612,561
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,031,086	768,707	721,780	675,313	629,307	583,761	538,675	494,059	449,887	406,183	362,940	320,158
10 TMBC-RES10 - 40 units, 14 DPH (100% houses)	40	£17,618,607	4,716,343	4,487,669	4,260,359	4,033,050	3,805,741	3,578,432	3,351,123	3,123,814	2,896,505	2,669,196	2,441,887
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£2,142,434	407,812	438,374	468,556	498,366	527,536	556,915	586,623	615,980	646,012	676,522	696,745
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£3,506,693	2,760,723	2,633,134	2,506,739	2,381,539	2,257,534	2,134,724	2,013,109	1,892,688	1,773,463	1,655,431	1,538,596
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,389	1,825,761	1,714,449	1,604,229	1,495,101	1,387,064	1,280,118	1,174,262	1,069,499	965,827	863,245	761,492
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	1,008,905	905,225	802,620	701,090	600,634	501,254	402,948	305,717	209,962	114,481	20,475
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£1,403,086	1,447,586	1,465,849	1,484,269	1,503,066	1,521,696	1,540,555	1,559,185	1,578,128	1,597,039	1,615,828	1,634,587
16 TMBC-RES16 - 300 units, 14 DPH (100% houses)	300	£2,763,344	471,634	463,093	454,552	446,011	437,470	428,929	420,388	411,847	403,306	394,765	386,224
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,742,956	3,651,522	3,428,899	3,206,459	2,980,225	2,754,127	2,530,235	2,308,525	2,138,598	1,931,653	1,726,491	1,522,962
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,083,298	2,017,810	1,810,449	1,605,239	1,402,178	1,201,268	1,002,507	806,896	611,435	419,123	228,962	40,950
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,968	10,075,800	9,619,947	9,168,340	8,712,977	8,257,857	7,783,981	7,404,300	6,973,961	6,548,618	6,125,919	5,708,262
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£19,485,992	6,978,072	6,552,879	6,131,451	5,710,374	5,291,489	4,892,756	4,488,187	4,073,783	3,681,544	3,299,470	2,912,562
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£19,186,517	12,170,127	11,325,165	10,480,203	9,635,241	8,790,279	7,945,317	7,100,355	6,255,393	5,410,431	4,565,469	3,720,507
22 TMBC-RES22 - 300 units, 102 DPH (100% flats)	300	£2,520,621	1,104,125	1,090,145	1,076,500	1,062,855	1,049,210	1,035,565	1,021,920	1,008,275	994,630	980,985	967,340
23 TMBC-RES23 - 200 units, 30 DPH (100% houses)	200	£24,746,067	13,692,150	13,081,747	12,477,002	11,877,909	11,284,471	10,696,691	10,114,565	9,538,095	8,972,784	8,402,122	7,842,617
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	18,256,200	17,442,330	16,636,000	15,837,210	15,045,962	14,262,524	13,486,087	12,717,481	11,956,374	11,202,828	10,456,893
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£43,035,617	22,336,687	21,335,481	20,343,559	19,360,922	18,378,568	17,418,094	16,454,987	15,501,284	14,566,922	13,621,961	12,691,623
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£51,354,306	26,804,024	25,602,572	24,401,121	23,233,108	22,095,081	20,991,712	19,745,988	18,601,517	17,468,305	16,346,354	15,230,382
27 TMBC-RES27 - 800 units, 30 DPH (100% houses)	800	£68,989,517	35,960,407	34,621,150	33,281,893	31,942,636	30,603,379	29,264,122	27,924,865	26,585,608	25,246,351	23,907,094	22,567,837
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,320	37,114,422	35,131,885	33,157,041	31,016,891	28,841,433	26,660,670	24,554,598	22,362,963	20,276,026	18,201,865	16,546,540
29 TMBC-RES29 - 1000 units, 30 DPH (100% houses)	1,000	£82,486,890	37,659,585	35,935,725	34,227,916	32,533,426	30,850,790	29,184,171	27,533,657	25,899,337	24,281,153	22,679,103	21,088,481
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,984,268	41,843,993	39,928,584	38,031,018	36,148,251	34,278,556	32,426,790	30,592,951	28,777,041	26,979,058	25,190,093	23,468,419
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,334	50,255,079	47,936,908	45,640,375	43,365,457	41,112,155	38,880,469	36,670,939	34,484,862	32,300,002	30,147,015	28,015,665
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,062,919	59,532,447	56,729,745	54,009,676	51,383,038	48,756,228	46,101,729	43,420,231	40,749,877	38,068,519	35,387,162	32,705,806
33 TMBC-RES33 - 2,000 units, 30 DPH (100% houses)	2,000	£181,621,135	70,181,421	66,757,637	63,333,853	59,910,069	56,486,285	53,062,501	49,638,717	46,214,933	42,791,149	39,367,365	35,943,581
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963,291	64,382,861	61,922,467	59,330,310	56,566,385	53,840,703	51,123,524	48,404,043	45,793,057	43,180,328	40,571,824	37,959,385
35 TMBC-CARE1 - 70 units, 100% care scheme (130 DPH, 100% flats)	-	£1,031,066	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£4,244,344	2,389,518	2,236,788	2,258,704	2,194,263	2,130,465	2,067,312	2,004,803	1,942,939	1,881,717	1,820,141	1,761,207
37 TMBC-MIX2 - 11 units (75% houses), 5,000 sqm Light Ind	11	£28,626,699	5,561,628	5,293,680	5,034,227	4,774,422	4,517,212	4,262,569	4,010,582	3,761,162	3,514,539	3,271,110	3,028,481
38 TMBC-MIX3 - 263 units (50% houses), 5,000 sqm Light Ind	263	£16,491,374	3,150,767	3,007,803	2,864,839	2,721,875	2,578,911	2,435,947	2,292,983	2,150,019	2,007,055	1,864,091	1,721,127
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£4,244,344	2,736,326	2,546,037	2,557,720	2,171,375	1,987,002	1,804,601	1,622,152	1,445,716	1,269,231	1,094,722	922,180
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£28,626,699	4,359,618	3,958,934	3,562,004	3,169,162	2,780,456	2,395,974	2,015,630	1,631,459	1,249,617	859,589	530,906
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£11,647,378	8,243,482	7,582,144	6,927,754	6,267,754	5,603,322	4,947,780	4,021,219	3,203,591	2,394,903	1,595,156	804,351
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,124,344	1,346,791	1,381,444	1,815,654	2,004,423	2,274,749	2,500,632	2,724,074	2,945,073	3,163,829	3,379,744	3,593,415
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£28,626,699	281,555	187,509	596,863	1,001,309	1,461,150	1,896,382	2,307,009	2,722,037	3,134,445	3,546,632	3,956,881
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£161,901,517	7,145,927	7,145,927	7,145,927	7,145,927	7,145,927	7,145,927	7,145,927	7,145,927	7,145,927	7,145,927	7,145,927
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm	130	£4,124,344	6,737,498	6,804,180	7,068,815	7,231,395	7,391,918	7,556,386	7,709,795	7,861,149	8,013,445	8,165,686	8,317,870
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm	334	£28,626,699	11,209,581	11,639,807	12,064,745	12,484,396	12,898,761	13,307,839	13,711,629	14,110,132	14,503,349	14,891,279	15,273,921
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm	742	£11,647,378	15,652,059	20,541,546	21,485,283	22,425,275	23,349,518	24,262,014	25,162,762	26,051,764	26,929,017	27,784,522	28,648,288

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,621 psm

£6,668,704 PER HA

AH tenure
Type of rent:

Rented 80%
0% Soc Rent 80% AH Rent

Intermediate:

SO 20%
FH 0%

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values								40% AH	45% AH	50% AH
								20% AH	25% AH	30% AH	35% AH							
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	E2 667.482	315.550	301.155	296.896	272.770	258.780	244.925	231.205	217.619	204.169	190.853	177.672				
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	E412.434	315.550	301.155	296.896	272.770	258.780	244.925	231.205	217.619	204.169	190.853	177.672				
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E206.217	250.637	236.851	223.199	209.680	196.297	183.046	169.930	156.947	144.098	131.383	118.802				
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	E4 668.093	631.099	602.311	573.790	545.541	517.561	489.851	462.410	435.238	408.337	381.705	355.344				
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	E2 000.611	631.099	602.311	573.790	545.541	517.561	489.851	462.410	435.238	408.337	381.705	355.344				
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1 333.741	501.274	473.702	446.398	419.362	392.593	366.092	339.859	313.894	288.197	262.766	237.605				
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1 333.741	292.970	267.398	242.090	217.046	192.265	167.749	143.495	119.506	95.781	72.319	49.120				
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	E4 668.093	1,293.955	1,234.644	1,175.848	1,117.611	1,059.929	1,002.804	946.236	890.035	834.167	778.617	724.117				
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E3 334.352	968.352	912.087	856.373	801.211	746.603	692.545	639.039	586.085	533.684	481.834	430.536				
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E2 000.611	626.828	573.905	521.527	469.693	418.405	367.661	317.462	267.809	218.700	170.137	122.118				
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	E1 333.741	223.385	202.586	181.329	160.611	139.894	119.177	98.460	77.743	57.026	36.309	15.592				
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	E11 336.797	3,246.366	3,096.113	2,947.274	2,799.847	2,653.834	2,509.232	2,366.043	2,224.267	2,083.904	1,944.953	1,807.415				
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E7 335.574	2,308.036	2,172.010	2,039.299	1,907.902	1,777.819	1,649.050	1,521.595	1,395.456	1,270.629	1,147.118	1,024.920				
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E5 334.963	1,480.694	1,354.914	1,230.427	1,107.236	985.340	864.738	745.432	627.420	510.702	395.280	281.151				
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	E3 334.352	1,013.608	1,081.752	1,149.067	1,215.551	1,281.204	1,346.027	1,410.019	1,473.182	1,535.514	1,597.015	1,657.686				
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	E22 673.593	6,171.840	5,889.028	5,608.868	5,331.360	5,056.504	4,784.300	4,514.747	4,247.846	3,983.597	3,722.001	3,463.056				
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E15 338.019	4,612.072	4,344.020	4,078.598	3,815.804	3,555.638	3,298.100	3,043.192	2,790.911	2,541.259	2,294.235	2,049.840				
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E10,003.056	2,961.388	2,709.827	2,460.856	2,214.473	1,970.680	1,729.478	1,490.864	1,254.839	1,021.404	790.559	562.303				
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	E46,014.057	12,001.626	11,456.016	10,915.512	10,380.115	9,849.823	9,324.638	8,804.559	8,289.587	7,779.722	7,274.963	6,770.730				
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E30 676.038	8,890.992	8,376.302	7,866.550	7,362.038	6,860.933	6,364.883	5,873.493	5,387.363	4,906.292	4,430.282	3,959.330				
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E20,006.112	5,693.698	5,376.302	5,056.504	4,739.800	4,423.000	4,106.200	3,789.400	3,472.600	3,155.800	2,839.000	2,522.200				
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	E56 887.033	13,695.563	13,080.604	12,471.379	11,867.888	11,270.130	10,678.107	10,091.816	9,511.260	8,936.437	8,367.349	7,801.301				
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	E80,024.477	16,434.676	15,696.724	14,965.654	14,241.465	13,524.156	12,813.728	12,110.180	11,413.512	10,723.725	10,040.819	9,361.562				
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	E100,030.558	21,912.901	20,928.967	19,954.207	18,988.620	18,032.208	17,084.970	16,146.906	15,218.017	14,298.300	13,387.759	12,482.083				
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	E140,042.781	26,736.848	25,523.850	24,321.786	23,131.256	21,952.059	20,784.196	19,627.667	18,480.847	17,337.930	16,206.454	15,086.419				
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	E166,717.597	32,084.217	30,628.300	29,186.143	27,757.507	26,342.471	24,941.036	23,553.201	22,177.016	20,805.516	19,447.745	18,103.702				
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	E213,396.524	36,205.244	34,551.248	32,912.297	31,281.897	29,667.053	28,067.764	26,484.031	24,915.853	23,363.231	21,826.163	20,296.187				
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	E249,738.000	40,487.000	38,500.000	36,513.000	34,526.000	32,539.000	30,552.000	28,565.000	26,578.000	24,591.000	22,604.000	20,617.000				
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	E286,748.155	44,782.466	42,719.812	40,676.478	38,652.465	36,647.773	34,662.403	32,690.483	30,736.266	28,801.501	26,886.128	24,990.169				
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	E320,097.796	49,758.295	47,466.457	45,196.086	42,947.183	40,719.748	38,513.781	36,322.760	34,151.429	32,001.667	29,873.476	27,766.854				
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E400,122.233	59,688.450	56,904.413	54,166.294	51,454.094	48,767.812	46,107.449	43,473.005	40,864.479	38,281.873	35,719.552	33,180.263				
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	E500,152.791	65,595.792	62,600.054	59,473.033	56,474.689	53,505.023	50,564.034	47,651.722	44,767.783	41,907.839	39,076.639	36,274.184				
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E586,845.941	70,991.717	67,672.890	64,385.227	61,128.727	57,903.391	54,709.218	51,546.209	48,414.363	45,313.880	42,244.161	39,205.805				
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	E746,894.834	76,114.639	72,542.104	69,033.128	65,497.709	62,025.848	58,587.544	55,182.798	51,811.611	48,473.981	45,169.908	41,899.395				
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	E3 334.352	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939	818.939				
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	E13,337.408	2,694.018	2,614.088	2,534.942	2,456.579	2,378.998	2,302.200	2,226.185	2,150.954	2,076.503	2,002.837	1,929.954				
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E26,674.816	6,715.593	6,396.666	6,080.864	5,768.185	5,458.631	5,152.199	4,848.892	4,548.709	4,251.649	3,957.714	3,666.802				
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	E53,349.631	13,982.859	13,238.645	12,500.869	11,767.650	11,041.749	10,323.165	9,611.899	8,907.950	8,211.318	7,522.005	6,840.009				
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E13,337.408	3,607.770	3,376.669	3,147.946	2,921.600	2,697.632	2,476.043	2,256.631	2,039.997	1,825.542	1,613.464	1,403.764				
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E26,674.816	6,399.154	5,939.270	5,412.493	4,926.825	4,446.264	3,970.811	3,500.466	3,035.229	2,575.099	2,120.077	1,670.164				
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E33,349.631	12,525.579	11,465.238	10,415.809	9,377.290	8,349.682	7,332.984	6,327.198	5,332.322	4,348.358	3,375.304	2,413.160				
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E13,337.408	267.601	553.796	837.046	1,117.351	1,394.710	1,669.124	1,940.595	2,209.120	2,474.700	2,737.334	2,997.025				
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E26,674.816	2,534.294	1,992.191	1,455.671	924.733	399.377	122.234	122.234	1,160.639	1,671.341	2,176.375	2,675.741				
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E53,349.631	6,798.983	5,814.644	4,840.450	3,876.401	2,922.498	1,978.739	1,045.127	121.680	803.742	1,720.699	2,627.654				
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	E13,337.408	5,994.720	5,814.786	6,032.250	6,247.110	6,459.368	6,680.022	6,876.072	7,080.521	7,282.365	7,481.606	7,678.244				
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	E26,674.816	8,313.197	8,878.758	9,437.645	9,989.860	10,535.402	11,074.270	11,608.464	12,131.986	12,650.834	13,163.009	13,668.511				
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	E53,349.631	13,306.212	14,534.212	15,747.737	16,958.542	18,170.393	19,367.458	20,549.736	21,717.226	22,869.890	24,007.846	25,130.974				

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values								40% AH	45% AH	50% AH
								20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	E284.869	315.550	301.155	296.896	272.770	258.780	244.925	231.205	217.619	204.169	190.853	177.672				
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	E412.434	315.550	301.155	296.896	272.770	258.780	244.925	231.205	217.619	204.169	190.853	177.672				
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E206.217	250.637	236.851	223.199	200.690	196.297	183.048	169.930	156.947	144.098	131.383	118.810				
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	E1443.521	631.099	602.311	573.790	545.541	517.581	489.851	462.410	435.238	408.337	381.705	355.34				
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	E618.652	631.099	602.311	573.790	545.541	517.581	489.851	462.410	435.238	408.337	381.705	355.34				
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E412.434	501.274	473.702	446.398	419.362	392.933	366.092	339.859	313.894	288.197	262.766	237.60				
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E412.434	292.970	267.398	242.090	217.048	192.285	167.749	143.359	119.506	95.781	72.319	45				
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	E1443.521	1293.995	1234.644	1175.488	1117.611	1059.929	1002.804	946.236	890.035	834.167	778.981	724.111				
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E618.652	1293.995	1234.644	1175.488	1117.611	1059.929	1002.804	946.236	890.035	834.167	778.981	724.111				
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E618.652	626.826	573.905	521.527	469.693	419.005	367.661	317.462	267.809	218.700	170.137	122.11				
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	E412.434	223.365	202.596	181.329	159.611	137.435	114.800	95.704	78.489	62.135	55.661	50.72				
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	E3,505.693	3,246.366	3,096.113	2,947.274	2,799.847	2,653.834	2,509.232	2,366.043	2,224.267	2,083.904	1,944.953	1,807.411				
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E2,268.389	2,306.306	2,172.010	2,039.299	1,907.902	1,777.819	1,649.050	1,521.595	1,395.458	1,270.629	1,147.118	1,024.92				
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E1,649.738	1,480.694	1,354.914	1,230.427	1,107.236	985.340	864.738	745.432	627.420	510.702	395.280	281.181				
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	E1,031.086	1,013.008	1,001.792	1,149.067	1,215.551	1,281.294	1,346.027	1,410.019	1,473.182	1,535.514	1,597.015	1,657.688				
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	E7,011.386	6,595.028	6,179.818	5,764.988	5,350.988	4,937.488	4,524.188	4,110.488	3,696.488	3,282.488	2,868.488	2,454.488				
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E7,422.996	6,412.072	4,344.020	4,078.598	3,815.804	3,553.338	3,290.106	3,034.192	2,790.911	2,541.259	2,294.235	2,049.84				
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E3,033.258	2,961.388	2,709.827	2,460.856	2,214.473	1,970.680	1,729.478	1,480.564	1,254.839	1,021.404	790.559	562.30				
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	E14,229.988	12,001.626	11,456.016	10,915.512	10,380.115	9,849.823	9,324.638	8,804.858	8,289.587	7,779.722	7,274.963	6,770.73				
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E9,485.992	8,890.992	8,376.302	7,866.650	7,362.438	6,860.933	6,364.863	5,873.493	5,387.363	4,906.292	4,424.392	3,952.393				
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E6,186.517	5,936.538	5,110.736	4,632.906	4,156.366	3,681.681	3,208.834	2,730.800	2,317.726	1,899.625	1,426.944	988.33				
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	E20,521.622	13,885.963	13,080.694	12,471.379	11,867.888	11,250.130	10,638.107	10,091.816	9,511.290	8,936.457	8,367.349	7,801.300				
23	TBMC-RES23 - 250 units, 43.5 DPH (75% houses, 25% flats)	250	E21,746.067	15,696.724	14,965.028	14,233.988	13,502.948	12,771.908	12,040.868	11,309.828	10,578.788	9,847.748	9,116.708	8,385.668				
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	E30,532.584	21,912.901	20,920.967	19,954.207	18,983.208	18,032.208	17,079.840	16,196.916	15,251.010	14,298.300	13,387.750	12,482.028				
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	E43,305.617	26,736.848	25,523.650	24,321.786	23,131.256	21,952.059	20,784.196	19,627.667	18,480.647	17,337.930	16,206.454	15,086.410				
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	E51,554.306	32,084.217	30,628.380	29,168.143	27,757.507	26,342.471	24,941.036	23,553.201	22,177.016	20,805.516	19,447.745	18,105.471				
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	E65,989.912	35,205.244	34,154.248	32,912.297	31,281.897	29,653.067	28,067.764	26,484.031	24,915.853	23,363.231	21,826.163	20,296.184				
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	E74,238.201	41,307.421	39,947.140	37,614.033	35,750.739	33,905.203	32,077.445	30,267.464	28,475.281	26,703.835	24,944.187	23,195.648				
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	E82,486.890	44,762.460	42,710.912	40,498.478	38,652.665	36,820.773	34,998.917	33,186.080	31,386.243	29,597.406	27,820.569	26,054.732				
30	TBMC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	E90,735.478	48,226.225	45,708.457	43,196.689	40,784.921	38,373.153	35,961.385	33,549.617	31,137.849	28,726.081	26,314.313	23,902.545				
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E127,330.344	59,749.465	56,904.413	54,166.294	51,454.094	48,767.812	46,107.449	43,500.005	40,884.479	38,261.673	35,632.572	33,026.468				
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	E154,662.918	65,555.762	62,500.054	59,473.033	56,474.698	53,505.023	50,564.034	47,651.722	44,767.763	41,907.839	39,076.639	36,274.18				
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E181,471.157	70,981.717	67,672.890	64,365.227	61,128.727	57,903.391	54,709.218	51,546.209	48,414.363	45,313.680	42,244.161	39,205.80				
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	E230,963.291	76,114.639	72,542.104	69,003.128	65,497.708	62,025.448	58,587.544	55,182.798	51,811.611	48,473.981	45,169.908	41,891.939				
35	TBMC-CARE1 - 1 unit care scheme (130 DPH, 100% flats)	1	E1,031.086	816.839	816.839	816.839	816.839	816.839	816.839	816.839	816.839	816.839	816.839	816.839				
36	TBMC-MIX1 - 21 units (75% houses), 5,000 sqm Light Ind	21	E124,324.341	2,684.014	2,614.008	2,543.942	2,473.876	2,403.810	2,333.744	2,263.678	2,193.612	2,123.546	2,053.480	1,983.414				
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E3,248.689	6,715.932	6,395.665	6,080.884	5,768.185	5,456.331	5,152.199	4,848.892	4,548.790	4,251.649	3,957.714	3,665.900				
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	E16,497.378	13,882.859	13,238.645	12,580.689	11,927.165	11,270.641	10,617.149	10,032.965	9,411.899	8,807.950	8,218.716	7,622.005	6,840.000			
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E4,124.344	3,697.770	3,376.669	3,147.946	2,921.600	2,697.632	2,476.043	2,256.831	2,039.997	1,825.542	1,613.464	1,403.766				
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E8,248.689	6,300.154	5,903.270	5,412.493	4,926.825	4,446.264	3,970.811	3,500.466	3,035.229	2,575.099	2,120.077	1,670.166				
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E16,497.378	12,525.579	11,465.238	10,415.890	9,377.290	8,349.682	7,324.984	6,327.198	5,332.322	4,348.358	3,375.304	2,413.166				
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E14,234.344	267.001	255.796	87.046	117.351	1,394.710	1,699.124	1,940.959	2,209.120	2,474.700	2,737.334	2,997.022				
43	TBMC-MIX8 - 211 units (50% houses), 2,000 sqm retail	211	E28,238.244	592.191	580.986	194.091	267.706	3,189.424	3,703.938	4,218.452	4,732.966	5,247.480	5,761.994	6,276.508				
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E116,497.378	6,798.923	5,814.644	4,840.450	3,876.401	2,922.498	1,978.599	1,045.127	121.600	803.742	1,720.699	2,827.625				
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	E4,124.344	5,594.720	5,814.646	6,032.250	6,247.110	6,458.368	6,676.022	6,876.072	7,080.521	7,282.365	7,481.606	7,675.24				
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	E8,248.689	8,313.197	8,878.758	9,437.645	9,989.860	10,535.402	11,074.270	11,606.464	12,131.966	12,650.834	13,163.009	13,668.51				
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	E16,497.378	13,306.212	14,534.212	15,747.737	16,958.542	18,169.353	19,374.200	20,579.046	21,777.226	22,986.930	24,007.846	25,130.360				

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £4,794 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

AH tenure

Type of rent:

Rented 80%

Intermediate:

SO 20%

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	366,774	349,992	333,369	316,903	300,596	284,445	268,453	252,619	236,942	221,424	206,062	
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£412,434	368,774	349,992	333,369	316,903	300,596	284,445	268,453	252,619	236,942	221,424	206,062	
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	301,091	284,951	268,967	253,140	237,469	221,956	206,599	191,399	176,356	161,470	146,741	
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	733,547	699,985	666,738	633,808	601,191	568,892	536,907	505,238	473,885	442,846	412,125	
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	733,547	699,985	666,738	633,808	601,191	568,892	536,907	505,238	473,885	442,846	412,125	
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	602,183	569,901	537,933	506,278	474,938	443,911	413,198	382,798	352,712	322,940	293,481	
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	391,393	361,214	331,346	301,789	272,540	243,601	214,970	186,651	158,639	130,939	103,401	
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,497,491	1,428,642	1,360,441	1,292,762	1,225,504	1,158,997	1,092,943	1,027,641	962,991	898,992	835,647	
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,167,995	1,102,393	1,037,433	973,117	909,444	846,414	784,027	722,284	661,184	600,727	540,913	
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	822,327	760,240	698,789	637,975	577,797	518,254	459,348	401,078	343,444	286,446	230,085	
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	38,958	86,799	134,092	180,837	227,034	272,684	317,785	362,338	406,344	449,801	492,711	
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	3,732,008	3,559,093	3,387,809	3,218,156	3,050,133	2,883,740	2,718,978	2,555,846	2,394,344	2,234,474	2,076,233	
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	2,782,488	2,626,179	2,471,403	2,318,159	2,166,446	2,016,266	1,867,619	1,720,503	1,574,920	1,430,888	1,288,349	
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	1,952,483	1,804,602	1,658,236	1,513,384	1,370,046	1,228,224	1,087,916	949,122	811,843	677,077	541,828	
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	579,230	687,555	754,845	841,096	926,311	1,010,489	1,093,630	1,175,734	1,256,801	1,336,831	1,415,824	
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	7,143,124	6,814,987	6,489,938	6,167,977	5,849,102	5,533,316	5,220,617	4,911,004	4,604,480	4,301,042	4,000,692	
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	5,564,976	5,252,359	4,942,806	4,636,317	4,332,893	4,032,533	3,735,237	3,441,005	3,149,838	2,861,736	2,576,698	
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	3,904,965	3,609,204	3,316,472	3,026,769	2,740,094	2,456,448	2,175,831	1,896,245	1,623,686	1,352,156	1,083,654	
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	13,927,453	13,292,084	12,662,683	12,039,252	11,421,790	10,810,295	10,204,770	9,603,728	9,005,508	8,413,311	7,827,138	
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	10,785,909	10,181,165	9,582,343	8,989,444	8,402,467	7,821,413	7,246,282	6,677,074	6,113,768	5,558,424	5,004,984	
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	7,468,937	6,986,306	6,531,617	6,102,772	5,712,792	5,319,769	4,972,808	4,613,289	4,256,913	3,906,181	3,552,443	
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,887,033	15,981,001	15,259,753	14,545,258	13,837,519	13,136,533	12,442,303	11,754,829	11,074,108	10,397,441	9,723,117	9,055,631	
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	19,177,202	18,311,703	17,454,310	16,605,022	15,763,841	14,930,764	14,105,794	13,288,929	12,476,929	11,667,741	10,866,756	
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	25,569,602	24,415,604	23,272,413	22,140,029	21,018,454	19,907,686	18,807,725	17,718,572	16,635,905	15,556,987	14,489,009	
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	31,099,346	29,682,965	28,279,870	26,890,000	25,505,808	24,134,874	22,777,318	21,433,137	20,102,332	18,784,905	17,477,010	
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	37,319,216	35,619,558	33,935,844	32,268,072	30,608,969	28,961,850	27,332,782	25,719,785	24,122,799	22,541,885	20,972,412	
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	42,001,321	40,070,137	38,157,100	36,262,208	34,385,465	32,526,968	30,685,006	28,854,367	27,041,973	25,247,827	23,471,526	
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£249,073,340	48,001,509	45,794,442	43,608,113	41,442,525	39,297,674	37,173,953	35,068,578	32,976,419	30,905,113	28,854,659	26,825,059	
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£286,748,155	51,875,132	49,475,209	47,097,862	44,743,093	42,410,900	40,101,285	37,814,246	35,549,784	33,307,898	31,084,614	28,879,365	
30 TMBC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£320,097,766	57,639,035	54,972,454	52,330,958	49,714,548	47,123,223	44,556,983	42,015,828	39,499,759	37,008,776	34,538,460	32,088,183	
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	69,030,492	65,829,215	62,658,000	59,513,169	56,395,595	53,308,226	50,251,059	47,224,097	44,227,340	41,260,785	38,324,436	
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	75,734,506	72,199,174	68,697,143	65,228,416	61,792,991	58,390,868	55,022,048	51,686,530	48,384,315	45,115,402	41,879,792	
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	81,978,494	78,145,973	74,347,233	70,583,844	66,856,601	63,165,503	59,510,552	55,891,748	52,309,089	48,762,577	45,252,211	
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	87,834,594	83,712,400	79,629,061	75,584,578	71,578,950	67,612,177	63,684,259	59,795,196	55,944,989	52,133,637	48,361,140	
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	2,998,518	2,904,389	2,811,181	2,718,896	2,627,531	2,537,089	2,447,567	2,358,968	2,271,291	2,184,534	2,098,700	
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	7,869,558	7,496,704	7,127,502	6,761,950	6,400,049	6,041,800	5,687,202	5,336,256	4,988,960	4,645,315	4,305,322	
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	16,707,213	15,835,740	14,972,798	14,118,387	13,272,507	12,435,157	11,606,338	10,786,050	9,974,293	9,168,995	8,369,362	
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	4,479,214	4,207,301	3,938,171	3,671,825	3,408,262	3,147,484	2,889,490	2,634,278	2,381,852	2,132,209	1,885,349	
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	8,438,690	7,847,606	7,262,575	6,683,600	6,110,679	5,543,811	4,982,997	4,428,238	3,879,532	3,336,880	2,800,283	
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£42,846,889	16,798,336	15,538,392	14,291,343	13,057,190	11,835,930	10,627,566	9,432,097	8,249,522	7,079,844	5,923,059	4,779,170	
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	799,390	467,715	139,436	188,277	514,671	837,616	1,157,115	1,473,166	1,785,770	2,094,925	2,400,633	
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	4,787,033	4,139,820	3,499,235	2,865,276	2,237,945	1,617,239	1,003,162	395,711	208,242	81,505	1,408,040	
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	11,349,779	10,153,891	8,970,249	7,798,854	6,639,706	5,492,804	4,358,149	3,235,742	2,125,581	1,027,666	58,887	
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	4,451,951	4,275,392	4,095,683	3,920,825	3,746,911	3,572,659	3,405,359	3,239,891	3,057,283	2,879,525	2,704,617	
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	5,443,498	5,130,532	4,810,548	4,495,324	4,182,043	3,870,700	3,561,300	3,251,900	2,942,500	2,633,100	2,323,700	
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	7,063,963	6,583,713	6,085,999	5,610,823	5,137,823	4,664,823	4,191,823	3,718,823	3,245,823	2,772,823	2,300,823	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£264,869	366,774	349,992	333,369	316,903	300,596	284,445	268,453	252,619	236,942	221,424	206,062	
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£412,434	366,774	349,992	333,369	316,903	300,596	284,445	268,453	252,619	236,942	221,424	206,062	
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	301,091	284,951	268,967	253,140	237,469	221,956	206,599	191,399	176,356	161,470	146,741	
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	733,547	699,985	666,738	633,808	601,191	568,892	536,907	505,238	473,885	442,846	412,125	
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	733,547	699,985	666,738	633,808	601,191	568,892	536,907	505,238	473,885	442,846	412,125	
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	602,183	569,901	537,933	506,278	474,938	443,911	413,198	382,798	352,712	322,940	293,481	
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	391,393	361,214	331,346	301,789	272,540	243,601	214,970	186,651	158,639	130,939	103,547	
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	1,497,491	1,428,642	1,360,441	1,292,768	1,225,904	1,158,959	1,092,943	1,027,641	962,991	898,992	835,647	
9 TMBC-RES9 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£206,217	301,091	284,951	268,967	253,140	237,469	221,956	206,599	191,399	176,356	161,470	146,741	
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£618,652	822,327	760,240	698,789	637,975	577,797	518,254	458,348	401,078	344,426	286,246	230,085	
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£412,434	38,958	86,759	134,092	180,837	227,034	272,684	317,785	362,338	406,344	448,891	492,711	
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£3,505,693	3,732,008	3,599,093	3,387,809	3,218,156	3,050,338	2,883,740	2,718,978	2,555,846	2,394,344	2,234,474	2,076,233	
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,668,389	2,782,488	2,626,179	2,471,403	2,318,156	2,166,446	2,016,266	1,867,619	1,720,903	1,574,920	1,430,886	1,288,349	
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	1,952,483	1,904,602	1,858,236	1,813,384	1,770,046	1,728,224	1,687,916	1,649,122	1,611,843	1,576,077	1,541,828	
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£1,033,086	978,220	929,027	879,924	831,096	782,511	734,169	686,055	638,169	590,504	543,061	495,827	
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£7,011,136	7,412,008	7,198,196	6,849,938	6,533,144	6,216,904	5,901,119	5,586,884	5,274,199	4,963,064	4,653,474	4,344,429	
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,742,996	5,564,976	5,252,359	4,947,806	4,638,317	4,332,893	4,032,533	3,735,231	3,441,005	3,148,826	2,861,736	2,576,698	
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,093,258	3,934,965	3,609,204	3,316,472	3,026,769	2,740,094	2,456,448	2,175,831	1,896,245	1,623,668	1,352,156	1,083,654	
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,998	13,927,453	13,292,084	12,662,683	12,039,262	11,421,790	10,810,295	10,204,770	9,608,728	9,005,508	8,413,311	7,827,138	
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£9,485,992	10,785,909	10,181,165	9,582,343	8,989,444	8,402,467	7,821,413	7,246,282	6,677,074	6,113,788	5,556,424	5,004,984	
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£8,186,517	7,467,837	6,908,306	6,331,617	5,772,772	5,219,789	4,672,608	4,131,289	3,596,813	3,066,181	2,542,391	2,024,443	
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£20,631,722	15,981,001	15,259,753	14,545,256	13,839,519	13,136,533	12,442,303	11,754,629	11,074,108	10,397,441	9,723,177	9,055,555	
23 TMBC-RES23 - 250 units, 43.5 DPH (75% houses, 25% flats)	250	£24,746,084	22,701,027	21,455,344	20,211,704	19,070,022	17,932,284	16,894,545	15,856,806	14,819,067	13,781,328	12,743,589	11,705,850	
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	25,569,602	24,415,624	23,272,413	22,140,029	21,018,454	19,907,865	18,807,725	17,718,572	16,635,905	15,556,987	14,489,009	
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	31,099,348	29,682,965	28,270,870	26,860,060	25,505,608	24,134,874	22,777,318	21,433,137	20,102,332	18,794,905	17,477,010	
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£51,554,306	37,319,216	35,619,558	33,935,844	32,268,072	30,606,699	28,961,850	27,332,782	25,719,765	24,122,799	22,541,885	20,972,412	
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£65,989,512	42,001,321	40,070,137	38,167,100	36,262,208	34,385,465	32,526,868	30,685,006	28,854,367	27,041,913	25,247,627	23,471,926	
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	48,001,509	45,794,442	43,608,113	41,442,525	39,297,674	37,173,563	35,068,578	32,976,419	30,905,113	28,854,699	26,825,095	
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486,880	55,975,132	53,490,762	51,005,882	48,519,902	46,034,900	43,550,879	41,066,833	38,582,758	36,098,654	33,614,578	31,130,539	
30 TMBC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£90,739,944	61,972,454	59,177,454	56,382,454	53,587,454	50,792,454	47,997,454	45,192,454	42,397,454	39,592,454	36,787,454	33,982,454	
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,334	69,930,422	65,829,215	62,658,000	59,513,169	56,395,355	53,308,226	50,251,059	47,224,067	44,227,340	41,260,584	38,324,436	
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	75,734,506	72,199,174	68,697,143	65,228,416	61,792,991	58,390,898	55,022,048	51,666,530	48,384,315	45,115,402	41,879,792	
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,471,157	91,978,494	87,145,974	82,347,733	77,583,844	72,856,601	68,165,503	63,510,552	58,891,748	54,309,089	49,762,572	45,252,211	
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963,921	87,634,594	83,712,400	79,629,061	75,584,578	71,578,950	67,612,177	63,684,259	59,795,196	55,944,989	52,133,637	48,361,140	
35 TMBC-CARE1 - 1 unit care scheme (130 DPH, 100% light)	-	£1,037,066	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light	31	£4,124,344	4,904,386	4,904,386	4,904,386	4,904,386	4,904,386	4,904,386	4,904,386	4,904,386	4,904,386	4,904,386	4,904,386	
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light	118	£29,649,697	7,859,558	7,498,704	7,137,552	6,776,399	6,415,246	6,054,093	5,692,940	5,331,787	4,970,634	4,609,481	4,248,328	
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light	293	£147,378,769	16,707,213	15,835,740	14,972,798	14,118,387	13,272,507	12,435,157	11,606,336	10,786,505	9,974,293	9,165,936	8,369,362	
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£4,124,344	4,479,214	4,207,301	3,938,171	3,671,825	3,408,262	3,147,484	2,889,490	2,634,278	2,381,552	2,132,209	1,885,349	
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£28,468,699	8,639,690	7,847,606	7,062,575	6,283,600	5,513,619	4,742,987	4,028,238	3,298,532	2,583,880	1,869,280	1,154,680	
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£117,497,378	16,798,336	15,538,392	14,291,343	13,057,190	11,835,930	10,627,566	9,427,932	8,249,522	7,079,844	5,923,099	4,779,170	
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,124,344	799,300	467,715	193,436	188,277	164,671	137,816	110,961	84,106	57,251	30,396	3,541	
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£28,468,699	8,639,690	7,847,606	7,062,575	6,283,600	5,513,619	4,742,987	4,028,238	3,298,532	2,583,880	1,869,280	1,154,680	
44 TMBC-MIX9 - 111 units (50% houses), 2,000 sqm retail	111	£1,617,978	11,349,719	10,153,891	9,079,249	7,998,855	6,939,706	5,892,804	4,845,902	3,798,999	2,750,097	1,701,195	668,293	
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm Light	130	£4,124,344	4,451,951	4,725,392	4,995,883	5,268,871	5,539,859	5,809,847	6,075,835	6,339,823	6,599,811	6,859,800	7,119,789	
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm Light	334	£28,468,699	5,443,498	6,130,532	6,810,546	7,495,523	8,172,043	8,840,790	9,501,300	10,153,839	10,798,320	11,434,740	12,063,101	
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm Light	742	£117,497,378	7,063,963	5,863,713	4,705,999	3,517,823	2,325,647	1,133,471	1,133,471	1,133,471	1,133,471	1,133,471	1,133,471	

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

BENBRIDGE AND MALLING BOROUGH COUNCIL			Sales value £5,141 psm		£6,668,704 PER HA		AH tenure		Rented 80%		Intermediate:		SO 20%		
CUMMICK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)							Type of rent:		0% Soc Rent		80% AH Rent		FH 0%		
Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	469,221	447,666	426,316	405,169	384,226	363,487	342,951	322,618	302,490	282,665	262,84	
2	TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	469,221	447,666	426,316	405,169	384,226	363,487	342,951	322,618	302,490	282,665	262,84	
3	TMB-C-RES3 - 5 units, 43 DPH (75% houses, 25% flats)	5	£666,870	402,001	381,150	360,501	340,056	319,814	299,774	279,937	260,303	240,872	221,643	202,61	
4	TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	938,443	895,334	852,634	810,340	768,453	726,974	685,902	645,237	604,979	565,128	525,68	
5	TMB-C-RES5 - 20 units, 29 DPH (100% houses)	20	£2,000,611	938,443	895,334	852,634	810,340	768,453	726,974	685,902	645,237	604,979	565,128	525,68	
6	TMB-C-RES6 - 20 units, 43 DPH (75% houses, 25% flats)	20	£1,333,741	688,230	671,220	654,210	637,200	620,190	603,180	586,170	569,160	552,150	535,140	518,130	
7	TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	588,230	548,848	509,466	470,084	430,699	395,305	357,922	320,940	289,349	249,179	212,70	
8	TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,501,690	1,813,643	1,726,428	1,640,047	1,554,499	1,469,738	1,385,902	1,302,853	1,220,638	1,139,255	1,056,70	
9	TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,267,284	1,483,006	1,396,554	1,316,928	1,232,127	1,154,105	1,073,741	994,205	915,499	837,621	760,57	
10	TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,513,234	1,182,911	1,053,317	974,539	896,581	819,441	743,720	667,617	592,932	519,065	446,01	
11	TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	324,938	260,797	197,370	134,657	72,659	11,374	-	49,948	-	110,772	-	280,081
12	TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	4,703,291	4,485,052	4,268,880	4,054,772	3,842,731	3,632,756	3,424,595	3,217,728	3,012,989	2,801,288	2,608,67	
13	TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,555,334	3,735,333	3,544,516	3,353,700	3,162,884	2,972,068	2,781,252	2,590,436	2,400,620	2,210,804	2,020,988	1,831,172	
14	TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,352	2,889,225	2,697,588	2,507,889	2,318,142	2,134,350	1,950,504	1,768,618	1,586,665	1,404,777	1,224,825	1,050,53	
15	TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	285,276	158,421	33,095	-	2,100	216,525	-	339,414	-	860,839	-	691,677
16	TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	9,085,692	8,696,037	8,252,729	7,821,741	7,434,300	7,031,348	6,632,355	6,237,320	5,844,496	5,455,194	5,066,87	
17	TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	7,470,784	7,066,904	6,671,222	6,277,344	5,887,403	5,501,397	5,119,329	4,741,196	4,366,999	3,996,738	3,630,441	
18	TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	5,776,458	5,395,168	5,015,778	4,640,881	4,268,699	3,901,009	3,537,220	3,173,331	2,821,240	2,469,251	2,121,06	
19	TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	17,775,854	16,957,465	16,146,805	15,340,881	14,548,981	13,761,233	12,981,511	12,207,522	11,445,266	10,688,744	9,939,059	
20	TMB-C-RES20 - 200 units, 43 DPH (75% houses, 25% flats)	200	£30,676,038	15,984,677	15,167,619	14,350,560	13,539,500	12,728,440	11,917,380	11,106,320	10,295,260	9,484,200	8,673,140	7,862,080	
21	TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,008,112	10,555,878	9,641,476	8,727,074	7,812,672	6,900,270	6,000,868	5,100,466	4,200,064	3,300,662	2,400,260	1,500,858	
22	TMB-C-RES22 - 250 units, 102 DPH (100% houses)	250	£66,687,039	25,189,676	19,615,419	18,691,459	17,769,548	16,856,499	15,943,548	15,056,984	14,170,519	13,292,914	12,424,170	11,558,233	
23	TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	24,662,253	23,351,658	22,429,752	21,324,458	20,227,799	19,142,773	18,068,380	17,004,621	15,951,497	14,909,005	13,869,877	
24	TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,456	32,883,005	31,488,738	29,906,335	28,431,278	26,970,399	25,523,697	24,091,174	22,672,829	21,268,682	19,878,676	18,493,16	
25	TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£146,042,781	37,760,694	37,939,385	36,129,323	34,308,590	32,500,940	30,798,015	29,088,814	27,380,594	25,602,436	23,905,261	22,225,422	
26	TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£167,717,597	49,720,013	45,527,261	43,355,187	41,203,809	39,052,428	36,901,048	34,858,576	32,780,344	30,722,923	28,686,314	26,670,511	
27	TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	59,556,827	55,652,316	53,698,657	51,744,998	49,896,076	48,047,026	46,197,976	44,348,926	42,500,876	40,652,826	38,804,776	
28	TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£260,073,340	72,867,915	68,345,507	65,542,827	62,740,147	60,000,867	57,298,587	54,597,307	51,896,027	49,194,747	46,493,467	43,792,187	
29	TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	85,967,240	81,602,316	78,998,057	76,381,927	73,765,797	71,150,667	68,534,537	65,918,407	63,302,277	60,686,147	58,070,017	
30	TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	73,296,933	69,892,440	66,520,603	63,198,918	59,976,562	56,810,216	53,642,865	50,514,274	47,462,907	44,415,122	41,469,648	
31	TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	87,652,635	83,575,147	79,536,202	75,531,720	71,563,335	67,633,591	63,742,449	59,890,220	56,076,210	52,301,032	48,564,859	
32	TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	95,982,727	91,496,893	87,053,511	82,652,584	78,294,110	73,978,089	69,704,522	65,473,408	61,284,749	57,138,242	53,034,788	
33	TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,945,941	103,832,634	97,927,098	94,157,573	89,800,580	84,668,590	79,990,071	75,359,594	70,725,128	66,236,675	61,744,324	57,297,80	
34	TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,334	111,161,660	105,495,681	100,701,074	95,964,843	90,907,984	85,580,488	80,022,337	75,093,648	70,024,284	65,004,292	60,233,677	
35	TMB-C-RES35 - 2,500 units, 30 DPH (100% flats)	2,500	£3,348,932	1,819,339	1,819,339	1,819,339	1,819,339	1,819,339	1,819,339	1,819,339	1,819,339	1,819,339	1,819,339	1,819,339	
36	TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£746,894,334	3,607,519	3,484,989	3,363,559	3,243,528	3,124,596	3,006,864	2,890,237	2,774,998	2,660,254	2,547,926	2,435,198	
37	TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	12,105,961	9,806,700	9,210,067	8,744,087	8,282,762	7,821,061	7,359,631	6,901,343	6,463,580	6,020,519	5,582,16	
38	TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,649,616	22,168,261	20,136,350	19,055,026	18,794,696	17,705,352	16,626,006	15,536,661	14,503,233	13,456,550	12,416,718	11,391,90	
39	TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£1,337,408	6,227,103	8,866,565	5,118,623	5,172,276	4,829,523	4,490,368	4,154,808	3,824,842	3,494,472	3,169,698	2,848,52	
40	TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£2,674,816	12,511,737	11,798,257	10,992,740	10,192,741	9,439,507	8,689,810	7,948,059	7,212,255	6,488,397	5,770,485	5,060,522	
41	TMB-C-MIX6 - 480 units (50% houses), 3,850 sqm care home	480	£53,349,631	25,345,863	23,684,698	22,042,411	20,416,898	18,808,426	17,216,729	15,641,894	14,093,923	12,542,815	11,016,970	9,571,03	
42	TMB-C-MIX7 - 248 units (50% houses), 3,850 sqm care home	248	£33,348,498	17,347,498	16,174,841	15,044,841	13,916,841	12,788,841	11,660,841	10,532,841	9,404,841	8,276,841	7,148,841	6,020,841	
43	TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	12,501,961	10,684,728	10,008,125	9,327,522	8,651,919	7,976,316	7,300,713	6,625,110	5,949,507	5,273,904	4,600,301	
44	TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	23,568,968	21,957,900	20,363,384	18,785,152	17,223,294	15,677,809	14,148,697	12,635,957	11,139,592	9,659,599	8,165,96	
45	TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	1,076,644	710,472	346,411	-	13,745	375,014	-	732,108	-	1,085,629	-	2,162,629
46	TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	3,338,777	2,409,705	1,490,997	575,315	337,252	-	1,247,963	-	2,148,400	-	3,037,484	
47	TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	8,184,173	6,140,191	4,118,994	2,120,561	144,922	-	1,835,518	-	3,795,037	-	5,762,612	

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £5,314 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

AH tenure

Type of rent:

Rented 80%
% Soc Rent 80% AH Rent

Intermediate:

SO 20%
FH 0%

			Residual land values												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	520,446	496,504	472,791	449,303	426,041	403,007	380,199	357,618	335,263	313,135	291,233		
2 TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	520,446	496,504	472,791	449,303	426,041	403,007	380,199	357,618	335,263	313,135	291,233		
3 TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	452,454	429,249	406,269	383,515	360,986	338,683	316,606	294,755	273,129	251,730	230,554		
4 TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,040,890	993,009	945,581	898,605	852,084	806,015	760,399	715,236	670,526	626,269	582,466		
5 TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,040,890	993,009	945,581	898,605	852,084	806,015	760,399	715,236	670,526	626,269	582,466		
6 TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	904,909	858,498	812,538	767,029	721,973	677,367	633,213	589,510	546,258	503,458	461,110		
7 TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	698,658	642,864	596,118	556,017	513,363	471,157	429,397	388,084	347,218	306,799	266,827		
8 TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,103,310	2,005,546	1,909,305	1,813,689	1,718,996	1,625,227	1,532,381	1,440,459	1,349,460	1,259,356	1,170,235		
9 TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	1,766,156	1,672,391	1,579,545	1,487,618	1,396,610	1,306,521	1,217,352	1,129,101	1,041,770	955,358	869,864		
10 TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,408,823	1,319,247	1,230,579	1,142,822	1,055,974	970,035	885,006	800,886	717,675	635,375	553,984		
11 TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	506,592	433,942	362,093	291,045	220,798	151,353	82,709	14,867	-	52,970	-	186,658	
12 TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	5,188,933	4,948,033	4,709,415	4,472,689	4,237,756	4,005,115	3,774,770	3,546,718	3,320,959	3,097,495	2,876,324		
13 TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	4,211,844	3,988,867	3,767,714	3,548,928	3,332,329	3,117,915	2,905,687	2,695,645	2,487,789	2,282,119	2,078,638		
14 TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	3,955,788	3,142,276	2,930,931	2,721,754	2,514,745	2,309,903	2,107,228	1,906,721	1,708,381	1,512,209	1,318,204		
15 TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	706,960	561,850	418,355	276,475	136,209	3,875	-	144,462	-	420,665	-	690,241	
16 TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	10,056,976	9,592,866	9,133,150	8,677,827	8,226,899	7,779,586	7,335,465	6,895,763	6,460,477	6,029,608	5,603,156		
17 TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	8,423,689	7,977,373	7,535,430	7,097,858	6,664,657	6,235,830	5,811,374	5,391,290	4,975,579	4,564,239	4,157,271		
18 TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	6,171,576	6,284,551	5,861,863	5,443,509	5,029,490	4,619,806	4,214,456	3,813,442	3,416,762	3,024,418	2,636,409		
19 TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	19,683,826	18,776,430	17,877,622	16,987,404	16,105,774	15,232,733	14,368,281	13,512,418	12,665,144	11,826,459	10,996,363		
20 TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	16,454,061	15,584,549	14,723,542	13,871,051	13,027,072	12,191,604	11,364,649	10,543,644	9,730,984	8,926,870	8,131,301		
21 TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	13,046,440	12,215,018	11,392,025	10,577,470	9,771,355	8,973,676	8,184,437	7,403,636	6,631,273	5,867,348	5,111,863		
22 TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,887,039	22,823,894	21,778,759	20,743,695	19,718,506	18,703,189	17,697,745	16,702,173	15,716,475	14,737,341	13,764,223	12,801,062		
23 TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,437	27,388,433	26,134,510	24,892,435	23,662,207	22,443,827	21,237,294	20,042,609	18,859,770	17,684,810	16,517,068	15,361,274		
24 TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	36,517,910	34,846,014	33,189,913	31,549,609	29,925,102	28,316,392	26,723,478	25,146,361	23,579,746	22,022,757	20,481,699		
25 TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	44,088,390	42,056,180	40,039,506	38,042,096	36,063,952	34,105,072	32,165,456	30,245,105	28,344,019	26,462,196	24,594,473		
26 TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	52,906,058	50,487,416	48,047,407	45,650,516	43,276,742	40,926,086	38,598,547	36,294,126	34,012,822	31,754,635	29,513,368		
27 TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,396,524	59,296,072	56,522,528	53,804,950	51,113,339	48,444,942	45,797,622	43,176,360	40,581,154	38,012,008	35,468,919	32,951,889		
28 TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,473,340	67,325,655	64,597,174	61,891,371	59,145,245	56,365,649	53,540,140	50,744,411	47,978,463	45,242,295	42,535,907	39,829,509		
29 TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	72,732,655	69,583,164	66,223,860	62,866,676	59,601,612	56,338,668	53,107,845	49,906,171	46,731,748	43,589,541	40,479,549		
30 TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	81,082,876	77,314,627	73,582,066	69,885,195	66,224,013	62,598,520	59,008,716	55,451,302	51,924,165	48,432,823	44,977,278		
31 TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	96,921,071	92,404,263	87,930,253	83,499,042	79,110,630	74,765,016	70,462,200	66,202,182	61,984,963	57,810,542	53,674,197		
32 TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	106,074,761	101,116,937	96,206,104	91,342,263	86,525,411	81,753,369	77,026,195	72,346,070	67,712,965	63,126,968	58,587,961		
33 TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	114,714,389	109,344,738	104,026,033	98,758,213	93,541,299	88,375,292	83,260,190	78,195,994	73,182,102	68,220,318	63,307,279		
34 TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	122,791,576	117,031,064	111,325,183	105,673,933	100,077,315	94,535,327	89,047,969	83,615,243	78,237,148	72,913,683	67,644,851		
35 TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939		
36 TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	3,912,020	3,775,290	3,639,898	3,505,845	3,373,130	3,241,752	3,111,713	2,983,012	2,855,650	2,729,626	2,604,940		
37 TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	11,293,021	10,764,583	10,241,320	9,723,232	9,210,318	8,702,577	8,200,012	7,696,894	7,200,890	6,708,120	6,220,584		
38 TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	24,821,473	23,573,311	22,337,369	21,113,645	19,902,142	18,702,859	17,515,795	16,340,950	15,178,325	14,027,919	12,889,733		
39 TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	7,093,547	6,899,197	6,703,848	6,522,500	6,340,156	6,161,809	5,984,461	5,801,114	5,617,767	5,434,419	5,251,072		
40 TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	14,554,596	13,677,108	12,808,524	11,948,844	11,098,067	10,256,192	9,423,222	8,599,154	7,783,960	6,977,729	6,180,372		
41 TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£13,337,408	29,616,007	27,757,853	25,917,946	24,096,886	22,294,675	20,511,310	18,746,792	17,001,123	15,274,300	13,566,325	11,877,197		
42 TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	7,366,002	6,884,982	6,408,842	5,937,583	5,471,204	5,009,707	4,553,090	4,101,355	3,654,499	3,212,524	2,775,431		
43 TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	14,723,623	13,768,665	12,823,394	11,887,809	10,961,911	10,045,700	9,139,175	8,242,338	7,355,187	6,477,722	5,609,944		
44 TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	28,058,649	26,238,864	24,437,527	22,654,638	20,890,196	19,144,202	17,416,655	15,707,555	14,016,903	12,344,700	10,690,943		
45 TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	130	£13,337,408	2,186,259	1,786,356	1,351,093	940,472	534,492	133,151	-	267,599	-	1,068,937	-	1,833,004	
46 TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	334	£26,674,816	6,103,703	5,045,421	3,988,628	2,963,921	1,940,704	929,173	-	77,273	-	1,091,642	-	2,062,768	
47 TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	742	£53,349,631	14,238,840	11,911,834	9,610,512	7,334,874	5,084,917	2,860,645	662,056	-	1,533,901	-	5,883,418	-	8,040,559

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description			No of units	BLV	Residual land values										
					0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£284,869	520,446	496,504	472,791	449,303	426,041	403,007	380,199	357,618	335,263	313,135	291,233	
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£412,434	520,446	496,504	472,791	449,303	426,041	403,007	380,199	357,618	335,263	313,135	291,233	
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	452,454	429,249	406,269	383,515	360,986	338,683	316,606	294,755	273,129	251,730	230,554	
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	1,040,890	993,009	945,581	898,605	852,084	806,015	760,399	715,236	670,526	626,269	582,466	
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	1,040,890	993,009	945,581	898,605	852,084	806,015	760,399	715,236	670,526	626,269	582,466	
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	904,909	858,498	812,538	767,029	721,973	677,367	632,313	589,510	546,258	503,458	461,110	
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	668,658	642,664	599,118	556,017	513,363	471,137	429,397	388,084	347,218	306,799	266,146	
8	TBMC-RES8 - 10 units, 29 DPH (100% houses)	20	£1,443,521	2,103,310	2,005,846	1,909,305	1,813,689	1,718,996	1,625,227	1,532,381	1,440,459	1,349,460	1,259,986	1,170,295	
9	TBMC-RES10 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£618,652	1,040,890	993,009	945,581	898,605	852,084	806,015	760,399	715,236	670,526	626,269	582,466	
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£618,652	1,498,523	1,519,247	1,230,579	1,142,821	1,055,974	970,035	885,006	800,886	717,675	635,375	553,984	
11	TBMC-RES11 - 50 units, 102 DPH (100% flats)	20	£412,434	506,592	443,942	362,093	291,405	220,798	151,353	82,709	14,667	-52,970	-120,221	-166,658	
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£3,505,693	5,188,933	4,948,033	4,708,415	4,472,689	4,237,756	4,005,115	3,774,770	3,546,718	3,320,595	3,097,495	2,876,324	
13	TBMC-RES14 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,399	4,211,844	3,988,687	3,767,714	3,548,928	3,332,329	3,117,915	2,905,667	2,695,645	2,487,789	2,282,119	2,078,636	
14	TBMC-RES15 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	3,355,788	3,142,276	2,930,931	2,721,754	2,514,745	2,309,903	2,107,228	1,906,721	1,708,381	1,512,209	1,318,204	
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£1,031,086	706,960	589,850	458,355	276,855	130,629	-3,975	-14,462	-68,923	-139,695	-255,281	-360,241	
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£1,443,521	2,103,310	2,005,846	1,909,305	1,813,689	1,718,996	1,625,227	1,532,381	1,440,459	1,349,460	1,259,986	1,170,295	
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£742,996	842,589	797,737	7,535,430	7,097,858	6,664,857	6,235,830	5,811,374	5,391,293	4,970,570	4,549,239	4,127,271	
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£3,093,258	6,711,576	6,284,551	5,861,863	5,443,509	5,029,490	4,619,806	4,214,456	3,813,442	3,416,762	3,024,418	2,636,409	
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,988	19,683,826	18,776,430	17,877,632	16,987,404	16,105,774	15,232,733	14,368,281	13,512,418	12,665,144	11,826,459	10,996,363	
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£9,485,992	16,454,061	15,584,546	14,723,542	13,871,051	13,027,072	12,191,064	11,364,649	10,543,644	9,730,984	8,926,870	8,131,301	
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£6,186,517	13,046,449	12,215,018	11,392,025	10,577,470	9,771,355	8,973,676	8,184,437	7,403,636	6,631,273	5,876,348	5,111,863	
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£20,621,722	22,823,694	21,778,759	20,743,695	19,718,508	18,703,169	17,697,745	16,703,175	15,716,475	14,739,341	13,764,223	12,801,962	
23	TBMC-RES23 - 250 units, 43.5 DPH (75% houses, 25% flats)	250	£12,442,344	22,823,694	20,743,695	19,718,508	18,703,169	17,697,745	16,703,175	15,716,475	14,739,341	13,764,223	12,801,962	11,838,699	
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	36,517,510	34,846,014	33,189,913	31,545,608	29,925,102	28,316,392	26,723,478	25,146,361	23,575,748	22,022,757	20,481,689	
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	44,088,390	42,056,180	40,039,506	38,024,096	36,063,952	34,105,072	32,165,546	30,245,105	28,344,019	26,462,196	24,584,473	
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£51,554,306	52,098,068	50,467,416	48,047,407	45,850,516	43,676,424	41,526,068	39,398,547	37,294,126	35,214,822	33,174,635	31,163,348	
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£65,899,912	59,268,072	56,522,528	53,804,950	51,113,349	48,444,942	45,797,622	43,176,360	40,581,154	38,012,008	35,468,919	32,951,889	
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	67,732,655	64,597,174	61,491,371	58,415,245	55,365,449	52,340,140	49,344,411	46,378,463	43,442,295	40,530,907	37,659,302	
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486,890	76,994,989	73,693,164	70,423,960	67,209,616	64,045,612	60,931,612	57,868,339	54,849,996	51,876,381	48,945,595	46,052,149	
30	TBMC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£124,344	124,344	124,344	124,344	124,344	124,344	124,344	124,344	124,344	124,344	124,344	124,344	
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,344	99,921,071	92,404,263	83,929,253	74,899,042	65,716,630	56,402,918	47,000,182	37,514,735	28,049,189	18,593,572	9,149,278	
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	106,074,761	101,116,937	96,206,104	91,342,263	86,525,411	81,753,369	77,026,195	72,340,970	67,712,962	63,126,968	58,587,991	
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,471,157	114,674,319	109,344,738	104,026,033	98,758,213	93,541,299	88,375,292	83,259,830	78,195,994	73,182,006	68,220,316	63,307,279	
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£223,963,291	122,791,516	117,031,064	111,325,183	105,673,933	100,077,315	94,535,327	89,047,969	83,615,243	78,237,148	72,913,683	67,644,851	
35	TBMC-CARE1 - 1 unit care scheme (130 DPH, 100% flats)	1	£1,031,086	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	816,939	
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,124,344	1,124,344	1,124,344	1,124,344	1,124,344	1,124,344	1,124,344	1,124,344	1,124,344	1,124,344	1,124,344	1,124,344	
37	TBMC-MIX2 - 118 units (50% houses), 5,000 sqm Light Ind	118	£9,248,699	7,193,032	7,193,032	7,193,032	7,193,032	7,193,032	7,193,032	7,193,032	7,193,032	7,193,032	7,193,032	7,193,032	
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£16,497,376	24,821,473	23,573,311	22,337,399	21,113,645	19,902,142	18,702,859	17,515,795	16,340,950	15,192,825	14,027,919	12,889,733	
39	TBMC-MIX4 - 94 units (50% houses), 3,850 sqm care home	94	£4,124,344	7,093,547	6,699,197	6,308,848	5,922,500	5,540,155	5,161,809	4,787,466	4,417,124	4,050,782	3,688,443	3,330,105	
40	TBMC-MIX5 - 221 units (50% houses), 3,850 sqm care home	221	£28,648,698	14,554,596	13,677,108	12,808,524	11,948,844	11,098,057	10,256,192	9,422,222	8,599,154	7,783,990	6,977,729	6,180,372	
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£126,437,378	29,616,607	27,757,853	25,917,946	24,096,886	22,294,675	20,511,310	18,746,792	17,001,123	15,254,300	13,566,325	11,877,197	
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£14,124,344	7,396,002	6,884,962	6,408,842	5,957,583	5,471,204	5,009,707	4,553,090	4,101,355	3,654,499	3,212,524	2,775,431	
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£24,648,698	14,723,623	13,768,065	12,831,978	11,914,887	10,993,349	10,082,969	9,184,239	8,295,970	7,428,655	6,582,404	5,754,400	
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	24,821,473	23,573,311	22,337,399	21,113,645	19,902,142	18,702,859	17,515,795	16,340,950	15,192,825	14,027,919	12,889,733	
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail	130	£14,124,344	2,196,259	1,768,356	1,357,037	940,472	534,492	134,121	267,569	69,889	1,058,937	1,477,555	1,833,004	
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm	334	£28,648,698	6,103,703	5,045,421	3,968,628	2,963,921	1,940,704	929,173	77,273	1,091,642	2,014,015	3,084,390	4,062,768	
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm	742	£16,497,378	14,238,840	11,911,834	9,610,512	7,343,874	5,084,917	2,860,545	662,055	1,533,901	2,731,887	3,883,416	8,040,559	

TONBRIDGE AND MALLING BOROUGH COUNCIL

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

		Sales value £5,487 ps/m		AH tenure		Rented 80%		Intermediate:		SO 20%			
		BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		Type of rent:		80% AH Rent				FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,667,482	571,669	545,342	519,264	493,436	467,858	442,528	417,448	392,618	368,037	343,706	319,624
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	E412,434	571,669	545,342	519,264	493,436	467,858	442,528	417,448	392,618	368,037	343,706	319,624
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E666,870	502,909	477,348	452,037	426,973	402,159	377,593	353,276	329,207	305,387	281,815	258,493
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	E4,668,093	1,143,338	1,090,684	1,038,529	986,871	935,714	885,056	834,896	785,235	736,074	687,411	639,248
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	E2,000,611	1,143,338	1,090,684	1,038,529	986,871	935,714	885,056	834,896	785,235	736,074	687,411	639,248
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,333,741	1,005,818	954,697	904,074	853,947	804,318	755,186	706,551	656,414	610,774	563,631	516,985
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,333,741	785,080	736,461	688,374	640,759	593,637	547,008	500,873	455,229	410,077	365,420	321,254
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	E4,668,093	2,304,929	2,198,048	2,092,182	1,987,332	1,883,494	1,780,670	1,678,961	1,578,065	1,478,284	1,379,518	1,281,765
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E3,334,352	1,963,960	1,860,937	1,758,922	1,657,918	1,557,923	1,458,938	1,360,962	1,263,997	1,168,041	1,073,095	979,158
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E2,000,611	1,604,322	1,505,582	1,407,843	1,311,104	1,215,366	1,120,628	1,026,892	934,155	842,420	751,684	661,949
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	E1,333,741	688,247	607,088	526,817	447,434	368,939	291,333	214,615	138,787	63,847	10,361	84,640
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	E11,336,797	5,673,296	5,408,967	5,147,148	4,887,839	4,631,040	4,376,751	4,124,973	3,875,706	3,628,949	3,384,701	3,142,965
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E7,335,574	4,688,296	4,442,855	4,199,818	3,959,185	3,720,956	3,485,131	3,251,710	3,020,692	2,792,079	2,565,870	2,342,065
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E5,334,963	3,822,347	3,586,968	3,353,973	3,123,365	2,895,141	2,669,301	2,445,847	2,224,777	2,006,093	1,789,793	1,576,878
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	E3,334,352	1,128,531	963,831	800,945	639,875	480,620	323,181	167,558	13,749	141,953	296,097	448,380
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	E22,673,593	11,028,261	10,518,825	10,012,908	9,511,375	9,014,692	8,522,859	8,035,875	7,553,741	7,076,456	6,604,022	6,136,438
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E15,338,019	9,376,593	8,885,711	8,399,637	7,918,371	7,441,913	6,970,262	6,503,420	6,041,385	5,584,158	5,131,739	4,684,129
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E10,003,056	7,644,694	7,173,936	6,707,948	6,246,729	5,790,281	5,338,602	4,891,693	4,449,554	4,012,184	3,579,586	3,151,757
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	E46,014,057	21,591,797	20,595,396	19,608,438	18,630,925	17,662,857	16,704,232	15,755,052	14,815,315	13,885,023	12,964,175	12,052,771
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E30,676,038	18,343,403	17,383,410	16,432,817	15,491,626	14,559,836	13,637,448	12,724,462	11,820,877	10,926,693	10,041,910	9,166,529
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E20,006,112	14,898,026	13,979,961	13,069,820	12,170,378	11,280,236	10,399,393	9,527,850	8,665,005	7,812,661	6,969,017	6,134,671
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	E66,887,033	25,985,524	23,935,296	22,795,932	21,667,463	20,549,879	19,443,179	18,344,329	17,252,778	16,172,189	15,102,560	14,043,894
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	E80,024,447	30,102,628	28,722,342	27,355,119	26,000,958	24,659,855	23,331,815	22,013,194	20,703,333	19,406,626	18,123,073	16,852,673
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	E100,030,558	40,136,837	38,296,457	36,473,491	34,667,941	32,879,806	31,109,086	29,350,926	27,604,445	25,875,502	24,164,096	22,470,230
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	E140,042,781	48,380,072	46,144,110	43,929,334	41,735,746	39,563,343	37,412,128	35,282,099	33,173,256	31,082,937	29,006,944	26,952,252
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	E166,717,597	58,056,086	55,372,932	52,715,201	50,082,895	47,476,012	44,894,554	42,338,519	39,807,907	37,299,524	34,808,333	32,342,702
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	E213,396,524	64,996,817	61,978,962	58,989,725	56,029,104	53,097,101	50,193,716	47,318,947	44,472,796	41,655,262	38,866,345	36,104,264
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	E240,073,340	74,892,910	71,874,948	68,892,008	65,931,702	62,999,401	60,100,096	57,238,640	54,416,941	51,635,997	48,900,619	46,212,981
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	E266,748,155	79,981,938	76,263,167	72,579,663	68,928,590	65,308,889	61,724,534	58,175,529	54,661,870	51,183,559	47,740,596	44,332,981
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	E320,097,786	88,868,820	84,736,852	80,644,070	76,587,323	72,565,432	68,582,817	64,639,476	60,735,411	56,870,621	53,045,107	49,258,867
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E400,122,233	106,173,420	101,224,113	96,321,761	91,466,365	86,657,925	81,896,439	77,181,910	72,507,197	67,878,958	63,297,769	58,763,632
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	E500,152,791	110,711,711	105,330,701	100,001,261	94,723,388	89,497,085	84,322,350	79,199,184	74,127,588	69,107,557	64,139,086	
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E586,845,941	125,596,143	119,716,500	113,890,609	108,120,559	102,408,354	96,747,991	91,145,470	85,596,793	80,107,958	74,672,967	69,293,818
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	E748,894,834	134,387,924	128,084,610	121,841,147	115,657,532	109,533,766	103,469,849	97,465,782	91,521,563	85,537,194	79,812,673	74,048,002
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	E3,334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	E13,337,408	4,216,520	4,065,590	3,916,137	3,768,161	3,621,663	3,476,641	3,333,096	3,191,027	3,050,437	2,911,323	2,773,686
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E26,674,816	12,430,052	11,848,466	11,272,575	10,702,376	10,137,873	9,579,063	9,025,948	8,478,527	7,936,800	7,395,722	6,859,005
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	E53,349,631	27,514,286	26,140,272	24,779,708	23,423,596	22,098,933	20,778,720	19,471,958	18,178,647	16,898,785	15,632,374	14,379,414
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E13,337,408	7,964,991	7,529,629	7,099,074	6,672,726	6,250,785	5,833,251	5,420,124	5,011,405	4,607,993	4,207,188	3,811,680
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E26,674,816	16,970,519	15,598,858	14,637,036	13,685,054	12,742,911	11,810,607	10,888,143	9,975,518	9,072,733	8,179,797	7,296,681
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E53,349,631	33,887,074	31,831,006	29,793,480	27,776,786	25,780,922	23,805,891	21,851,692	19,918,323	18,005,786	16,114,081	14,243,207
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E13,337,408	8,428,974	7,898,171	7,372,744	6,852,693	6,338,018	5,828,719	5,324,795	4,826,247	4,333,075	3,845,279	3,362,858
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E26,674,816	16,933,632	15,875,215	14,827,517	13,790,537	12,764,273	11,748,729	10,743,901	9,749,793	8,766,401	7,793,728	6,831,773
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E53,349,631	32,515,874	30,488,068	28,480,781	26,494,014	24,527,767	22,582,041	20,656,835	18,752,148	16,867,983	15,004,337	13,161,211
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 s	130	E13,337,408	3,267,287	2,819,265	2,355,775	1,894,483	1,438,360	987,408	541,627	101,017	339,526	776,360	1,207,945
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 s	334	E26,674,816	8,869,630	7,681,139	6,506,656	5,345,191	4,196,734	3,061,288	1,938,854	829,432	271,735	1,384,308	2,483,522
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 s	742	E53,349,631	20,218,168	17,628,781	15,067,748	12,535,072	10,024,913	7,529,223	5,062,115	2,623,591	213,649	2,200,787	4,589,463

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		E2,062,172		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	E284,890	571,669	545,342	519,264	493,436	467,858	442,528	417,448	392,618	368,037	343,706	319,624
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	E412,434	571,669	545,342	519,264	493,436	467,858	442,528	417,448	392,618	368,037	343,706	319,624
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E206,217	502,909	477,348	452,037	426,973	402,159	377,593	353,276	329,207	305,387	281,815	258,493
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	E1,443,521	1,143,338	1,090,684	1,038,529	986,871	935,714	885,056	834,896	785,235	736,074	687,411	639,248
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	E618,652	1,143,338	1,090,684	1,038,529	986,871	935,714	885,056	834,896	785,235	736,074	687,411	639,248
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E412,434	1,005,818	954,697	904,074	853,947	804,318	755,186	706,551	656,414	610,774	563,631	516,985
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E412,434	785,080	736,461	688,374	640,759	593,637	547,008	500,873	455,229	410,077	365,420	321,254
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	E4,668,093	2,364,969	2,198,048	2,092,182	1,987,332	1,883,494	1,780,670	1,678,861	1,576,085	1,478,284	1,379,518	1,281,765
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E1,033,086	1,963,960	1,860,937	1,758,922	1,657,918	1,557,923	1,458,938	1,360,962	1,263,997	1,168,014	1,073,095	978,158
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E1,033,086	1,604,322	1,505,882	1,407,843	1,311,404	1,215,366	1,120,628	1,026,892	934,155	842,420	751,684	661,949
11 TMBC-RES11 - 20 units, 29 DPH (100% houses)	20	E2,162,634	688,247	607,008	526,817	437,134	348,939	291,333	214,615	138,787	63,847	-10,381	-84,640
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	E5,595,693	5,689,256	5,408,967	5,147,148	4,887,639	4,631,040	4,376,751	4,124,973	3,874,706	3,628,949	3,384,701	3,142,865
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E2,253,344	5,689,256	5,408,967	5,147,148	4,887,639	4,631,040	4,376,751	4,124,973	3,874,706	3,628,949	3,384,701	3,142,865
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E1,649,738	3,822,347	3,586,968	3,353,973	3,123,365	2,895,141	2,669,301	2,445,847	2,224,776	2,006,963	1,789,733	1,575,875
15 TMBC-RES15 - 100 units, 29 DPH (100% houses)	100	E7,031,066	1,128,531	963,831	800,945	639,875	480,620	323,181	167,558	13,749	-14,953	-29,697	-44,380
16 TMBC-RES16 - 100 units, 29 DPH (100% flats)	100	E1,071,386	11,026,261	10,516,825	10,012,908	9,511,375	9,014,662	8,522,889	8,035,875	7,553,741	7,076,456	6,602,622	6,136,438
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E4,724,296	9,376,935	8,885,711	8,399,637	7,918,371	7,441,913	6,970,262	6,503,420	6,041,385	5,584,156	5,131,739	4,684,129
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E3,093,258	7,644,094	7,173,396	6,709,948	6,246,729	5,790,281	5,338,602	4,891,693	4,444,554	4,002,195	3,559,596	3,151,757
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	E14,629,968	21,681,742	20,438,938	19,200,348	18,000,439	16,839,858	15,720,966	14,655,131	13,589,458	12,532,070	11,484,681	10,448,685
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E9,485,902	19,343,403	18,373,410	17,432,817	16,519,628	15,559,386	14,637,448	13,724,462	12,824,452	11,927,877	11,026,693	10,141,910
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E6,186,517	14,896,602	13,963,516	13,069,820	12,170,378	11,286,236	10,392,957	9,520,850	8,665,055	7,826,661	6,995,017	6,134,617
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	E20,621,722	25,085,524	23,935,268	22,795,932	21,667,465	20,549,879	19,443,379	18,344,329	17,252,778	16,172,189	15,102,560	14,043,894
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	E24,746,067	30,102,628	28,722,342	27,335,119	26,000,950	24,659,855	23,319,815	22,019,194	20,703,333	19,406,826	18,123,073	16,852,873
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	E30,932,584	40,136,837	38,296,457	36,473,491	34,667,941	32,876,896	31,109,088	29,350,922	27,604,445	25,875,524	24,164,096	22,470,230
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	E43,032,585	50,147,742	47,745,144	45,342,113	42,939,333	40,536,391	38,133,297	35,730,154	33,326,961	30,923,718	28,520,475	26,117,232
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	E51,554,306	59,056,086	55,372,932	52,715,201	50,062,894	47,476,012	44,894,554	42,338,519	39,807,907	37,299,524	34,808,333	32,342,702
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	E56,989,512	64,996,817	61,978,962	58,989,726	56,029,104	53,097,001	50,193,716	47,318,947	44,472,796	41,655,262	38,866,345	36,104,264
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	E74,238,201	74,282,077	70,833,100	67,416,828	64,033,261	60,682,491	57,364,246	54,078,796	50,826,052	47,606,014	44,418,881	41,262,017
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	E82,698,460	79,981,938	76,263,167	72,579,633	68,928,500	65,268,483	61,624,534	58,075,529	54,568,810	51,103,589	47,740,936	44,332,981
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	E98,984,268	88,880,820	84,736,852	80,644,070	76,587,320	72,565,432	68,542,817	64,539,476	60,546,671	56,570,612	52,605,107	48,656,967
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E123,730,313	103,980,961	98,904,369	93,820,589	88,742,593	83,660,391	78,578,189	73,495,987	68,413,785	63,331,583	58,249,381	53,167,179
32 TMBC-RES32 - 500 units, 30 DPH (100% houses)	500	E154,662,918	116,144,289	110,711,711	105,330,701	100,001,261	94,723,398	89,497,085	84,322,350	79,199,184	74,127,588	69,107,557	64,139,393
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E181,471,157	125,956,143	119,716,500	113,869,009	108,125,509	102,386,534	96,747,919	91,145,470	85,598,793	80,107,958	74,672,957	69,293,818
34 TMBC-RES34 - 2,000 units, 30 DPH (100% flats)	2,000	E230,963,291	134,387,524	128,084,610	121,841,147	115,657,532	109,533,766	103,469,849	97,465,782	91,521,563	85,637,194	79,812,673	74,048,002
35 TMBC-CARE1 - 10 unit care scheme (130 DPH, 963 units)	1	E1,033,066	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839	816,839
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	E4,124,344	4,216,520	4,065,590	3,916,137	3,768,161	3,621,663	3,476,841	3,333,096	3,188,327	3,050,437	2,913,234	2,773,686
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E24,268,689	12,430,052	11,848,466	11,272,575	10,702,736	10,137,873	9,579,693	9,025,948	8,478,522	7,936,800	7,400,628	6,855,055
38 TMBC-MIX3 - 233 units (50% houses), 3,850 sqm Light Ind	233	E16,427,318	25,085,524	23,935,268	22,795,932	21,667,465	20,549,879	19,443,379	18,344,329	17,252,778	16,172,189	15,102,560	14,043,894
39 TMBC-MIX4 - 914 units (50% houses), 3,850 sqm care home	914	E4,124,344	7,954,951	7,529,829	7,099,074	6,672,726	6,250,785	5,833,251	5,420,124	5,011,405	4,607,993	4,202,188	3,811,690
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E24,268,689	16,570,919	15,598,858	14,637,036	13,685,054	12,742,911	11,810,607	10,886,143	9,975,518	9,072,733	8,179,787	7,296,681
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm retail	490	E16,427,318	33,887,074	31,831,006	29,793,480	27,776,626	25,780,922	23,805,891	21,851,692	19,918,323	18,005,786	16,114,081	14,243,207
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E4,124,344	6,428,974	7,098,171	7,372,744	6,756,696	6,338,012	5,826,719	5,324,795	4,826,247	4,333,075	3,846,279	3,362,858
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E24,268,689	16,935,632	15,975,215	14,927,517	13,904,537	12,864,723	11,748,729	10,743,901	9,749,793	8,766,401	7,793,728	6,831,733
44 TMBC-MIX9 - 311 units (50% houses), 2,000 sqm retail	311	E11,007,313	20,428,689	19,458,989	18,493,789	17,538,589	16,583,389	15,638,189	14,692,989	13,747,789	12,802,589	11,857,389	10,912,189
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm Light Ind	130	E4,124,344	3,297,287	2,918,266	2,535,775	1,894,483	1,438,390	987,408	541,627	101,017	-33,920	-776,390	-1,207,945
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm Light Ind	334	E24,268,689	8,868,630	7,681,139	6,506,658	5,345,017	4,166,734	3,061,288	1,935,854	829,432	-271,735	-1,384,308	-2,483,522
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm Light Ind	742	E16,427,318	20,218,168	17,626,781	15,067,748	12,535,072	10,024,913	7,526,223	5,062,155	2,623,541	23,649	-2,200,787	-4,589,438

TONBRIDGE AND MALLING BOROUGH COUNCIL										Sales value £5,660 ps/m		AH tenure		Rented 80%		Intermediate:		SO 20%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)										£6,668,704 PER HA		Type of rent:		0% Soc Rent 80% AH Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	Residual land values									
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£2,687,482	622,893	594,179	565,738	537,569	509,673	482,048	454,697	427,617	400,810	374,276	348,014						
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	622,893	594,179	565,738	537,569	509,673	482,048	454,697	427,617	400,810	374,276	348,014						
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	553,363	525,448	497,805	470,432	443,331	416,502	389,945	363,659	337,645	311,902	286,431						
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,245,786	1,188,359	1,131,476	1,075,138	1,019,345	964,097	909,393	855,235	801,621	748,552	696,028						
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,245,786	1,188,359	1,131,476	1,075,138	1,019,345	964,097	909,393	855,235	801,621	748,552	696,028						
6 TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,106,727	1,050,895	995,606	940,864	886,963	833,005	779,880	727,318	675,289	623,404	572,813						
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	883,503	830,297	777,631	725,502	673,912	622,861	572,348	522,373	472,937	424,004	375,680						
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,506,548	2,390,252	2,275,060	2,160,973	2,047,991	1,936,114	1,825,340	1,715,671	1,607,108	1,499,649	1,393,294						
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	2,161,764	2,049,481	1,938,299	1,828,218	1,719,236	1,611,354	1,504,573	1,398,893	1,294,312	1,190,831	1,088,451						
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,799,528	1,691,604	1,584,774	1,479,035	1,374,388	1,270,833	1,168,371	1,067,000	966,723	867,536	769,442						
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	883,503	830,297	777,631	725,502	673,912	622,861	572,348	522,373	472,937	424,004	375,680						
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,707	6,155,337	5,868,949	5,584,377	5,302,988	5,024,324	4,748,388	4,475,178	4,204,695	3,936,939	3,671,909	3,409,606						
13 TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	5,164,749	4,897,024	4,631,923	4,369,442	4,109,584	3,852,347	3,597,732	3,345,740	3,096,112	2,848,640	2,603,800						
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	4,288,907	4,031,660	3,777,016	3,524,975	3,275,535	3,028,699	2,784,465	2,542,833	2,303,803	2,067,376	1,833,552						
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,550,102	1,365,811	1,183,536	1,003,276	825,032	648,803	474,592	302,396	132,215	36,497	206,518						
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	11,994,506	11,438,346	10,887,369	10,341,673	9,801,281	9,266,130	8,736,283	8,211,719	7,682,438	7,159,636	6,639,720						
17 TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	10,329,408	9,794,050	9,263,845	8,738,884	8,219,167	7,704,695	7,195,465	6,691,480	6,192,225	5,697,282	5,207,600						
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	8,577,812	8,063,320	7,554,032	7,049,950	6,551,072	6,057,398	5,568,929	5,085,666	4,607,607	4,134,753	3,667,103						
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	23,499,769	22,414,362	21,339,256	20,274,447	19,219,940	18,175,731	17,141,822	16,118,212	15,104,902	14,101,891	13,108,011						
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	20,215,289	19,167,760	18,130,508	17,103,513	16,086,776	15,080,296	14,084,074	13,098,108	12,122,401	11,156,951	10,201,757						
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	16,746,755	15,742,104	14,747,615	13,763,286	12,789,117	11,825,110	10,871,262	9,927,575	8,994,050	8,070,685	7,157,480						
22 TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	£86,687,038	27,347,353	26,091,813	24,848,168	23,616,421	22,391,245	21,177,244	19,975,208	18,785,139	17,607,036	16,440,898	15,286,725						
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	32,816,823	31,310,175	29,817,002	28,339,705	26,869,494	25,412,693	23,970,251	22,542,167	21,128,443	19,729,077	18,344,070						
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	43,755,764	41,746,900	39,757,070	37,786,274	35,825,992	33,883,591	31,960,334	30,056,223	28,171,256	26,305,436	24,458,781						
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	52,668,026	50,232,040	47,819,163	45,429,395	43,062,735	40,719,183	38,395,011	36,088,949	33,806,098	31,548,458	29,310,029						
26 TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	63,201,631	60,278,449	57,382,966	54,515,274	51,675,281	48,863,021	46,074,014	43,306,739	40,567,317	37,855,750	35,172,035						
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£213,389,629	72,698,826	69,714,671	66,780,989	63,896,885	61,059,809	58,269,809	55,521,634	52,814,534	50,129,438	47,482,338	44,882,161						
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£260,073,340	80,798,681	77,045,338	73,327,646	69,645,585	65,999,153	62,388,352	58,813,181	55,273,642	51,769,003	48,289,986	44,846,728						
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	86,970,375	82,918,821	78,905,747	74,931,153	70,995,038	67,097,401	63,238,245	59,417,568	55,635,370	51,891,651	48,186,412						
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	96,633,750	92,132,024	87,673,053	83,256,837	78,883,375	74,552,669	70,264,717	66,019,520	61,817,077	57,657,391	53,540,458						
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	115,425,768	110,043,862	104,707,461	99,421,489	94,186,709	89,003,122	83,870,727	78,789,523	73,759,513	68,760,694	63,835,088						
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,780	126,193,603	120,290,867	114,444,218	108,653,656	102,919,185	97,240,801	91,618,505	86,052,297	80,542,177	75,086,146	69,696,214						
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	136,438,473	130,049,423	123,721,091	117,453,481	111,246,589	105,100,418	99,014,966	92,990,234	87,026,221	81,122,929	75,280,356						
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	145,984,271	139,138,157	132,357,109	125,641,130	118,960,217	112,403,896	105,881,597	99,424,394	93,032,287	86,705,277	80,443,363						
35 TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939						
36 TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	4,521,020	4,355,880	4,192,376	4,030,478	3,870,195	3,711,529	3,554,477	3,399,042	3,245,223	3,093,020	2,942,433						
37 TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	9,451,082	9,032,346	8,603,828	8,181,521	7,764,695	7,352,869	6,945,043	6,536,217	6,131,391	5,728,565	5,329,739						
38 TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,611	30,196,875	28,698,877	27,215,545	25,746,883	24,292,889	22,853,564	21,428,122	20,016,343	18,619,246	17,236,830	15,869,095						
39 TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	8,836,436	8,360,461	7,889,300	7,422,951	6,961,416	6,504,693	6,052,784	5,605,887	5,163,403	4,725,932	4,293,275						
40 TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	18,586,443	17,520,607	16,465,548	15,421,263	14,387,756	13,365,023	12,353,065	11,351,883	10,361,476	9,381,846	8,412,991						
41 TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	38,106,971	35,898,191	33,652,141	31,428,819	29,248,226	27,090,362	24,955,227	22,853,523	20,737,272	18,661,836	16,609,216						
42 TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	8,949,737	8,599,727	8,159,869	7,739,693	7,329,929	6,920,160	6,514,391	6,108,600	5,701,791	5,302,921	4,904,051						
43 TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	19,129,549	17,968,550	16,819,289	15,681,765	14,555,979	13,441,930	12,339,619	11,249,047	10,170,211	9,103,113	8,047,753						
44 TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	36,952,491	34,718,185	32,506,451	30,317,287	28,150,697	26,006,677	23,885,230	21,786,355	19,710,051	17,656,319	15,625,158						
45 TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	4,379,610	3,860,552	3,347,148	2,839,396	2,337,299	1,840,854	1,346,801	857,639	374,177	105,165	584,429						
46 TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	11,633,555	10,316,855	9,014,489	7,726,459	6,452,763	5,193,403	3,948,378	2,717,688	1,501,333	299,313	904,276						
47 TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	26,189,078	23,320,482	20,483,103	17,676,938	14,901,989	12,158,256	9,445,737	6,758,030	4,085,368	1,444,187	1,193,296						

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,062,172											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£284,869	622,893	594,179	565,738	537,569	509,673	482,048	454,697	427,617	400,810	374,276	348,014	
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£412,434	622,893	594,179	565,738	537,569	509,673	482,048	454,697	427,617	400,810	374,276	348,014	
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	553,363	525,448	497,805	470,432	443,331	416,502	389,945	363,659	337,645	311,902	286,431	
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	1,245,786	1,188,359	1,131,476	1,075,138	1,019,345	964,097	909,393	855,235	801,621	748,552	696,028	
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	1,245,786	1,188,359	1,131,476	1,075,138	1,019,345	964,097	909,393	855,235	801,621	748,552	696,028	
6 TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	883,503	830,297	777,631	725,502	673,912	622,861	572,348	522,373	472,937	424,004	375,680	
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	883,503	830,297	777,631	725,502	673,912	622,861	572,348	522,373	472,937	424,004	375,680	
8 TMB-C-RES8 - 20 units, 14 DPH (100% houses)	20	£1,443,521	2,506,548	2,300,252	2,275,060	2,160,913	2,047,991	1,936,114	1,825,374	1,715,671	1,607,108	1,496,649	1,393,294	
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	2,161,764	2,049,481	1,938,299	1,826,218	1,719,236	1,611,354	1,502,504	1,395,683	1,294,312	1,190,931	1,088,451	
10 TMB-C-RES10 - 20 units, 66.65% DPH (50% houses, 50% flats)	20	£1,031,086	2,161,764	2,049,481	1,938,299	1,826,218	1,719,236	1,611,354	1,502,504	1,395,683	1,294,312	1,190,931	1,088,451	
11 TMB-C-RES43 - 50 units, 102 DPH (100% houses)	50	£3,552,693	6,155,337	5,868,944	5,584,377	5,302,988	5,024,324	4,748,388	4,474,178	4,200,985	3,936,938	3,671,909	3,409,606	
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£3,552,693	6,155,337	5,868,944	5,584,377	5,302,988	5,024,324	4,748,388	4,474,178	4,200,985	3,936,938	3,671,909	3,409,606	
13 TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,389	4,168,447	4,037,621	4,613,923	4,369,442	4,109,584	3,852,347	3,597,742	3,345,740	3,096,112	2,846,640	2,603,880	
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	3,284,907	3,090,660	3,777,016	3,564,975	3,275,835	3,028,669	2,784,738	2,542,833	2,303,803	2,067,376	1,833,562	
15 TMB-C-RES15 - 100 units, 14 DPH (100% houses)	100	£1,443,521	2,506,548	2,300,252	2,275,060	2,160,913	2,047,991	1,936,114	1,825,374	1,715,671	1,607,108	1,496,649	1,393,294	
16 TMB-C-RES16 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£1,031,086	2,161,764	2,049,481	1,938,299	1,826,218	1,719,236	1,611,354	1,502,504	1,395,683	1,294,312	1,190,931	1,088,451	
17 TMB-C-RES17 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£1,031,086	2,161,764	2,049,481	1,938,299	1,826,218	1,719,236	1,611,354	1,502,504	1,395,683	1,294,312	1,190,931	1,088,451	
18 TMB-C-RES18 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£1,031,086	2,161,764	2,049,481	1,938,299	1,826,218	1,719,236	1,611,354	1,502,504	1,395,683	1,294,312	1,190,931	1,088,451	
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£2,848,698	5,155,336	5,025,448	5,584,377	5,302,988	5,024,324	4,748,388	4,474,178	4,200,985	3,936,938	3,671,909	3,409,606	
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£2,848,698	5,155,336	5,025,448	5,584,377	5,302,988	5,024,324	4,748,388	4,474,178	4,200,985	3,936,938	3,671,909	3,409,606	
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£1,649,738	3,284,907	3,090,660	3,777,016	3,564,975	3,275,835	3,028,669	2,784,738	2,542,833	2,303,803	2,067,376	1,833,562	
22 TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	£2,062,172	3,747,335	3,609,813	3,848,168	3,636,421	3,391,245	3,147,244	2,902,258	2,657,267	2,412,276	2,167,285	1,922,294	
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£2,476,067	4,326,612	4,180,317	4,481,812	4,258,317	3,998,821	3,738,325	3,477,829	3,217,333	2,956,837	2,696,341	2,435,845	
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£3,032,584	5,155,336	5,025,448	5,584,377	5,302,988	5,024,324	4,748,388	4,474,178	4,200,985	3,936,938	3,671,909	3,409,606	
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£4,040,517	6,847,335	6,686,259	7,245,862	6,968,367	6,686,259	6,405,183	6,124,107	5,843,031	5,561,955	5,280,879	5,000,000	
26 TMB-C-RES26 - 700 units, 30 DPH (100% houses)	700	£5,554,306	9,301,631	9,026,444	9,782,996	9,458,214	9,133,027	8,807,840	8,482,653	8,157,466	7,832,279	7,507,092	7,181,905	
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£5,554,306	9,301,631	9,026,444	9,782,996	9,458,214	9,133,027	8,807,840	8,482,653	8,157,466	7,832,279	7,507,092	7,181,905	
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£2,476,067	4,326,612	4,180,317	4,481,812	4,258,317	3,998,821	3,738,325	3,477,829	3,217,333	2,956,837	2,696,341	2,435,845	
29 TMB-C-RES29 - 800 units, 30 DPH (100% houses)	800	£2,476,067	4,326,612	4,180,317	4,481,812	4,258,317	3,998,821	3,738,325	3,477,829	3,217,333	2,956,837	2,696,341	2,435,845	
30 TMB-C-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£4,040,517	6,847,335	6,686,259	7,245,862	6,968,367	6,686,259	6,405,183	6,124,107	5,843,031	5,561,955	5,280,879	5,000,000	
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£1,237,330,334	15,425,768	11,043,962	10,747,481	99,421,489	94,186,709	89,003,122	83,816,720	78,629,522	73,502,518	68,760,694	63,853,068	
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£1,564,662,918	126,103,618	100,290,867	104,707,418	108,655,658	102,910,185	97,204,801	91,670,285	86,025,297	80,542,177	75,088,146	69,686,214	
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£1,814,157	136,438,473	110,940,423	123,121,697	117,453,481	111,246,589	105,040,148	99,014,696	92,990,234	87,028,221	81,122,939	75,290,366	
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£2,062,172	3,747,335	3,609,813	3,848,168	3,636,421	3,391,245	3,147,244	2,902,258	2,657,267	2,412,276	2,167,285	1,922,294	
35 TMB-C-CARE1 - 7 unit care scheme (130 DPH, 100% flats)	1	£1,031,086	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	818,939	
36 TMB-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£4,124,344	4,521,020	4,355,800	4,192,376	4,030,478	3,870,578	3,711,529	3,551,477	3,394,042	3,245,223	3,093,020	2,942,433	
37 TMB-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£8,248,698	13,667,083	12,932,348	12,303,828	11,681,521	11,065,128	10,455,549	9,851,884	9,258,434	8,665,196	8,073,173	7,497,425	
38 TMB-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£16,497,378	30,196,875	28,750,677	27,215,545	25,746,883	24,322,788	22,853,664	21,428,122	20,016,343	18,610,246	17,236,830	15,880,995	
39 TMB-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£4,124,344	4,521,020	4,355,800	4,192,376	4,030,478	3,870,578	3,711,529	3,551,477	3,394,042	3,245,223	3,093,020	2,942,433	
40 TMB-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£8,248,698	15,898,443	15,028,607	14,265,581	13,521,263	12,795,949	12,065,635	11,341,321	10,617,007	9,892,693	9,168,379	8,444,065	
41 TMB-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,497,378	30,196,875	28,750,677	27,215,545	25,746,883	24,322,788	22,853,664	21,428,122	20,016,343	18,610,246	17,236,830	15,880,995	
42 TMB-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,124,344	9,041,944	8,911,359	8,336,646	7,767,803	7,204,831	6,640,730	6,086,500	5,551,140	5,011,651	4,467,034	3,950,287	
43 TMB-MIX8 - 144 units (50% houses), 2,000 sqm retail	144	£8,248,698	19,259,449	17,968,550	16,299,449	15,681,765	14,555,919	13,441,930	12,339,619	11,249,607	10,170,211	9,103,113	8,047,763	
44 TMB-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	30,196,875	28,750,677	27,215,545	25,746,883	24,322,788	22,853,664	21,428,122	20,016,343	18,610,246	17,236,830	15,880,995	
45 TMB-MIX10 - 230 units (100% flats), 2,000 sqm retail, 5,000 sq	230	£4,124,344	4,379,610	3,860,552	3,347,148	2,839,396	2,322,292	1,804,854	1,288,619	875,639	374,177	105,165	54,429	
46 TMB-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£8,248,698	11,633,550	10,316,855	9,014,489	7,726,459	6,452,763	5,193,403	3,945,738	2,717,688	1,501,333	299,313	90,476	
47 TMB-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£16,497,378	26,189,076	23,320,482	20,483,103	17,676,938	14,901,989	12,158,256	9,445,737	6,758,030	4,065,368	1,444,187	1,183,280	

Appendix 8 - Appraisal outputs (upside)

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,275 psm

£6,668,704 PER HA

AH tenure
Type of rent: Rented 80%
50% Soc Rent 30% AH Rent

Intermediate:

SO 20%
FH 0%

Description		No of units	BLV	Residual land values										Max AH				
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	369,843	344,707	319,820	295,180	270,790	246,648	222,755	199,109	175,712	152,563	129,683	106,883	0%			
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	369,843	344,707	319,820	295,180	270,790	246,648	222,755	199,109	175,712	152,563	129,683	106,883	0%			
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£966,870	297,816	273,488	249,408	225,576	201,991	178,652	155,563	132,720	110,124	87,777	65,676	43,575	10%			
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	739,685	689,413	639,639	590,361	541,580	493,295	445,508	398,218	351,424	305,127	259,326	213,520	20%			
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	739,685	689,413	639,639	590,361	541,580	493,295	445,508	398,218	351,424	305,127	259,326	213,520	20%			
6 TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	595,631	546,976	498,618	451,151	403,981	357,306	311,125	265,439	220,249	175,553	131,352	87,150	30%			
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	365,076	319,068	273,549	228,521	183,982	139,934	96,375	53,307	10,729	-31,838	-74,071	-129,683	40%			
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,513,331	1,411,385	1,310,446	1,210,513	1,111,588	1,013,669	916,757	820,852	725,953	632,062	539,177	446,291	50%			
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,152,424	1,054,559	957,697	861,837	766,978	673,122	580,268	488,415	397,564	307,716	218,888	131,520	50%			
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	774,140	680,691	588,236	496,773	406,304	316,830	228,347	140,880	54,365	-31,611	-117,408	-218,888	55%			
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	166,971	244,101	320,333	395,665	470,098	543,632	616,268	688,001	758,837	828,773	897,810	967,810	60%			
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£1,336,707	3,769,645	3,517,734	3,268,311	3,021,373	2,778,924	2,534,961	2,295,494	2,058,494	1,823,992	1,591,975	1,362,446	1,132,446	65%			
13 TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£732,554	2,745,146	2,511,839	2,280,919	2,052,387	1,826,244	1,601,880	1,379,582	1,159,683	942,182	727,079	514,375	297,079	70%			
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,352	1,833,634	1,609,988	1,388,721	1,169,831	953,320	739,187	527,433	318,055	111,057	-95,278	-303,073	-539,177	75%			
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	927,946	-1,086,157	-1,242,491	-1,396,946	-1,549,523	-1,700,222	-1,849,041	-1,995,983	-2,141,046	-2,284,231	-2,425,538	-2,567,810	80%			
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£2,276,759	7,216,386	6,732,269	6,250,941	5,774,413	5,302,685	4,835,758	4,373,629	3,916,301	3,463,773	3,016,046	2,573,119	2,135,207	85%			
17 TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	5,490,294	5,023,678	4,561,838	4,104,774	3,652,487	3,203,758	2,759,164	2,319,365	1,884,363	1,454,159	1,028,751	597,810	90%			
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	3,667,266	3,219,976	2,777,441	2,339,663	1,906,641	1,478,375	1,054,865	636,111	222,113	-190,558	-606,148	-1,177,408	95%			
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£4,614,057	14,054,389	13,105,080	12,165,166	11,234,624	10,313,455	9,401,660	8,499,238	7,606,188	6,722,512	5,848,209	4,983,279	4,132,446	95%			
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£3,676,038	10,614,185	9,703,468	8,799,829	7,904,417	7,018,366	6,141,677	5,274,349	4,416,384	3,567,779	2,728,535	1,898,654	1,068,654	95%			
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£2,006,112	6,967,114	6,095,050	5,232,347	4,378,895	3,534,704	2,699,804	1,874,184	1,057,846	250,788	-555,334	-1,355,861	-2,155,861	95%			
22 TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	£2,686,872	14,088,572	14,889,405	15,895,051	16,925,606	17,980,116	19,060,626	20,176,136	21,326,246	22,516,356	23,746,466	25,016,576	26,286,686	95%			
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£3,024,447	19,301,485	17,967,286	16,686,062	15,397,812	14,122,538	12,860,239	11,610,915	10,374,555	9,151,191	7,940,792	6,743,368	5,533,368	95%			
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	25,735,314	23,983,048	22,248,082	20,530,417	18,830,051	17,146,985	15,481,219	13,832,753	12,201,588	10,587,722	8,991,157	7,400,591	95%			
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	31,362,289	29,233,891	27,126,523	25,040,161	22,974,809	20,930,468	18,907,132	16,904,805	14,923,488	12,962,243	11,019,195	9,076,147	95%			
26 TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	37,634,723	35,080,699	32,551,827	30,048,194	27,569,772	25,116,559	22,688,558	20,285,767	17,908,185	15,554,692	13,223,034	10,891,326	95%			
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£213,389,710	47,824,486	44,824,389	41,824,389	38,824,389	35,824,389	32,824,389	29,824,389	26,824,389	23,824,389	20,824,389	17,824,389	14,824,389	95%			
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	48,944,609	45,211,871	41,961,534	38,742,852	35,552,846	32,395,294	29,270,165	26,177,489	23,117,257	20,089,469	17,094,124	14,094,124	95%			
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	52,455,120	48,905,400	45,390,712	41,911,056	38,466,432	35,056,841	31,682,280	28,342,753	25,038,257	21,768,794	18,528,911	15,289,011	95%			
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,766	58,283,467	54,339,334	50,434,124	46,567,840	42,740,480	38,952,045	35,202,534	31,491,948	27,820,286	24,187,549	20,587,679	16,987,810	95%			
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	69,850,158	65,128,108	60,452,658	55,823,808	51,241,560	46,705,912	42,216,866	37,768,593	33,363,818	29,005,736	24,694,345	20,382,954	95%			
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,701	87,024,486	81,837,151	76,650,816	71,463,481	66,276,146	61,088,811	55,899,476	50,710,141	45,520,806	40,331,471	35,142,136	29,952,801	95%			
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	103,063,682	97,449,904	91,891,522	86,388,536	80,940,947	75,548,755	70,205,333	64,912,967	59,676,110	54,494,762	49,361,169	44,227,821	95%			
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	89,056,520	83,041,073	77,075,672	71,169,373	65,222,528	59,535,136	53,807,197	48,131,165	42,509,040	36,946,503	31,434,542	25,923,581	95%			
35 TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	12,561	75,357	163,467	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351	956,461	95%			
36 TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	2,281,181	2,137,584	1,995,479	1,854,846	1,715,684	1,577,955	1,441,778	1,307,033	1,173,760	1,041,959	911,629	780,241	95%			
37 TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	4,568,000	4,244,000	3,920,000	3,596,000	3,272,000	2,948,000	2,624,000	2,300,000	1,976,000	1,652,000	1,328,000	1,004,000	95%			
38 TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	9,823,895	9,151,195	8,478,513	7,805,831	7,133,149	6,460,467	5,787,785	5,115,103	4,442,421	3,769,739	3,097,057	2,424,375	95%			
39 TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	3,224,489	2,702,934	2,185,760	1,672,965	1,164,551	660,516	160,861	-339,516	-837,902	-1,331,842	-1,821,334	-2,311,826	25%			
40 TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	6,840,970	5,814,369	4,797,581	3,790,276	2,783,831	1,787,286	800,641	-178,791	-1,160,388	-2,131,934	-3,093,665	-3,965,396	20%			
41 TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	14,647,634	12,600,397	10,573,919	8,568,203	6,576,552	4,584,410	2,633,218	692,984	-1,245,053	-3,172,380	-5,104,228	-7,036,176	25%			
42 TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	1,398,490	1,508,610	1,618,730	1,728,850	1,838,970	1,949,090	2,059,210	2,169,330	2,279,450	2,389,570	2,499,690	2,609,810	25%			
43 TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	2,747,012	3,235,636	3,724,260	4,212,884	4,701,508	5,190,132	5,678,756	6,167,380	6,655,999	7,144,623	7,633,247	8,121,871	25%			
44 TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,697,378	7,970,645	6,034,626	4,119,315	2,224,712	350,815	-1,531,396	-3,416,041	-5,279,391	-7,121,447	-8,942,209	-10,764,809	-12,587,409	15%			
45 TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£4,494,000	7,180,430	-7,636,261	-8,086,752	-8,531,903	-8,971,713	-9,406,183	-9,835,314	-10,259,104	-10,677,554	-11,090,663	-11,498,433	-11,906,603	10%			
46 TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	9,361,190	-10,524,104	-11,673,411	-12,809,113	-13,931,208	-15,039,697	-16,134,580	-17,215,856	-18,283,528	-19,337,592	-20,378,050	-21,418,102	5%			
47 TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	19,324,070	-19,839,158	-20,354,246	-20,869,334	-21,384,422	-21,899,510	-22,414,600	-22,929,690	-23,444,780	-23,959,870	-24,474,960	-24,990,050	5%			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

||
||
||

NORBRIDGE AND MALLING BOROUGH COUNCIL		Sales value £4,448 psqm		Type of tenure		Rented 80%		Intermediate:		SO 20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668,704 PER HA		Appt type:		50% SO SO Rent 30% Appt		50% SO		FH 20%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	431,535	403,524	375,791	348,332	321,150	294,244	267,814	241,261	215,183	189,381	163,858
2 TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,533,742	431,535	403,524	375,791	348,332	321,150	294,244	267,814	241,261	215,183	189,381	163,858
3 TBMC-RES3 - 5 units, 45 DPH (75% houses, 25% flats)	5	£2,667,870	358,580	331,417	304,528	277,915	251,177	225,513	198,726	174,212	148,975	124,012	99,924
4 TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	863,069	807,049	751,582	696,665	642,302	588,490	535,230	482,522	430,366	378,762	327,711
5 TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	863,069	807,049	751,582	696,665	642,302	588,490	535,230	482,522	430,366	378,762	327,711
6 TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	717,182	662,835	609,057	555,831	503,154	451,027	399,451	344,424	297,949	248,023	198,647
7 TBMC-RES7 - 10 units, 60.0 DPH (50% houses, 50% flats)	10	£1,333,741	717,182	662,835	609,057	555,831	503,154	451,027	399,451	344,424	297,949	248,023	198,647
8 TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,758,331	1,645,027	1,532,765	1,421,813	1,311,579	1,202,663	1,094,863	985,195	882,514	778,164	674,831
9 TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,392,686	1,283,757	1,175,759	1,068,673	963,090	858,436	754,885	652,448	551,120	450,906	351,803
10 TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,091,091	905,106	801,724	699,445	598,279	498,109	399,230	301,364	204,602	108,943	14,387
11 TBMC-RES11 - 20 units, 29 DPH (100% flats)	20	£1,333,741	54,318	32,390	118,919	202,444	288,981	372,474	454,979	536,480	616,974	696,482	774,944
12 TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	4,394,532	4,075,398	3,796,814	3,525,168	3,254,211	2,988,004	2,720,545	2,457,835	2,197,195	1,940,694	1,686,200
13 TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£1,333,741	3,318,967	3,058,822	2,801,332	2,546,484	2,294,294	2,042,104	1,789,914	1,537,724	1,285,534	1,033,344	781,154
14 TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,362	2,401,838	2,151,575	1,903,956	1,658,980	1,416,646	1,175,956	930,906	705,502	473,738	244,618	18,141
15 TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	404,797	587,315	767,705	948,968	1,129,104	1,296,131	1,467,964	1,637,749	1,805,376	1,970,877	2,134,250
16 TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,672,593	8,388,174	7,847,459	7,312,068	6,782,092	6,257,260	5,737,943	5,223,751	4,714,982	4,210,539	3,712,422	3,220,678
17 TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£11,336,797	6,637,934	6,111,844	5,602,656	5,092,968	4,588,583	4,089,499	3,596,716	3,107,235	2,624,054	2,145,582	1,670,671
18 TBMC-RES18 - 100 units, 60.0 DPH (50% houses, 50% flats)	100	£11,336,797	6,637,934	6,111,844	5,602,656	5,092,968	4,588,583	4,089,499	3,596,716	3,107,235	2,624,054	2,145,582	1,670,671
19 TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,016,072	13,813,759	13,516,370	12,469,351	11,332,862	10,206,670	9,119,902	8,106,598	7,190,677	6,266,199	5,332,073	4,397,833
20 TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	12,689,618	11,872,673	10,866,025	9,988,743	8,883,827	7,908,274	6,943,089	5,988,267	5,040,709	4,102,334	3,174,731
21 TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	9,223,132	8,245,562	7,278,329	6,321,428	5,374,856	4,438,616	3,512,704	2,597,124	1,691,874	796,953	88,973
22 TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£6,667,039	1,837,694	1,713,865	1,602,750	1,503,658	1,416,675	1,284,956	1,167,628	1,052,703	938,820	826,197	714,780
23 TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£8,020,447	2,204,645	2,136,663	1,993,300	1,844,398	1,691,935	1,540,354	1,414,354	1,283,244	1,126,585	994,375	857,610
24 TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£10,030,593	3,319,392	3,262,228	2,982,128	2,644,401	2,342,851	2,046,555	1,685,805	1,684,325	1,502,112	1,319,166	1,145,455
25 TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£14,040,278	38,616,230	34,243,208	31,893,484	29,567,119	27,264,514	24,984,659	22,728,183	20,455,256	18,265,690	16,099,483	13,936,634
26 TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£16,617,757	43,939,549	41,091,488	38,272,180	35,840,543	32,716,936	29,981,963	27,273,820	24,584,390	21,942,827	19,319,379	16,723,961
27 TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£21,339,524	49,395,867	46,198,686	43,032,978	39,868,741	36,795,975	33,724,881	30,684,859	27,678,508	24,699,629	21,754,221	18,840,285
28 TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£24,073,340	56,452,419	52,796,498	49,160,546	45,528,965	42,052,943	38,542,943	35,068,410	31,630,299	28,228,147	24,861,967	21,531,754
29 TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£26,817,453	60,268,745	57,020,038	53,116,359	49,214,475	45,312,470	41,410,475	37,508,475	33,606,475	29,704,475	25,802,475	21,900,475
30 TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£32,027,736	67,736,140	63,355,599	59,016,166	54,793,852	50,472,664	46,264,584	42,069,643	37,977,813	33,877,039	29,854,768	25,856,768
31 TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£40,012,233	81,100,045	75,858,377	70,668,305	65,526,831	60,400,828	55,398,831	50,408,496	45,469,822	40,502,810	35,747,460	30,965,722
32 TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£50,015,297	89,840,018	83,189,082	77,547,764	71,857,032	66,275,917	60,751,408	55,283,506	49,869,857	44,585,371	39,197,993	33,946,520
33 TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£56,845,941	98,253,351	90,900,768	83,899,434	77,769,348	71,750,813	65,748,962	59,821,155	53,956,762	48,153,711	42,412,004	36,725,911
34 TBMC-CARE - 2,000 units care scheme (130 DPH, 100% flats)	2,000	£17,466,892	4,651,173	4,466,892	4,076,892	3,686,892	3,296,892	2,906,892	2,516,892	2,126,892	1,736,892	1,346,892	956,892
35 TBMC-CARE1 - 70 units care scheme (130 DPH, 100% flats)	70	£336,822	12,561	75,357	163,467	251,573	339,689	427,799	515,910	604,020	692,130	780,241	868,351
36 TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,333,370	2,647,889	2,487,211	2,326,170	2,170,770	2,015,008	1,860,885	1,708,402	1,557,558	1,408,354	1,260,787	1,114,861
37 TBMC-EX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£2,674,816	8,490,323	7,865,768	7,247,575	6,635,746	6,030,280	5,431,176	4,838,435	4,257,558	3,672,043	3,098,392	2,531,103
38 TBMC-EX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£5,349,631	19,104,991	17,639,034	16,188,096	14,751,813	13,320,759	11,924,540	10,521,663	9,132,216	7,757,947	6,388,555	5,054,341
39 TBMC-MIX4 - 91 units (60% houses), 3,850 sqm retail, 5,000 sqm care home	91	£1,333,408	4,274,622	3,703,815	3,137,477	2,576,507	2,020,496	1,469,174	1,222,810	981,315	751,681	587,887	423,292
40 TBMC-MIX5 - 224 units (60% houses), 3,850 sqm retail, 5,000 sqm care home	224	£2,674,816	8,490,323	7,865,768	7,247,575	6,635,746	6,030,280	5,431,176	4,838,435	4,257,558	3,672,043	3,098,392	2,531,103
41 TBMC-MIX6 - 490 units (50% houses), 3,850 sqm retail	490	£5,349,631	19,793,575	17,505,943	15,241,461	13,000,130	11,761,947	10,586,915	9,416,032	8,256,237	7,110,213	6,026,193	4,942,565
42 TBMC-MIX7 - 111 units (50% houses), 2,000 sqm care home	111	£1,337,408	98,757	669,746	1,234,707	1,793,639	2,348,541	2,893,514	3,434,258	3,969,072	4,497,858	5,020,614	5,537,341
43 TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£2,674,816	4,980,122	3,822,156	2,696,232	1,562,351	480,511	618,582	1,712,782	2,794,755	3,867,709	4,942,942	6,005,749
44 TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£5,349,631	13,945,146	11,260,645	9,053,084	6,935,668	4,827,675	2,729,628	565,219	1,745,454	3,349,882	5,592,243	7,780,681
45 TBMC-MIX10 - 130 units (50% houses), 2,000 sqm retail, 5,000 sqm care home	130	£1,337,408	1,337,408	1,337,408	1,337,408	1,337,408	1,337,408	1,337,408	1,337,408	1,337,408	1,337,408	1,337,408	1,337,408
46 TBMC-MIX11 - 334 units (50% flats), 2,000 sqm retail, 5,000 sqm care home	334	£2,674,816	8,905,418	7,207,243	5,809,436	4,904,791	11,084,871	12,349,674	13,599,203	14,833,455	16,052,431	17,266,132	18,444,557
47 TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	742	£5,349,631	8,806,148	8,672,609	11,506,059	14,306,500	17,073,931	19,851,260	22,605,417	25,325,940	28,102,629	30,866,364	33,285,700

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,062,172											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	8284.869	431,535	403,524	375,721	348,332	321,150	294,244	267,814	241,261	215,183	189,381	163,855
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	2412.934	103,524	97,524	91,524	85,524	79,524	73,524	67,524	61,524	55,524	49,524	43,524
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	2206.217	358,580	331,477	304,528	277,615	251,577	225,513	199,726	174,212	148,975	124,012	99,271
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	11,443,521	863,069	807,049	751,582	696,065	642,302	588,490	535,230	482,522	430,386	378,762	327,711
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	2,618,652	863,069	807,049	751,582	696,065	642,302	588,490	535,230	482,522	430,386	378,762	327,711
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	2,412,534	717,102	662,535	607,057	555,531	503,154	451,027	399,451	348,424	297,949	248,003	198,647
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	2,412,534	483,813	432,568	381,045	329,422	277,800	226,177	174,554	122,931	71,308	20,244	-15,151
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	21,433,521	1,758,331	1,645,027	1,532,705	1,421,813	1,311,759	1,202,663	1,094,963	988,180	882,614	778,164	674,831
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	21,031,086	1,392,868	1,283,757	1,175,759	1,068,873	963,099	858,436	754,885	652,448	551,120	450,906	351,803
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	2,618,652	1,009,511	905,106	801,724	699,445	598,270	498,199	399,230	301,364	204,602	108,943	14,747
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	2,412,534	24,548	22,990	21,432	19,874	18,316	16,758	15,200	13,642	12,084	10,526	8,968
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	2,412,534	1,075,388	1,015,388	955,388	895,388	835,388	775,388	715,388	655,388	595,388	535,388	475,388
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	2,268,389	3,318,957	3,058,822	2,801,326	2,544,048	2,286,770	2,044,749	1,797,958	1,553,617	1,312,028	1,072,775	835,336
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	1,649,738	2,401,838	2,151,575	1,903,956	1,658,980	1,416,648	1,176,955	939,906	705,502	473,738	244,618	18,141
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	1,031,086	404,797	387,319	370,795	354,968	339,488	324,104	308,620	293,136	277,652	262,168	246,684
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	2,618,652	3,318,957	3,058,822	2,801,326	2,544,048	2,286,770	2,044,749	1,797,958	1,553,617	1,312,028	1,072,775	835,336
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2,412,534	1,075,388	1,015,388	955,388	895,388	835,388	775,388	715,388	655,388	595,388	535,388	475,388
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	2,268,389	3,318,957	3,058,822	2,801,326	2,544,048	2,286,770	2,044,749	1,797,958	1,553,617	1,312,028	1,072,775	835,336
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	11,428,268	16,373,759	15,316,370	14,269,311	13,212,825	12,260,670	11,190,928	10,185,596	9,190,677	8,208,169	7,232,073	6,268,389
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	9,458,992	12,889,665	11,872,673	10,896,025	9,960,743	8,883,827	7,928,214	6,943,089	5,989,267	5,040,790	4,102,334	3,174,371
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	2,412,534	1,075,388	1,015,388	955,388	895,388	835,388	775,388	715,388	655,388	595,388	535,388	475,388
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	2,026,127	12,889,664	12,133,895	11,402,750	10,703,558	10,016,605	9,342,196	8,698,628	8,077,628	7,475,973	6,865,897	6,285,973
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	2,244,746,067	22,604,476	21,136,663	19,683,306	18,244,388	16,819,528	15,409,914	14,014,356	12,633,244	11,266,588	9,914,375	8,576,616
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	30,139,302	28,112,218	26,244,411	24,325,851	22,426,568	20,548,553	18,685,806	16,844,322	15,022,112	13,219,166	11,435,488
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	38,616,290	34,243,208	31,893,484	29,547,319	27,264,114	24,884,489	22,726,183	20,495,269	18,285,699	16,099,483	13,936,634
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£45,544,338	41,001,648	36,272,188	33,022,362	30,022,362	27,264,114	24,884,489	22,726,183	20,495,269	18,285,699	16,099,483	13,936,634
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£58,959,512	49,395,867	46,168,688	43,032,978	39,988,741	36,955,975	33,724,881	30,684,859	27,675,506	24,699,629	21,754,221	18,840,263
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	58,545,419	52,798,490	48,180,546	45,598,560	42,052,543	38,542,493	35,068,410	31,630,295	28,228,147	24,861,967	21,531,754
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486,900	60,962,338	57,020,039	53,029,513	49,150,451	45,258,406	41,425,398	37,649,879	34,001,307	30,369,292	26,720,117	23,270,171
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,984,268	67,738,149	63,555,599	59,016,156	54,733,995	50,472,684	46,284,994	42,099,943	37,977,813	33,897,039	29,854,768	25,855,698
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,230,300	75,658,377	70,688,300	65,658,377	60,658,377	55,658,377	50,658,377	45,658,377	40,658,377	35,658,377	30,658,377	25,658,377
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	89,840,018	83,169,082	77,494,754	71,857,032	66,275,917	60,751,408	55,283,506	49,869,857	44,501,357	39,167,593	33,945,620
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,947,157	95,253,351	88,030,768	83,869,434	77,769,348	71,750,513	65,746,982	59,821,155	53,966,762	48,153,711	42,412,004	36,725,911
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£220,963,921	103,135,281	96,411,713	89,852,737	83,310,022	76,832,990	70,421,686	64,076,008	57,767,469	51,561,267	45,400,870	39,305,572
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	70	£1,031,086	12,581	75,357	163,467	251,579	336,689	427,789	519,910	604,020	692,130	780,241	868,351
36 TMBC-MIX1 - 31 units (25% houses, 75% care home)	31	£4,124,344	2,482,211	2,238,111	2,100,711	1,963,311	1,825,911	1,688,511	1,551,111	1,413,711	1,276,311	1,138,911	1,001,511
37 TMBC-MIX2 - 112 units (75% houses, 5,000 sign unit retail, 100% flats)	118	£8,248,689	8,490,323	7,865,768	7,247,575	6,635,746	6,030,280	5,420,714	4,838,435	4,252,058	3,672,043	3,098,392	2,531,103
38 TMBC-MIX3 - 293 units (75% houses, 5,000 sign unit retail, 100% flats)	293	£16,497,378	19,104,999	17,839,034	16,188,006	14,751,913	13,307,759	11,924,540	10,521,663	9,132,216	7,757,847	6,388,555	5,054,341
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sign unit care home	91	£4,124,344	4,274,022	3,703,915	3,137,477	2,575,037	2,020,406	1,469,974	922,810	381,315	157,681	667,553	1,322,482
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sign unit care home	224	£8,248,689	9,297,307	8,156,050	7,196,639	6,306,969	5,478,005	4,708,005	3,970,586	3,261,406	2,525,377	1,786,348	1,091,694
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sign unit care home	490	£16,497,378	18,548,689	16,339,311	14,524,461	12,903,611	11,381,761	9,859,911	8,338,061	6,816,211	5,294,361	3,772,511	2,250,661
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sign retail	114	£1,242,344	98,757	56,748	1,234,707	1,796,339	2,351,971	2,893,414	3,434,258	3,969,072	4,497,558	5,002,614	5,537,341
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sign retail	244	£5,248,689	4,960,122	3,822,156	2,696,232	1,582,351	480,511	618,952	1,712,782	2,794,755	3,867,709	4,942,942	6,005,749
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sign retail	511	£16,497,378	13,451,448	11,280,646	9,093,084	6,948,760	4,827,675	2,728,838	655,219	1,417,454	3,349,782	5,524,343	7,600,849
45 TMBC-MIX10 - 132 units (100% flats), 2,000 sign retail, 5,000 sign unit	130	£4,124,344	5,800,124	5,324,344	4,848,564	4,372,784	3,896,999	3,421,214	2,945,429	2,469,644	1,993,859	1,518,074	1,042,289
46 TMBC-MIX11 - 132 units (100% flats), 2,000 sign retail, 5,000 sign unit	134	£5,248,689	3,244,344	2,850,433	2,456,522	2,062,611	1,668,700	1,274,789	880,878	486,967	90,056	1,042,289	1,518,074
47 TMBC-MIX12 - 142 units (100% flats), 2,000 sign retail, 5,000 sign unit	742	£16,497,378	8,006,148	8,672,609	11,506,059	14,306,509	17,073,931	19,851,260	22,605,417	25,325,940	28,012,929	30,666,084	33,284,755

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)			£374,000 PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values						
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBRC-RES1 - 5 units, 14 DPH (100% houses)	5	£149,600	431,935	403,524	375,791	348,332	321,150	294,244	267,814	241,261	215,193	189,381	163,655
2 TMBRC-RES1 - 5 units, 29 DPH (100% houses)	5	£149,600	431,935	403,524	375,791	348,332	321,150	294,244	267,814	241,261	215,193	189,381	163,655
3 TMBRC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£37,400	358,580	331,417	304,528	277,915	251,577	225,513	199,726	174,212	148,975	124,012	99,374
4 TMBRC-RES4 - 10 units, 14 DPH (100% houses)	10	£261,800	863,069	807,049	751,582	696,665	642,302	588,490	535,230	482,522	430,366	378,762	327,711
5 TMBRC-RES5 - 10 units, 29 DPH (100% houses)	10	£172,200	863,069	807,049	751,582	696,665	642,302	588,490	535,230	482,522	430,366	378,762	327,711
6 TMBRC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£172,200	777,162	662,835	555,831	448,827	340,504	247,027	389,451	287,940	198,023	108,106	18,977
7 TMBRC-RES6 - 10 units, 63.5 DPH (60% houses, 50% flats)	10	£172,200	777,162	662,835	555,831	448,827	340,504	247,027	389,451	287,940	198,023	108,106	18,977
8 TMBRC-RES8 - 20 units, 29 DPH (100% houses)	20	£261,800	1,758,331	1,645,027	1,532,763	1,421,613	1,311,579	1,202,663	1,094,863	988,180	882,614	778,164	674,831
9 TMBRC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£187,000	1,392,868	1,283,757	1,175,759	1,068,873	963,099	858,436	754,885	652,448	551,120	450,908	351,803
10 TMBRC-10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£112,200	1,005,511	905,106	801,724	698,445	598,270	498,199	398,230	301,364	204,602	108,943	14,387
11 TMBRC-RES11 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£112,200	1,005,511	905,106	801,724	698,445	598,270	498,199	398,230	301,364	204,602	108,943	14,387
12 TMBRC-RES12 - 50 units, 29 DPH (100% houses)	50	£635,800	4,354,532	4,075,328	3,795,874	3,525,148	3,254,211	2,985,004	2,720,545	2,457,835	2,197,575	1,940,664	1,686,200
13 TMBRC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£411,400	3,318,967	3,058,822	2,801,328	2,558,484	2,294,241	2,044,749	1,797,585	1,553,617	1,312,028	1,072,775	835,336
14 TMBRC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£299,200	2,401,838	2,151,575	1,903,956	1,656,048	1,416,646	1,176,955	939,908	705,502	473,738	244,618	18,141
15 TMBRC-RES15 - 50 units, 102 DPH (100% flats)	50	£178,000	404,747	387,719	367,705	345,968	322,508	298,114	276,113	254,749	233,385	210,976	194,025
16 TMBRC-RES16 - 100 units, 29 DPH (100% houses)	100	£1,271,000	4,171,617	3,847,459	3,522,657	3,203,657	2,884,657	2,565,657	2,246,657	1,927,657	1,608,657	1,289,657	970,657
17 TMBRC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£860,200	3,637,934	3,317,644	3,002,656	2,692,668	2,382,680	2,072,692	1,762,704	1,452,716	1,142,728	832,740	522,752
18 TMBRC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£561,000	4,803,674	4,303,150	3,802,912	3,317,959	2,833,910	2,353,910	1,879,913	1,411,002	942,077	489,239	36,293
19 TMBRC-RES19 - 200 units, 29 DPH (100% houses)	200	£2,581,000	16,373,759	15,316,370	14,269,391	13,232,625	12,206,670	11,190,928	10,158,996	9,190,677	8,276,467	7,232,073	6,268,398
20 TMBRC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,720,400	12,869,685	11,872,673	10,866,025	9,869,743	8,883,827	7,908,274	6,943,369	5,968,267	5,040,709	4,102,334	3,174,377
21 TMBRC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£1,121,800	8,121,623	7,425,962	6,728,329	6,021,428	5,314,858	4,608,186	3,901,514	3,194,842	2,488,170	1,781,503	869,693
22 TMBRC-RES22 - 250 units, 30 DPH (100% houses)	250	£3,740,000	18,387,064	17,613,896	16,402,750	15,203,656	14,016,025	12,841,596	11,676,828	10,527,703	9,386,820	8,261,970	7,147,189
23 TMBRC-RES23 - 300 units, 30 DPH (100% houses)	300	£4,488,000	22,604,476	21,136,663	19,683,300	18,244,388	16,819,926	15,406,914	14,014,354	12,633,244	11,266,585	9,914,375	8,576,618
24 TMBRC-RES24 - 400 units, 30 DPH (100% houses)	400	£5,810,000	30,139,302	28,162,218	26,244,401	24,325,851	22,428,568	20,546,553	18,685,806	16,844,325	15,022,116	13,210,166	11,435,488
25 TMBRC-RES25 - 500 units, 30 DPH (100% houses)	500	£7,654,000	36,616,290	34,243,008	31,893,644	29,567,119	27,227,114	24,942,688	22,728,163	20,495,256	18,265,690	16,039,224	13,816,634
26 TMBRC-RES26 - 600 units, 30 DPH (100% houses)	600	£9,530,000	45,091,948	42,191,848	39,272,183	36,352,518	33,432,853	30,513,188	27,593,523	24,673,858	21,754,193	18,834,528	15,914,863
27 TMBRC-RES27 - 800 units, 30 DPH (100% houses)	700	£11,968,000	49,395,867	46,198,868	43,032,978	39,868,714	36,705,951	33,542,881	30,384,859	27,276,508	24,169,629	21,062,751	17,954,225
28 TMBRC-RES28 - 800 units, 30 DPH (100% houses)	800	£13,464,000	56,452,419	52,798,499	49,150,546	45,598,560	42,042,545	38,484,523	35,068,410	31,630,295	28,228,147	24,861,967	21,511,754
29 TMBRC-RES29 - 900 units, 30 DPH (100% houses)	900	£14,960,000	62,960,535	57,020,039	53,116,350	49,251,470	45,425,398	41,638,363	37,889,679	34,180,031	30,507,335	26,989,267	23,570,771
30 TMBRC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£17,860,000	77,736,149	69,355,599	63,599,166	57,832,755	52,065,364	46,298,968	40,532,571	34,777,813	29,022,416	23,267,019	17,516,698
31 TMBRC-RES31 - 1,200 units, 30 DPH (100% houses)	1,200	£20,440,000	87,858,377	77,858,377	70,695,303	63,525,235	56,355,163	49,185,091	42,014,938	34,844,785	27,674,632	20,502,479	13,330,329
32 TMBRC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£28,050,000	88,940,018	83,180,082	77,494,574	71,857,032	66,205,470	60,551,408	54,893,560	49,289,857	43,681,953	38,071,993	33,466,520
33 TMBRC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£32,912,000	96,253,351	90,030,768	83,869,434	77,769,348	71,730,513	65,748,922	59,821,155	53,866,762	48,153,711	42,412,004	36,725,931
34 TMBRC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£41,888,000	103,125,281	96,461,173	89,855,757	83,310,032	76,833,993	70,421,858	64,076,036	57,787,485	51,561,262	45,400,870	39,303,572
35 TMBRC-RES35 - 2,000 units, 43.5 DPH (75% houses, 25% flats)	2,000	£21,870,000	57,561,657	52,758,261	47,954,865	43,151,469	38,348,073	33,534,677	28,721,281	23,907,885	19,094,489	14,281,093	9,468,694
36 TMBRC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£748,000	2,647,589	2,487,211	2,328,170	2,170,776	2,015,008	1,860,885	1,708,402	1,557,555	1,408,354	1,258,787	1,114,861
37 TMBRC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£1,496,000	8,490,323	7,885,768	7,247,575	6,635,740	6,030,280	5,431,176	4,838,435	4,252,058	3,672,043	3,080,992	2,531,103
38 TMBRC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£2,992,000	19,104,999	17,639,034	16,188,006	14,751,051	13,330,759	11,924,540	10,521,663	9,132,216	7,757,847	6,398,555	5,054,341
39 TMBRC-MIX4 - 91 units (50% houses), 3,650 sqm care home	91	£748,000	2,472,024	2,370,315	2,317,477	2,257,913	2,200,406	2,146,974	2,092,810	2,039,315	1,975,681	1,897,553	1,822,482
40 TMBRC-MIX5 - 224 units (50% houses), 3,650 sqm care home	224	£1,496,000	4,792,617	4,516,150	4,240,676	3,965,202	3,689,728	3,414,254	3,138,780	2,863,306	2,587,832	2,312,358	2,037,884
41 TMBRC-MIX6 - 490 units (50% houses), 3,650 sqm care home	490	£2,992,000	19,553,575	17,505,943	15,241,130	13,000,130	10,781,947	8,568,915	6,415,032	4,256,237	2,110,213	12,633	214,865
42 TMBRC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£748,000	98,757	669,740	1,234,707	1,793,639	2,345,541	2,893,414	3,434,258	3,969,072	4,497,858	5,020,614	5,537,341
43 TMBRC-MIX8 - 544 units (50% houses), 2,000 sqm retail	544	£1,496,000	4,960,122	3,822,156	2,696,232	1,582,351	480,511	818,982	1,712,782	2,794,755	3,867,709	4,942,943	6,005,749
44 TMBRC-MIX9 - 211 units (50% houses), 2,000 sqm retail	211	£2,992,000	13,455,446	12,022,888	10,593,688	9,163,760	7,729,628	6,295,498	4,860,368	3,425,238	1,984,104	539,982	7,760,811
45 TMBRC-MIX10 - 190 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	190	£748,000	1,748,000	1,748,000	1,748,000	1,748,000	1,748,000	1,748,000	1,748,000	1,748,000	1,748,000	1,748,000	1,748,000
46 TMBRC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	334	£1,496,000	5,005,419	7,207,243	8,509,438	9,804,791	11,084,871	12,349,674	13,599,203	14,833,455	16,052,431	17,266,154	18,444,557
47 TMBRC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	742	£2,992,000	8,806,148	8,672,690	11,506,059	13,906,579	17,073,931	19,851,260	22,605,417	25,325,940	28,012,926	30,666,934	33,285,700

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)		£247,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values						
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£98,800	431,535	403,524	375,791	348,332	321,150	294,244	267,614	241,261	215,183	189,381	163,855
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£49,400	431,535	403,524	375,791	348,332	321,150	294,244	267,614	241,261	215,183	189,381	163,855
3 TMBC-RES4 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£24,700	358,580	331,417	304,528	277,915	251,577	225,513	199,726	174,212	148,975	124,012	99,324
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£172,900	863,069	807,049	751,582	696,665	642,302	588,490	535,230	482,522	430,366	378,762	327,711
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£74,100	863,069	807,049	751,582	696,665	642,302	588,490	535,230	482,522	430,366	378,762	327,711
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£49,400	863,069	807,049	751,582	696,665	642,302	588,490	535,230	482,522	430,366	378,762	327,711
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£49,400	483,613	432,058	381,046	330,581	280,662	231,257	182,458	134,174	86,336	39,240	-7,521
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£172,900	1,758,331	1,645,027	1,532,763	1,421,613	1,311,579	1,202,663	1,094,863	988,180	882,614	778,164	674,831
9 TMBC-RES8 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£123,500	1,392,868	1,283,757	1,175,759	1,068,673	963,099	856,436	754,885	652,448	551,120	450,906	351,803
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£74,100	1,009,591	905,106	801,724	696,645	598,270	495,159	399,230	301,364	204,602	108,943	17,987
11 TMBC-RES11 - 20 units, 102 DPH (100% houses)	20	£419,000	1,225,102	1,102,408	979,182	854,939	732,215	610,118	488,242	366,422	244,622	122,822	-9,824
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£449,000	4,354,532	4,075,328	3,798,874	3,525,168	3,254,211	2,986,004	2,720,545	2,457,835	2,197,875	1,940,964	1,686,200
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£271,700	3,319,967	3,058,822	2,801,328	2,546,484	2,294,241	2,044,749	1,797,588	1,553,617	1,312,026	1,072,775	835,336
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£197,600	2,401,838	2,151,575	1,903,956	1,656,980	1,414,646	1,176,955	939,908	705,902	473,738	244,618	18,141
15 TMBC-RES15 - 50 units, 102 DPH (100% houses)	50	£123,500	2,494,787	2,247,916	2,000,705	1,753,680	1,506,654	1,259,613	1,012,667	765,749	518,836	271,973	-10,727
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£893,000	8,683,069	7,847,458	7,012,166	6,176,926	5,342,171	4,507,426	3,672,681	2,837,936	2,003,191	1,168,446	332,620
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£588,100	6,637,934	6,117,644	5,602,656	5,092,969	4,583,583	4,069,499	3,595,716	3,107,235	2,624,054	2,145,550	1,670,671
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£370,500	4,803,674	4,303,150	3,801,912	3,317,959	2,833,291	2,353,910	1,879,813	1,411,002	927,477	498,238	36,293
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£1,704,300	16,373,759	15,316,370	14,269,391	13,232,825	12,206,670	11,190,928	10,185,596	9,190,677	8,206,169	7,232,073	6,268,398
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,136,200	12,869,685	11,872,673	10,896,025	9,969,743	9,083,827	8,208,274	7,364,399	6,568,267	5,840,190	5,120,334	4,402,934
21 TMBC-RES21 - 250 units, 66.5 DPH (50% houses, 50% flats)	250	£2,741,200	28,123,123	26,545,952	24,776,320	22,831,428	20,822,596	18,822,596	16,822,596	14,822,596	12,822,596	10,822,596	8,822,596
22 TMBC-RES22 - 250 units, 102 DPH (100% houses)	250	£2,470,000	18,837,064	17,613,886	16,402,750	15,203,656	14,016,625	12,841,596	11,676,828	10,527,703	9,386,820	8,241,970	7,147,100
23 TMBC-RES23 - 300 units, 29 DPH (100% houses)	300	£2,964,000	22,604,267	21,136,663	19,683,300	18,244,368	16,819,926	15,400,914	14,014,354	12,633,244	11,266,585	9,914,375	8,576,618
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£3,705,000	30,139,302	28,182,218	26,244,401	24,325,851	22,428,568	20,546,553	18,685,806	16,844,325	15,022,116	13,210,166	11,435,488
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£5,000,000	36,615,290	34,243,208	31,893,484	29,567,119	27,268,114	24,984,699	22,728,163	20,495,256	18,265,890	16,069,483	13,934,034
26 TMBC-RES26 - 600 units, 29 DPH (100% houses)	600	£6,175,000	44,000,000	41,093,488	38,186,976	35,280,464	32,373,952	29,467,440	26,560,928	23,654,416	20,747,904	17,841,392	14,934,880
27 TMBC-RES27 - 700 units, 29 DPH (100% houses)	700	£7,904,000	49,355,867	46,198,686	43,052,978	39,898,741	36,755,975	33,624,881	30,493,786	27,364,692	24,235,597	21,106,502	18,000,407
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£8,890,000	56,542,419	52,798,499	49,054,580	45,308,660	41,562,740	37,816,820	34,070,900	30,324,980	26,579,060	22,833,140	19,087,220
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£9,820,000	60,925,537	57,020,039	53,116,530	49,215,470	45,314,409	41,413,348	37,512,287	33,611,226	29,710,165	25,809,104	21,908,043
30 TMBC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£11,856,000	67,736,149	63,355,599	59,016,146	54,723,595	50,431,044	46,264,594	42,098,043	37,977,813	33,897,039	29,824,768	25,698,497
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£14,823,000	75,858,177	71,058,977	66,259,777	61,460,577	56,661,377	51,862,177	47,062,977	42,263,777	37,464,577	32,665,377	27,866,177
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£18,525,000	89,940,018	83,580,082	77,244,574	71,857,032	66,475,916	61,094,800	55,713,684	50,332,568	44,951,452	39,570,336	34,189,220
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£21,736,000	96,253,351	90,030,768	83,869,434	77,709,348	71,530,913	65,362,892	59,211,555	53,066,762	46,915,711	40,764,660	34,625,911
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£27,664,000	103,125,281	96,461,173	89,852,757	83,310,032	76,833,916	70,317,800	63,801,684	57,285,568	50,769,452	44,253,336	37,737,220
35 TMBC-C1051 - 70 unit care home (100% flats)	70	£1,000,000	1,000,000	950,000	900,000	850,000	800,000	750,000	700,000	650,000	600,000	550,000	500,000
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£494,000	2,647,899	2,487,211	2,328,170	2,170,770	2,015,009	1,859,885	1,708,402	1,557,559	1,406,354	1,255,151	1,104,861
37 TMBC-MIX2 - 118 (75% houses), 5,000 sqm Light Ind	118	£988,000	8,490,323	7,865,768	7,247,575	6,630,745	6,020,280	5,411,736	4,838,435	4,252,058	3,672,043	3,088,392	2,531,103
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£1,976,000	19,104,999	17,639,034	16,188,006	14,751,913	13,330,759	11,924,540	10,521,663	9,132,216	7,757,847	6,398,555	5,054,341
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£494,000	2,472,602	2,370,315	2,317,437	2,257,507	2,202,406	2,146,974	2,092,810	2,038,646	1,984,482	1,930,318	1,876,154
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£988,000	4,945,204	4,740,630	4,535,274	4,330,118	4,125,034	3,920,000	3,714,966	3,509,932	3,304,898	3,100,864	2,896,830
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£1,976,000	19,753,575	17,505,943	15,241,161	13,000,330	10,748,541	8,586,915	6,415,032	4,256,237	2,110,213	12,633	2,143,955
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£494,000	98,757	669,746	1,234,707	1,793,619	2,346,541	2,893,414	3,444,259	3,989,072	4,497,858	5,020,814	5,537,341
43 TMBC-MIX8 - 544 units (50% houses), 2,000 sqm retail	244	£988,000	4,960,122	3,822,156	2,696,232	1,582,351	480,511	618,922	1,712,782	2,794,755	3,867,709	4,942,942	6,005,749
44 TMBC-MIX9 - 211 units (50% houses), 2,000 sqm retail	511	£1,976,000	13,451,468	11,246,649	9,053,084	6,948,760	4,827,675	2,726,828	655,219	1,471,454	3,489,782	5,492,243	7,600,801
45 TMBC-MIX10 - 130 units (50% houses), 2,000 sqm retail, 5,000 sqm	130	£494,000	9,800,000	9,244,221	8,688,442	8,132,663	7,576,884	7,021,105	6,465,326	5,909,547	5,353,768	4,797,989	4,242,210
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm	334	£988,000	9,505,419	7,207,243	5,809,436	4,404,791	3,004,791	1,604,791	12,349,674	13,599,023	14,833,455	16,052,431	18,444,557
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm	742	£1,976,000	5,806,148	3,872,609	1,506,059	1,306,006	1,107,931	1,951,260	22,005,417	25,325,940	28,012,929	30,666,484	33,285,700

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,621 ps/m

£66,688,704 PER HA

AH Tenure of: Rented 80%
 Type of rent: 50% Soc Rent 30% AH Rent

Intermediate: SO 20%
 FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	493,227	462,342	431,762	401,485	371,511	341,842	312,475	283,413	254,654	226,199	198,047
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	493,227	462,342	431,762	401,485	371,511	341,842	312,475	283,413	254,654	226,199	198,047
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	419,346	389,346	359,649	330,255	301,164	272,374	243,889	215,705	187,824	160,246	132,971
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	986,453	924,685	863,523	802,969	743,023	683,684	624,952	566,827	509,308	452,398	396,094
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	986,453	924,685	863,523	802,969	743,023	683,684	624,952	566,827	509,308	452,398	396,094
6 TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	836,892	776,639	719,298	660,510	602,326	544,749	487,777	431,410	375,649	320,493	265,942
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	802,148	745,046	688,544	632,943	577,342	521,741	466,140	410,539	354,938	299,337	243,736
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,001,153	1,876,508	1,753,086	1,630,894	1,509,924	1,390,179	1,271,659	1,154,364	1,038,295	923,450	809,831
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,633,310	1,512,955	1,393,821	1,275,909	1,159,219	1,043,751	929,504	816,480	704,677	594,096	484,738
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,245,042	1,129,521	1,015,213	902,118	790,236	679,567	570,111	461,868	354,838	249,022	144,418
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	273,096	176,627	81,254	-	13,221	407,825	291,315	293,693	384,958	475,110	564,151
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,707	4,939,421	4,632,924	4,329,437	4,028,952	3,721,459	3,417,046	3,145,695	2,871,176	2,571,758	2,289,351	2,009,955
13 TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	3,892,787	3,605,805	3,321,737	3,040,581	2,762,339	2,487,010	2,214,594	1,945,091	1,678,502	1,414,825	1,154,063
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,352	2,964,735	2,689,298	2,416,754	2,147,102	1,879,972	1,614,723	1,352,380	1,092,947	836,421	582,801	332,089
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	116,572	-	88,472	-	292,919	-	894,685	892,004	-	1,086,947	-
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	9,557,951	8,962,648	8,374,194	7,789,590	7,211,835	6,639,929	6,073,872	5,513,684	4,959,308	4,410,796	3,868,136
17 TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	7,765,575	7,211,611	6,643,474	6,081,163	5,524,619	4,974,021	4,429,188	3,890,183	3,357,004	2,829,652	2,308,125
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	5,929,470	5,378,597	4,833,508	4,294,203	3,759,942	3,229,444	2,704,762	2,185,894	1,672,840	1,165,602	664,180
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	18,693,149	17,527,658	16,373,616	15,231,025	14,099,884	12,980,194	11,871,954	10,775,165	9,689,826	8,615,937	7,553,498
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	15,165,184	14,041,879	12,929,978	11,829,482	10,740,390	9,662,704	8,596,421	7,541,544	6,498,071	5,466,003	4,445,339
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,066,112	11,470,727	10,393,067	9,324,311	8,263,970	7,215,009	6,177,427	5,151,225	4,136,402	3,132,959	2,140,894	1,160,210
22 TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	£26,687,000	10,393,067	9,324,311	8,263,970	7,215,009	6,177,427	5,151,225	4,136,402	3,132,959	2,140,894	1,160,210	618,867
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£30,024,447	25,907,467	24,286,040	22,680,539	21,090,963	19,517,314	17,959,591	16,417,794	14,891,923	13,381,978	11,887,958	10,409,865
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	34,543,289	32,381,387	30,240,718	28,121,284	26,023,068	23,946,121	21,890,362	19,855,897	17,842,637	15,850,611	13,879,820
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	41,822,484	39,208,438	36,620,068	34,057,375	31,520,358	29,009,019	26,523,356	24,063,370	21,629,062	19,220,429	16,837,474
26 TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£166,177,597	50,186,981	47,050,125	44,944,081	40,868,850	37,824,431	34,810,823	31,828,028	28,876,045	25,954,874	23,064,515	20,204,969
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£213,389,700	64,333,044	62,814,736	60,339,989	57,899,989	55,408,802	52,914,589	50,427,196	47,937,106	45,446,106	42,955,106	40,464,106
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	64,380,621	60,359,698	56,378,274	52,436,344	48,533,913	44,670,978	40,847,540	37,063,599	33,316,365	29,607,536	25,938,241
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	69,454,653	65,116,412	60,819,999	56,566,205	52,355,030	48,186,474	44,060,537	39,977,219	35,936,519	31,938,440	27,982,978
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,766	77,171,838	72,351,569	67,577,777	62,851,339	58,122,255	53,400,527	48,686,152	44,419,132	39,929,466	35,487,154	31,092,198
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	92,303,932	86,538,779	80,830,253	75,178,356	69,583,086	64,044,443	58,562,430	53,137,044	47,768,285	42,456,156	37,200,633
32 TMB-C-RES32 - 1,500 units, 30DPH (100% houses)	1,500	£480,152,701	112,032,022	105,808,884	99,598,767	93,392,672	87,186,574	81,005,489	74,849,410	68,724,331	62,649,252	56,594,173	50,549,094
33 TMB-C-RES33 - 1,700 units, 30DPH (100% houses)	1,700	£566,845,941	109,410,990	102,579,418	95,808,310	89,104,370	82,467,598	75,897,993	69,395,556	62,960,287	56,592,185	50,290,057	44,044,539
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	117,160,041	109,838,122	102,588,124	95,410,045	88,303,886	81,269,648	74,297,775	67,397,145	60,568,536	53,811,952	47,122,605
35 TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	12,561	-	75,357	-	163,467	-	251,579	-	339,689	-	427,799
36 TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	3,014,618	2,836,837	2,660,862	2,486,693	2,314,331	2,143,775	1,975,028	1,808,083	1,642,946	1,479,616	1,318,093
37 TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	6,984,088	6,183,144	5,608,104	5,032,596	4,458,087	3,883,578	3,308,062	2,732,546	2,157,031	1,581,517	1,006,000
38 TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£33,349,631	22,369,414	20,759,951	19,164,078	17,577,718	16,007,793	14,454,305	12,917,252	11,396,634	9,884,615	8,382,126	6,886,233
39 TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	5,323,555	4,703,696	4,089,194	3,480,050	2,876,262	2,277,832	1,684,760	1,097,045	514,687	-	63,264
40 TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	11,753,644	10,497,732	9,253,915	8,022,191	6,802,561	5,595,024	4,399,582	3,216,234	2,043,756	872,864	290,180
41 TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	24,939,516	22,411,489	19,909,003	17,432,055	14,980,648	12,554,780	10,154,451	7,776,661	5,430,412	3,099,814	778,651
42 TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	1,192,927	560,594	-	56,106	-	1,891,978	-	2,490,698	-	3,668,138	-
43 TMB-C-MIX8 - 293 units (50% houses), 2,000 sqm retail	293	£33,349,631	2,846,452	2,603,925	2,359,884	2,115,843	1,871,802	1,627,761	1,383,720	1,139,679	895,642	645,420	391,071
44 TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,677,378	18,881,707	16,455,790	14,055,433	11,672,809	9,304,534	6,962,030	4,645,294	2,354,327	89,130	2,183,108	-
45 TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£14,424,344	4,427,819	-	5,012,214	-	5,589,952	-	6,161,034	-	6,725,457	-	7,283,224
46 TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	2,474,253	-	3,936,385	-	5,381,869	-	6,810,707	-	8,238,533	-	9,659,652
47 TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	1,616,537	-	1,531,321	-	1,487,282	-	7,831,896	-	10,939,902	-	14,011,287

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual Land values						25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£324,869	493,227	462,342	431,762	401,485	371,511	341,842	312,475	283,413	254,654	226,199	198,047						
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£142,434	493,227	462,342	431,762	401,485	371,511	341,842	312,475	283,413	254,654	226,199	198,047						
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	419,346	389,346	359,649	330,255	301,164	272,374	243,889	215,705	187,824	160,246	132,971						
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	986,453	924,685	863,523	802,969	743,023	683,684	624,952	566,827	509,308	452,398	396,094						
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	986,453	924,685	863,523	802,969	743,023	683,684	624,952	566,827	509,308	452,398	396,094						
6 TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	836,892	776,639	719,298	660,510	602,326	544,749	487,777	431,410	375,649	320,493	265,942						
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	802,148	745,046	688,544	632,943	577,342	521,741	466,140	410,539	354,938	299,337	243,736						
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	2,001,153	1,876,508	1,753,086	1,630,894	1,509,924	1,390,179	1,271,659	1,154,364	1,038,295	923,450	809,831						
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	1,633,310	1,512,955	1,393,821	1,275,909	1,159,219	1,043,751	929,504	816,480	704,677	594,096	484,738						
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£618,652	1,245,042	1,129,521	1,015,213	902,118	790,236	679,567	570,111	461,868	354,838	240,022	144,418						
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£412,434	273,096	176,627	81,254	13,321	107,825	201,315	289,693	384,958	475,110	564,151	652,078						
12 TMB-C-RES22 - 50 units, 29 DPH (100% houses)	50	£3,905,683	4,939,421	4,632,924	4,329,437	4,028,962	3,731,499	3,437,046	3,136,593	2,837,176	2,537,759	2,238,351	2,009,955						
13 TMB-C-RES23 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,081,334	4,415,435	3,865,855	3,321,733	2,780,212	2,303,222	1,876,544	1,504,294	1,181,963	859,637	537,337	265,942						
14 TMB-C-RES34 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	2,964,735	2,589,298	2,416,754	2,147,102	1,879,972	1,614,723	1,382,380	1,092,947	836,421	582,901	332,089						
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£1,031,086	116,572	-88,472	-292,919	-494,990	-694,685	-892,004	-1,086,947	-1,279,515	-1,469,706	-1,657,522	-1,842,962						
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£7,411,386	9,557,951	8,962,648	8,373,194	7,788,199	7,211,835	6,639,929	6,073,872	5,513,664	4,999,306	4,441,796	3,868,136						
17 TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£4,002,996	7,785,576	7,211,611	6,643,474	6,068,163	5,524,679	4,974,021	4,429,188	3,890,183	3,357,004	2,829,952	2,308,125						
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£4,002,996	7,411,386	6,827,421	6,243,456	5,659,491	5,075,526	4,491,561	3,907,596	3,323,631	2,739,666	2,155,701	1,571,736						
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,986	18,693,149	17,527,558	16,373,616	15,223,125	14,099,884	12,990,914	11,871,954	10,755,185	9,638,626	8,515,937	7,553,498						
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£9,485,992	15,165,194	14,041,879	12,929,978	11,829,420	10,740,390	9,662,704	8,596,421	7,541,544	6,498,071	5,466,003	4,445,339						
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£6,186,517	11,407,727	10,393,067	9,324,311	8,263,970	7,215,009	6,177,427	5,125,225	4,136,402	3,132,959	2,140,884	1,160,210						
22 TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	£20,621,722	21,589,556	20,336,37	18,900,449	17,575,803	16,264,429	14,966,325	13,681,944	12,409,935	11,151,847	9,906,632	8,674,887						
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£24,746,067	25,957,497	24,296,040	22,580,933	20,869,963	19,155,914	17,450,967	15,746,019	14,041,923	12,331,975	11,087,955	9,850,865						
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£32,946,067	34,200,933	32,488,088	30,776,243	29,064,398	27,352,553	25,640,708	23,928,863	22,216,918	20,505,073	18,793,228	17,081,383						
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	41,822,484	39,208,438	36,620,066	34,057,375	31,520,358	29,009,019	26,523,356	24,063,370	21,642,062	19,220,619	16,837,874						
26 TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£51,554,306	50,186,981	47,050,125	43,944,081	40,868,850	37,824,431	34,810,823	31,828,028	28,876,645	25,954,874	23,046,515	20,204,969						
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£65,989,512	58,333,044	52,814,736	43,930,989	40,651,802	42,467,174	39,087,106	35,741,998	32,406,420	29,151,820	25,964,594	22,995,962						
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	64,389,521	56,390,698	45,378,274	42,436,344	48,533,915	44,670,978	40,847,540	37,063,598	33,316,365	29,607,535	25,938,241						
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£82,488,800	70,812,889	61,820,880	49,830,880	46,840,880	52,850,880	48,860,880	44,870,880	40,880,880	36,890,880	32,900,880	28,910,880						
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,984,268	77,171,838	72,351,560	67,577,717	62,851,330	58,127,255	53,540,527	48,956,152	44,419,132	39,929,666	35,447,154	31,002,198						
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,334	92,033,932	86,538,779	80,830,253	75,178,356	69,583,068	64,044,443	58,562,430	53,137,044	47,768,285	42,456,156	37,200,653						
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	110,123,022	94,808,884	88,556,767	82,366,712	76,238,617	70,165,849	64,156,348	58,204,878	52,317,536	46,492,290	40,728,140						
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,471,199	119,040,990	102,574,418	96,308,310	90,104,370	82,467,958	75,897,993	69,395,596	62,960,287	56,592,185	50,290,577	44,044,338						
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£220,683,285	142,290,683	123,888,285	105,485,885	97,083,485	88,681,085	80,278,685	71,876,285	63,473,885	55,071,485	46,669,085	38,266,685						
35 TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)		£1,031,086	12,581	73,357	163,467	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351						
36 TMB-C-MIX1 - 3 units (75% houses), 5,000 sqm Light Ind	3	£1,524,344	3,014,618	2,836,837	2,660,862	2,486,696	2,314,331	2,143,775	1,975,026	1,808,083	1,642,948	1,479,616	1,318,093						
37 TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£28,648,689	8,864,088	8,183,144	8,508,104	7,832,596	7,164,087	6,502,578	5,848,062	5,200,548	4,560,031	3,926,512	3,292,992						
38 TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£16,497,378	22,369,414	20,759,951	19,184,078	17,577,718	16,007,793	14,594,305	12,917,552	11,396,634	9,884,615	8,382,126	6,896,233						
39 TMB-C-MIX4 - 50 units (50% houses), 3,850 sqm care home	50	£1,424,344	5,325,935	4,703,996	4,089,194	3,475,192	2,860,390	2,245,588	1,630,786	1,015,984	591,182	170,380	50,580						
40 TMB-C-MIX5 - 490 units (50% houses), 3,850 sqm care home	224	£28,648,689	22,369,414	20,759,951	19,184,078	17,577,718	16,007,793	14,594,305	12,917,552	11,396,634	9,884,615	8,382,126	6,896,233						
41 TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£16,497,378	22,369,516	22,411,498	19,909,003	17,432,005	14,960,448	12,554,780	10,154,451	7,779,661	5,430,412	3,099,614	778,651						
42 TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£14,524,344	1,162,927	560,564	-56,108	£74,005	1,286,658	1,891,978	2,490,666	3,082,719	3,668,138	4,242,922	4,819,071						
43 TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£28,648,689	7,646,452	6,393,925	5,145,453	3,912,944	2,694,810	1,483,455	285,400	913,077	2,102,405	3,276,230	4,454,200						
44 TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	1,087,707	16,455,790	15,955,433	15,455,076	14,954,719	14,454,362	13,953,995	13,453,638	12,953,281	12,452,924	11,952,567						
45 TMB-C-MIX10 - 10 units (50% houses), 2,000 sqm retail, 5,000 sqm	30	£4,524,344	1,212,927	560,564	-56,108	£74,005	1,286,658	1,891,978	2,490,666	3,082,719	3,668,138	4,242,922	4,819,071						
46 TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm	334	£28,648,689	2,474,233	-3,938,385	-3,581,869	6,810,707	8,238,533	9,658,952	11,083,824	12,451,052	13,821,334	15,174,672	16,517,064						
47 TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm	742	£16,497,378	1,163,531	1,531,321	4,687,282	7,831,896	10,939,902	14,011,297	17,040,668	20,105,592	23,124,223	26,105,560	29,049,600						

NORBRIDGE AND MALLING BOROUGH COUNCIL		Sales value £4,794 psfm		AH type/rate		Rented 80%		Intermediate:		SO 20%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668.70 PER HA		Type of tenure		50% SO Rent 30% AH Rent				FH 0%					
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,687,482	554,918	521,160	487,733	454,637	421,873	389,439	357,336	325,565	294,225	263,017	232,239	0%
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	273,518	261,918	247,737	234,537	221,337	208,137	194,937	181,737	168,537	155,337	142,137	0%
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	486,111	447,275	414,770	382,554	350,750	319,235	288,051	257,198	226,125	196,481	166,619	0%
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,109,837	1,042,320	975,466	909,274	843,744	778,677	714,672	651,131	588,251	526,034	464,479	0%
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,109,837	1,042,320	975,466	909,274	843,744	778,677	714,672	651,131	588,251	526,034	464,479	0%
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	960,223	894,550	829,540	765,100	701,500	638,471	576,103	514,349	453,349	392,963	333,238	0%
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	720,864	668,033	616,033	564,033	512,033	460,033	408,033	356,033	304,033	252,033	200,033	0%
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,235,975	2,107,990	1,973,338	1,844,022	1,708,038	1,577,385	1,446,073	1,314,991	1,183,445	1,052,131	920,817	0%
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,873,439	1,742,616	1,611,883	1,482,945	1,355,339	1,229,065	1,104,192	980,512	858,234	737,287	617,672	0%
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,480,493	1,353,938	1,228,702	1,104,791	982,202	860,936	740,993	622,373	505,075	389,101	274,448	0%
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	491,874	389,156	279,640	176,325	72,210	30,167	132,406	233,436	333,248	431,839	529,212	0%
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£1,336,797	5,524,309	5,100,518	4,860,001	4,532,757	4,206,786	3,888,059	3,570,596	3,256,517	2,945,641	2,638,038	2,333,700	0%
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£723,554	4,448,607	4,152,740	3,842,148	3,534,670	3,230,347	2,926,378	2,622,655	2,319,078	2,015,549	1,712,070	1,408,591	0%
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£53,364	3,526,640	3,224,886	2,926,250	2,630,786	2,336,475	2,040,317	1,763,314	1,480,393	1,199,102	920,664	646,037	0%
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£53,364,352	627,414	402,498	179,134	-44,012	-267,286	-487,895	-705,901	-921,281	-1,134,036	-1,344,186	-1,551,074	0%
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£2,272,639	10,727,727	10,077,837	9,434,321	8,797,157	8,166,410	7,542,014	6,923,933	6,312,346	5,707,072	5,108,172	4,515,645	0%
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£1,336,019	8,933,214	8,305,578	7,684,292	7,069,357	6,460,774	5,858,542	5,262,681	4,673,312	4,089,954	3,513,127	2,942,662	0%
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£1,336,019	6,640,736	6,140,736	5,640,736	5,140,736	4,640,736	4,140,736	3,640,736	3,140,736	2,640,736	2,140,736	1,640,736	0%
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,002	20,954,475	19,121,979	18,861,964	17,214,428	15,979,317	14,756,795	13,546,699	12,349,083	11,163,949	9,991,290	8,831,114	0%
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	17,440,681	16,211,086	14,993,931	13,789,221	12,596,955	11,417,132	10,249,795	9,040,824	7,962,331	6,822,285	5,704,683	0%
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£26,006,112	13,689,979	12,517,009	11,347,396	10,190,142	9,045,245	7,912,708	6,789,745	5,675,681	4,574,043	3,484,837	2,408,058	0%
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£60,828,474	24,339,369	22,859,488	21,391,106	19,941,226	18,505,846	17,084,965	15,678,586	14,286,706	12,909,329	11,546,450	10,198,073	0%
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,424,447	29,201,243	27,426,586	25,689,338	23,929,471	22,189,604	20,469,737	18,749,048	17,044,098	15,491,194	13,955,740	12,237,689	0%
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,586	38,534,991	36,568,781	34,225,771	31,905,945	29,609,353	27,335,945	25,085,738	22,858,932	20,654,926	18,474,321	16,316,916	0%
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	47,027,365	44,170,717	41,342,077	38,541,445	35,768,821	33,024,204	30,307,595	27,618,993	24,988,400	22,325,814	19,721,236	0%
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	56,432,638	53,004,861	49,619,492	46,249,734	42,922,584	39,629,044	36,369,114	33,142,792	29,950,080	26,799,977	23,665,483	0%
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,988,524	63,243,688	59,002,482	55,099,656	51,434,129	48,106,260	44,916,052	41,763,503	38,746,613	35,871,382	33,031,811	29,629,899	0%
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	72,276,500	67,895,962	63,524,464	59,339,004	54,976,583	50,761,202	46,598,987	42,455,597	38,367,395	34,322,070	30,319,685	0%
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,156	79,144,145	74,164,145	69,184,145	64,199,145	59,214,145	54,229,145	49,244,145	44,259,145	39,274,145	34,289,145	29,304,145	0%
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£300,097,786	86,548,922	81,293,495	76,089,600	70,937,236	65,836,403	60,787,101	55,789,038	50,843,089	45,948,381	41,106,204	36,313,534	0%
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	103,475,304	97,192,722	90,977,144	84,812,371	78,714,602	72,638,419	66,670,873	60,782,189	54,925,625	49,129,799	43,396,092	0%
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	133,277,471	126,394,889	119,579,792	112,822,182	106,152,058	99,479,949	92,804,841	86,162,732	79,580,623	73,033,729	66,514,834	0%
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	122,516,547	115,072,466	107,701,378	100,403,282	93,178,180	86,036,074	78,946,955	71,939,699	64,998,703	58,127,424	51,331,293	0%
34	TBMC-CARE - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,622	122,193,867	114,749,867	107,305,867	100,000,867	92,746,867	85,532,867	78,368,867	71,244,867	64,162,867	57,119,867	50,116,867	0%
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	70	£33,354,352	12,561	75,357	163,647	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351	0%
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£1,337,408	3,381,346	3,186,463	2,993,553	2,802,616	2,613,654	2,426,665	2,241,650	2,058,680	1,877,540	1,698,445	1,521,325	0%
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£2,674,816	11,233,463	10,488,530	9,751,115	9,021,238	8,297,894	7,573,975	6,857,690	6,140,938	5,448,018	4,745,632	4,068,881	0%
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,681	25,612,532	23,851,498	22,088,268	20,382,868	18,675,312	16,984,070	15,301,245	13,636,355	11,995,939	10,350,371	8,738,126	0%
39	TBMC-MIX4 - 81 units (50% houses), 3,850 sqm care home	81	£1,337,408	6,373,098	5,908,076	5,438,054	4,968,032	4,498,010	4,028,000	3,558,000	3,088,000	2,618,000	2,148,000	1,678,000	0%
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£2,674,816	12,561	75,357	163,647	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351	0%
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,681	30,085,456	27,317,036	24,576,545	21,863,982	19,179,348	16,522,644	13,893,869	11,293,023	8,720,106	6,175,118	3,658,058	0%
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£1,337,408	2,463,127	1,780,809	1,105,620	437,563	228,771	89,543	1,577,023	1,296,365	1,023,637	743,278	410,801	0%
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£2,674,816	10,322,104	8,944,686	7,681,864	6,233,096	4,989,932	3,576,195	2,257,841	954,048	340,307	1,634,434	291,781	0%
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,681	24,298,902	21,811,500	19,622,171	16,968,000	13,747,673	11,162,512	8,639,658	6,106,806	3,602,944	1,129,580	137,178	0%
45	TBMC-MIX10 - 490 units (50% houses), 2,000 sqm retail, 5,000 sqm	490	£1,337,408	1,331,578	1,331,578	1,331,578	1,331,578	1,331,578	1,331,578	1,331,578	1,331,578	1,331,578	1,331,578	1,331,578	0%
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm	334	£2,674,816	9,906,522	6,655,27	2,269,677	3,855,337	5,423,108	6,972,388	8,526,447	10,068,650	11,590,238	13,053,212	14,577,570	0%
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm	742	£53,349,681	8,946,529	5,442,833	2,016,184	1,392,344	4,805,872	8,214,242	11,852,404	14,910,357	18,265,617	21,545,034	24,813,944	0%

[illegible]

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,062,172											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values						
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBRC-RES1 - 5 units, 14 DPH (100% houses)	5	£824,869	584,018	£21,160	£87,733	£454,637	£21,873	£884,430	£37,338	£20,585	£294,125	£263,017	£232,238
2 TMBRC-RES2 - 5 units, 29 DPH (100% houses)	5	£212,434	£54,018	£21,160	£67,733	£21,873	£353,338	£20,585	£294,125	£263,017	£232,238	£203,234	
3 TMBRC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	£40,111	£47,275	£144,770	£382,594	£350,750	£319,325	£288,051	£257,139	£226,075	£196,481	
4 TMBRC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	£1,109,837	£1,042,320	£975,468	£924,274	£843,744	£778,877	£714,072	£651,131	£588,251	£526,034	
5 TMBRC-RES5 - 10 units, 29 DPH (100% houses)	10	£816,652	£1,109,837	£1,042,320	£975,468	£924,274	£843,744	£778,877	£714,072	£651,131	£588,251	£526,034	
6 TMBRC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£214,234	£90,223	£84,550	£259,546	£69,190	£701,500	£638,471	£576,103	£514,395	£452,349	£392,983	
7 TMBRC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,443,521	£2,243,975	£2,107,990	£1,973,338	£1,840,022	£1,708,038	£1,577,399	£1,448,073	£1,320,091	£1,193,445	£1,068,131	
8 TMBRC-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	£2,243,975	£2,107,990	£1,973,338	£1,840,022	£1,708,038	£1,577,399	£1,448,073	£1,320,091	£1,193,445	£1,068,131	
9 TMBRC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	£1,873,439	£1,742,078	£1,611,883	£1,482,945	£1,355,339	£1,229,065	£1,104,123	£980,512	£858,234	£737,287	
10 TMBRC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£816,652	£1,480,493	£1,353,938	£1,228,702	£1,104,731	£982,202	£860,396	£740,993	£622,373	£505,075	£389,101	
11 TMBRC-RES11 - 20 units, 102 DPH (100% flats)	20	£212,434	£491,874	£385,156	£279,640	£175,325	£72,210	£60,157	£48,206	£36,255	£24,304	£12,353	
12 TMBRC-RES12 - 50 units, 14 DPH (100% houses)	50	£1,443,521	£2,243,975	£2,107,990	£1,973,338	£1,840,022	£1,708,038	£1,577,399	£1,448,073	£1,320,091	£1,193,445	£1,068,131	
13 TMBRC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,389	£4,466,607	£4,152,789	£3,842,146	£3,530,679	£3,230,387	£2,929,217	£2,631,330	£2,336,566	£2,044,977	£1,756,584	
14 TMBRC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	£3,026,640	£3,224,868	£2,926,250	£2,634,765	£2,338,475	£2,049,317	£1,763,134	£1,480,393	£1,199,102	£926,964	
15 TMBRC-RES15 - 50 units, 102 DPH (100% flats)	50	£1,031,086	£2,274,414	£2,002,498	£1,739,134	£1,440,012	£1,207,265	£947,895	£705,891	£482,931	£261,436	£44,785	
16 TMBRC-RES16 - 100 units, 29 DPH (100% houses)	100	£1,031,086	£1,727,127	£1,007,637	£943,321	£879,178	£816,440	£752,014	£692,993	£632,126	£570,072	£508,112	
17 TMBRC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£1,031,086	£1,727,127	£1,007,637	£943,321	£879,178	£816,440	£752,014	£692,993	£632,126	£570,072	£508,112	
18 TMBRC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£1,031,086	£1,727,127	£1,007,637	£943,321	£879,178	£816,440	£752,014	£692,993	£632,126	£570,072	£508,112	
19 TMBRC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,968	£20,994,475	£19,271,979	£18,461,214	£17,614,428	£15,979,371	£14,796,795	£13,546,699	£12,360,785	£11,163,946	£9,991,290	
20 TMBRC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£9,485,962	£17,446,685	£16,211,096	£14,993,931	£13,789,221	£12,565,955	£11,417,132	£10,245,990	£9,094,820	£7,992,331	£6,892,295	
21 TMBRC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£14,228,968	£20,994,475	£19,271,979	£18,461,214	£17,614,428	£15,979,371	£14,796,795	£13,546,699	£12,360,785	£11,163,946	£9,991,290	
22 TMBRC-RES22 - 250 units, 30 DPH (100% houses)	250	£20,682,172	£24,334,398	£22,855,488	£21,391,106	£19,941,226	£18,505,645	£17,054,158	£15,678,288	£14,286,707	£12,932,159	£11,548,450	
23 TMBRC-RES23 - 300 units, 30 DPH (100% houses)	300	£24,746,067	£29,201,243	£27,426,586	£25,659,328	£23,929,471	£22,207,053	£20,501,958	£18,814,304	£17,144,049	£15,591,194	£13,855,740	
24 TMBRC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	£36,994,991	£36,568,781	£34,225,721	£31,905,961	£29,609,353	£27,335,945	£25,085,738	£22,858,732	£20,654,926	£18,474,321	
25 TMBRC-RES25 - 500 units, 30 DPH (100% houses)	500	£40,353,617	£47,027,365	£46,170,717	£41,342,077	£38,541,445	£35,768,821	£33,024,204	£30,307,595	£27,618,993	£24,958,400	£22,305,814	
26 TMBRC-RES26 - 600 units, 30 DPH (100% houses)	600	£48,562,336	£56,544,336	£55,454,336	£49,734,234	£46,009,861	£42,610,495	£39,446,126	£36,396,759	£33,452,392	£30,607,025	£27,851,658	
27 TMBRC-RES27 - 700 units, 30 DPH (100% houses)	700	£56,959,512	£63,243,688	£62,140,782	£55,659,655	£51,834,129	£48,106,240	£44,616,052	£41,263,503	£37,148,613	£33,371,382	£29,811,811	
28 TMBRC-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	£72,278,500	£70,888,962	£63,542,464	£59,239,004	£55,761,022	£52,468,861	£49,245,557	£45,857,295	£42,455,577	£38,927,300	
29 TMBRC-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486,900	£77,894,030	£76,164,145	£68,480,939	£63,843,512	£59,252,762	£54,708,391	£50,210,397	£45,758,781	£41,353,443	£36,994,883	
30 TMBRC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,984,268	£88,594,922	£87,293,495	£76,699,600	£70,937,236	£65,636,403	£60,797,101	£56,199,329	£50,843,088	£45,944,381	£41,105,204	
31 TMBRC-RES31 - 1,250 units, 30DPH (100% houses)	1,250	£123,730,332	£102,123,730	£101,192,722	£90,271,724	£82,931,718	£76,178,718	£69,946,718	£64,126,718	£58,716,718	£53,606,718	£48,696,718	
32 TMBRC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,662,918	£133,277,411	£130,364,389	£117,952,932	£107,952,182	£98,152,058	£89,539,419	£81,294,267	£73,426,166	£65,963,723	£58,474,314	
33 TMBRC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£181,471,157	£122,516,447	£115,072,466	£107,701,378	£100,432,282	£93,178,280	£86,026,071	£78,946,955	£71,939,669	£64,996,703	£58,127,424	
34 TMBRC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963,391	£131,163,567	£123,193,861	£115,300,922	£107,479,451	£97,730,205	£92,071,185	£84,484,392	£76,975,825	£69,548,426	£62,190,701	
35 TMBRC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	70	£1,031,086	£1,727,127	£1,007,637	£943,321	£879,178	£816,440	£752,014	£692,993	£632,126	£570,072	£508,112	
36 TMBRC-MIX1 - 31 units (75% houses, 5,000 sqm light Ind)	31	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	
37 TMBRC-MIX2 - 11 units (75% houses), 5,000 sqm Light Ind	11	£8,246,689	£11,233,443	£10,488,530	£9,751,115	£9,021,238	£8,297,894	£7,573,975	£6,857,690	£6,149,038	£5,448,018	£4,754,632	
38 TMBRC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£16,497,378	£26,612,324	£23,851,488	£22,106,288	£20,388,868	£18,675,312	£16,984,070	£15,301,245	£13,636,355	£11,989,399	£10,360,377	
39 TMBRC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	
40 TMBRC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£18,246,889	£14,209,890	£12,839,414	£11,462,082	£10,137,962	£8,867,118	£7,640,486	£6,465,086	£5,339,686	£4,264,286	£3,238,886	
41 TMBRC-MIX6 - 480 units (50% houses), 3,850 sqm care home	480	£24,346,889	£14,209,890	£12,839,414	£11,462,082	£10,137,962	£8,867,118	£7,640,486	£6,465,086	£5,339,686	£4,264,286	£3,238,886	
42 TMBRC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	
43 TMBRC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£18,246,889	£10,322,104	£8,944,668	£7,581,684	£6,233,098	£4,898,923	£3,576,195	£2,257,841	£94,546	£34,307	£1,634,434	
44 TMBRC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	£24,349,902	£21,611,508	£18,962,171	£16,340,993	£13,747,673	£11,182,512	£8,659,369	£6,104,806	£3,602,544	£1,128,580	
45 TMBRC-MIX10 - 132 units (100% flats), 2,000 sqm retail, 5,000 sqm	132	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	
46 TMBRC-MIX11 - 140 units (100% flats), 2,000 sqm retail, 5,000 sqm	140	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	
47 TMBRC-MIX12 - 132 units (100% flats), 2,000 sqm retail, 5,000 sqm	132	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	
48 TMBRC-MIX13 - 140 units (100% flats), 2,000 sqm retail, 5,000 sqm	140	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	
49 TMBRC-MIX14 - 132 units (100% flats), 2,000 sqm retail, 5,000 sqm	132	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	
50 TMBRC-MIX15 - 140 units (100% flats), 2,000 sqm retail, 5,000 sqm	140	£14,124,344	£13,186,463	£12,903,553	£11,640,553	£10,655,689	£9,689,689	£8,749,689	£7,824,689	£6,924,689	£6,044,689	£5,184,689	

Max AH
0%
20%
40%
0%
35%
40%
25%
30%
30%
35%
0%
30%
35%
30%
0%
25%
30%
30%
25%
30%
30%
10%
10%
15%
5%
5%
0%
0%
0%
0%
0%
0%
0%
0%
0%
20%
25%
15%
20%
25%
0%
5%
10%
0%
0%
0%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)		£374,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
			5%	10%	15%	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£149,600	554,918	521,160	487,733	454,637	421,873	389,439	357,336	325,565	294,126	263,017	232,239	
TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£174,800	589,118	552,160	517,733	484,637	451,873	419,439	387,336	355,565	324,126	293,017	262,239	
TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£371,400	480,111	447,275	414,770	382,594	350,750	319,233	288,051	257,198	226,675	196,481	166,619	
TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£261,800	1,068,837	1,042,320	975,466	909,274	843,744	778,777	714,672	651,131	588,251	526,034	464,479	
TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£112,200	1,109,837	1,042,320	975,466	909,274	843,744	778,777	714,672	651,131	588,251	526,034	464,479	
TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£74,800	960,223	894,550	829,540	765,190	701,500	638,471	576,103	514,395	452,940	392,963	333,333	
TBMC-RES7 - 10 units, 66.5 DPH (60% houses, 50% flats)	10	£74,800	859,035	788,041	716,845	645,471	574,032	502,593	431,154	359,715	288,276	216,837	145,400	
TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£261,800	2,243,975	2,107,960	1,973,338	1,840,022	1,708,038	1,577,389	1,448,073	1,320,951	1,193,445	1,068,131	944,152	
TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£187,000	1,873,439	1,742,078	1,611,883	1,482,945	1,355,339	1,228,065	1,104,123	980,512	858,234	737,287	617,672	
TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£112,200	1,840,493	1,353,938	1,228,702	1,104,791	982,202	860,936	740,993	622,373	505,075	389,171	274,448	
TBMC-RES11 - 25 units, 14 DPH (100% houses)	25	£1,000,000	3,854,333	3,654,333	3,454,333	3,254,333	3,054,333	2,854,333	2,654,333	2,454,333	2,254,333	2,054,333	1,854,333	
TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£633,800	5,524,339	5,190,519	4,860,001	4,529,483	4,200,000	3,870,000	3,540,000	3,210,000	2,880,000	2,550,000	2,220,000	
TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£411,400	4,466,607	4,152,789	3,842,146	3,533,679	3,230,487	2,928,217	2,631,330	2,336,566	2,044,977	1,756,564	1,471,326	
TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£299,200	3,526,640	3,224,868	2,926,250	2,630,765	2,338,375	2,046,917	1,753,164	1,460,393	1,169,102	920,864	684,037	
TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£187,000	627,414	602,498	579,134	554,402	529,670	504,938	480,206	455,474	430,742	406,010	381,278	
TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£1,000,000	3,854,333	3,654,333	3,454,333	3,254,333	3,054,333	2,854,333	2,654,333	2,454,333	2,254,333	2,054,333	1,854,333	
TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£860,200	8,933,214	8,305,575	7,684,292	7,069,357	6,450,774	5,835,542	5,220,961	4,607,132	4,000,954	3,401,512	2,802,952	
TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£561,000	7,053,281	6,449,738	5,852,500	5,261,570	4,676,948	4,096,335	3,526,828	2,960,785	2,398,204	1,841,988	1,292,075	
TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£2,580,000	20,994,475	19,721,379	18,461,914	17,214,428	15,979,371	14,756,795	13,546,699	12,349,083	11,163,946	9,991,969	8,831,114	
TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,720,000	17,440,685	16,211,086	14,993,931	13,789,221	12,595,955	11,417,132	10,258,756	9,094,820	7,952,331	6,828,275	5,704,683	
TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£1,000,000	17,440,685	16,211,086	14,993,931	13,789,221	12,595,955	11,417,132	10,258,756	9,094,820	7,952,331	6,828,275	5,704,683	
TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£3,740,000	24,334,398	22,855,448	21,391,106	19,941,226	18,505,946	17,094,955	15,678,586	14,296,707	12,909,329	11,546,450	10,198,073	
TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£4,488,000	29,201,243	27,426,586	25,669,328	23,929,421	22,207,051	20,501,959	18,814,304	17,144,049	15,541,194	13,885,740	12,237,688	
TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£5,610,000	38,934,091	36,568,781	34,225,771	31,905,961	29,620,353	27,355,945	25,085,738	22,858,732	20,694,926	18,474,321	16,216,916	
TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£7,854,000	47,027,385	44,170,717	41,342,077	38,541,445	35,768,821	33,024,024	30,307,959	27,618,993	25,059,400	22,525,814	19,917,236	
TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£9,680,000	57,000,621	53,550,261	50,100,461	46,650,661	43,200,861	39,751,061	36,301,261	32,851,461	29,401,661	25,951,861	22,502,061	
TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£11,968,000	69,243,688	65,402,842	61,559,956	57,718,120	53,876,284	49,934,448	45,992,612	42,050,776	38,108,940	34,167,104	30,225,268	
TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£13,464,000	77,278,500	72,888,962	68,499,424	64,110,000	59,720,576	55,331,152	50,941,728	46,552,304	42,162,880	37,773,456	33,384,032	
TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£14,960,000	87,894,030	83,164,145	78,430,260	73,696,375	68,962,490	64,228,605	59,494,720	54,760,835	49,926,950	45,193,065	40,459,180	
TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£17,852,000	105,846,922	101,293,495	96,739,660	92,185,825	87,631,990	83,078,155	78,524,320	73,970,485	69,416,650	64,862,815	60,308,980	
TBMC-RES31 - 1,250 units, 30DPH (100% houses)	1,250	£22,440,000	133,687,122	127,912,722	122,138,322	116,363,922	110,589,522	104,815,122	99,040,722	93,266,322	87,491,922	81,717,522	75,943,122	
TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£28,050,000	173,277,471	166,394,839	159,512,207	152,629,575	145,746,943	138,864,311	131,981,679	125,099,047	118,216,415	111,333,783	104,451,151	
TBMC-RES33 - 1,700 units, 30DPH (100% houses)	1,700	£32,912,000	122,516,447	115,072,462	107,701,378	100,330,282	93,178,180	86,026,071	78,874,965	71,722,859	64,570,753	57,418,647	50,266,541	
TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£41,888,000	131,163,587	123,163,881	115,300,922	107,479,451	99,738,205	92,071,185	84,448,332	76,875,825	69,545,844	62,190,701	54,934,262	
TBMC-CARE1 - 70 units light care scheme (130 DPH, 100% flats)	70	£187,000	1,258,751	1,196,757	1,134,763	1,072,769	1,010,775	948,781	886,787	824,793	762,799	700,805	638,811	
TBMC-MIX1 - 31 units (75% houses, 5,000 sqm light care home)	31	£231,000	1,318,463	1,246,055	1,173,647	1,101,239	1,028,831	956,423	884,015	811,607	739,199	666,791	594,383	
TBMC-MIX2 - 118 units (75% houses, 5,000 sqm light care home)	118	£1,496,000	11,233,483	10,488,530	9,751,115	9,021,238	8,297,894	7,573,975	6,857,990	6,149,038	5,448,018	4,743,632	4,068,981	
TBMC-MIX3 - 293 units (75% houses, 5,000 sqm light care home)	293	£2,992,000	25,612,532	23,851,498	22,106,238	20,382,888	18,665,312	16,948,070	15,201,245	13,536,355	11,899,399	10,360,377	8,738,128	
TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£748,000	6,373,058	5,704,077	5,040,911	4,383,951	3,732,118	3,086,490	2,446,710	1,812,775	1,168,885	562,442	-54,778	
TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£4,496,000	14,209,890	12,839,414	11,462,082	10,137,362	8,807,116	7,489,484	6,185,095	4,893,919	3,615,987	2,351,268	1,096,549	
TBMC-MIX6 - 242 units (50% houses), 3,850 sqm care home	242	£4,992,000	15,717,138	14,140,918	12,564,698	11,010,478	9,460,258	7,910,038	6,360,818	4,810,598	3,260,378	1,710,158	85,950	
TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£748,000	2,463,127	1,780,808	1,105,620	847,953	592,771	340,593	89,543	1,547,073	2,196,390	2,838,417	3,477,229	4,100,801
TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£1,496,000	10,322,104	8,944,668	7,581,684	6,233,066	4,898,923	3,576,195	2,257,841	954,046	340,307	-1,634,434	-2,913,781	
TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£2,992,000	24,388,902	21,611,508	18,962,171	16,340,993	13,747,673	11,152,152	8,635,399	6,104,806	3,602,544	1,128,580	-337,178	
TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	130	£748,000	1,074,010	974,590	875,170	775,750	676,330	576,910	477,490	378,070	278,650	179,230	79,810	
TBMC-MIX11 - 134 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	134	£1,496,000	9,452,536	8,655,827	7,869,617	7,083,407	6,297,197	5,511,007	4,724,817	3,938,627	3,152,437	2,366,247	1,580,057	
TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	742	£2,992,000	8,908,526	8,442,833	7,976,184	7,509,334	7,042,485	6,575,636	6,108,787	5,641,937	5,175,087	4,708,237	4,241,570	

	Max AH
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	15%
	50%
	50%
	5%
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	50%
	0%
	50%
	50%
	40%
	45%
	50%
	10%
	30%
	40%
	0%
	0%
	5%

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)		£247,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values						
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£98,800	594,918	521,160	488,733	454,637	421,873	389,439	357,336	325,565	294,073	263,077	232,239
2 TMBC-RES2 - 5 units, 24 DPH (100% houses)	5	£49,400	554,918	521,160	488,733	454,637	421,873	389,439	357,336	325,565	294,126	263,077	232,239
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£24,700	480,111	447,275	414,770	382,504	350,750	319,235	288,051	257,108	226,676	196,481	166,619
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£172,900	1,109,337	1,042,320	975,466	909,274	843,744	778,877	714,672	651,131	588,251	526,034	464,479
5 TMBC-RES5 - 10 units, 24 DPH (100% houses)	10	£74,100	1,109,337	1,042,320	975,466	909,274	843,744	778,877	714,672	651,131	588,251	526,034	464,479
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£49,400	1,109,337	1,042,320	975,466	909,274	843,744	778,877	714,672	651,131	588,251	526,034	464,479
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£49,400	720,684	658,035	596,041	534,703	474,021	413,993	354,622	295,905	237,345	180,440	123,225
8 TMBC-RES8 - 20 units, 29.95 flats, 10 DPH (100% houses)	20	£172,900	2,243,975	2,107,908	1,973,338	1,840,022	1,708,338	1,577,389	1,448,073	1,320,901	1,193,445	1,068,131	944,152
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£123,500	1,873,439	1,742,078	1,611,883	1,482,945	1,355,339	1,229,065	1,104,123	980,512	858,234	737,287	617,672
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£74,100	1,480,493	1,353,396	1,228,702	1,104,771	982,202	860,506	740,969	622,373	505,675	389,101	274,445
11 TMBC-RES11 - 20 units, 100% DPH (100% houses)	20	£172,900	1,480,493	1,353,396	1,228,702	1,104,771	982,202	860,506	740,969	622,373	505,675	389,101	274,445
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£419,900	5,524,390	5,190,518	4,860,001	4,529,754	4,200,758	3,888,900	3,570,666	3,256,517	2,945,541	2,638,038	2,333,709
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£217,700	4,466,607	4,152,789	3,842,146	3,534,679	3,230,387	2,929,271	2,631,300	2,336,566	2,044,197	1,756,564	1,471,326
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£197,600	5,526,460	5,224,688	4,926,250	4,630,785	4,338,475	4,046,317	3,754,134	3,462,039	3,170,122	2,878,284	2,586,630
15 TMBC-RES15 - 50 units, 102 DPH (100% houses)	50	£123,500	6,274,141	6,002,498	5,735,174	5,467,442	5,200,000	4,932,452	4,664,898	4,397,340	4,129,782	3,862,224	3,594,666
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£868,100	10,077,873	9,517,073	8,956,273	8,395,473	7,834,673	7,273,873	6,713,073	6,152,273	5,591,473	5,030,673	4,469,873
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£588,100	9,833,214	9,305,578	8,784,292	8,262,956	7,741,620	7,220,284	6,700,948	6,180,612	5,660,276	5,139,940	4,619,604
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£370,500	10,053,281	9,640,736	9,228,191	8,815,646	8,403,101	7,990,556	7,578,011	7,165,466	6,752,921	6,340,376	5,927,831
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£1,704,300	20,994,475	19,721,979	18,461,964	17,214,428	16,079,971	14,756,795	13,546,699	12,349,083	11,163,946	9,981,290	8,831,114
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£1,136,200	17,440,685	16,221,488	15,003,913	13,789,212	12,568,955	11,417,132	10,240,469	9,094,620	7,952,331	6,822,285	5,704,683
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£741,000	17,440,685	16,221,488	15,003,913	13,789,212	12,568,955	11,417,132	10,240,469	9,094,620	7,952,331	6,822,285	5,704,683
22 TMBC-RES22 - 250 units, 29 DPH (100% houses)	250	£2,470,000	24,334,399	22,855,488	21,391,106	19,941,226	18,505,846	17,084,965	15,678,986	14,286,707	12,902,329	11,550,426	10,198,073
23 TMBC-RES23 - 300 units, 29 DPH (100% houses)	300	£2,964,000	29,201,243	27,426,586	25,669,328	23,929,471	22,207,051	20,501,959	18,814,304	17,144,049	15,491,194	13,855,740	12,237,688
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£3,705,000	38,934,991	36,568,781	34,225,771	31,905,961	29,620,353	27,335,545	25,085,738	22,858,732	20,694,926	18,474,321	16,316,916
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£4,590,000	47,027,365	44,770,717	41,342,077	38,541,445	35,769,821	33,024,204	30,307,595	27,618,993	25,051,380	22,525,814	20,071,726
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£5,175,000	53,004,861	50,491,495	46,810,456	43,269,584	40,009,724	36,989,148	34,092,581	31,312,013	28,642,446	26,062,879	23,572,312
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£7,904,000	63,243,688	59,402,842	55,599,656	51,834,129	48,106,260	44,416,052	40,763,503	37,148,613	33,569,102	30,051,811	26,529,899
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£8,890,000	72,728,500	67,888,962	63,542,464	59,239,004	54,978,583	50,761,202	46,586,861	42,455,557	38,367,295	34,322,070	30,319,885
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£9,880,000	77,894,000	73,164,145	68,840,639	63,843,512	59,252,762	54,708,391	50,210,397	45,758,781	41,353,543	36,994,683	32,682,018
30 TMBC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£11,856,000	93,088,822	87,293,495	82,089,600	76,037,236	70,336,405	64,836,403	59,787,101	55,189,905	50,843,995	46,584,981	42,305,204
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£14,823,000	103,477,419	97,192,122	91,490,456	85,278,733	79,073,743	73,160,973	67,549,743	62,192,513	56,925,491	51,748,469	46,659,091
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£18,525,000	133,047,411	126,394,888	119,579,832	112,652,936	105,558,129	98,539,419	91,694,267	85,166,602	78,963,729	72,861,314	66,830,974
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£21,736,000	122,516,547	115,072,466	107,701,378	100,403,262	93,178,108	86,026,071	78,946,955	71,939,669	64,996,703	58,127,424	51,330,240
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£27,664,000	131,163,557	123,163,881	115,300,922	107,479,451	99,736,205	92,071,185	84,484,392	76,875,825	69,554,484	62,180,701	54,504,462
35 TMBC-RES35 - 70 units, 20 DPH (100% flats)	70	£1,000,000	13,763,637	12,763,637	11,763,637	10,763,637	9,763,637	8,763,637	7,763,637	6,763,637	5,763,637	4,763,637	3,763,637
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£494,000	3,351,364	3,188,465	2,993,525	2,802,618	2,613,654	2,426,665	2,241,650	2,056,609	1,877,540	1,698,445	1,521,325
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£988,000	11,233,483	10,488,530	9,751,151	9,021,238	8,297,894	7,573,975	6,857,890	6,148,538	5,448,018	4,742,632	4,068,881
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£1,976,000	26,612,532	23,851,498	22,108,283	20,382,888	18,675,312	16,984,070	15,301,245	13,636,355	11,989,399	10,360,377	8,738,128
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£494,000	3,573,098	3,574,077	3,574,091	3,435,911	3,327,116	3,196,490	2,446,710	1,812,775	1,164,685	562,442	-84,778
40 TMBC-MIX5 - 244 units (50% houses), 3,850 sqm care home	244	£988,000	7,146,196	7,146,196	7,146,196	6,858,496	6,570,796	6,283,096	5,995,396	5,707,696	5,419,996	5,132,296	4,844,596
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£1,976,000	30,055,496	27,317,336	24,576,545	21,863,982	19,175,438	16,522,644	13,893,869	11,293,023	8,720,106	6,175,118	3,658,050
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£494,000	2,463,127	1,780,800	1,105,620	437,563	22,771	890,543	1,547,073	2,196,365	2,838,417	3,473,228	4,100,801
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£988,000	10,322,104	8,944,686	7,586,164	6,233,096	4,898,923	3,576,195	2,257,841	954,046	340,307	1,634,434	2,913,781
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£1,976,000	24,288,802	21,811,508	18,962,171	16,340,993	13,741,673	11,192,512	8,635,366	6,104,806	3,602,644	1,126,580	-137,078
45 TMBC-MIX10 - 1,000 units (50% houses), 2,000 sqm retail, 5,000 sqm	1,000	£24,700,000	244,000,000	228,000,000	212,000,000	196,000,000	180,000,000	164,000,000	148,000,000	132,000,000	116,000,000	100,000,000	84,000,000
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm	334	£988,000	942,532	565,327	2,699,677	3,855,337	5,423,100	6,972,338	8,528,447	10,069,650	11,590,238	13,093,212	14,571,570
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm	742	£1,976,000	8,908,529	5,442,833	2,016,164	1,392,344	8,055,872	8,214,242	11,582,044	14,910,337	18,235,617	21,545,034	24,815,490

[illegible]

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,968 ps/m

£6,668,704 PER HA

AH Tenure

Type of rent

Rented 80%

50% Soc Rent

30% AH Rent

Intermediate:

SO 20%

FH 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	616,810	579,978	543,705	507,789	472,233	437,035	402,197	367,718	333,597	299,835	266,432
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	616,810	579,978	543,705	507,789	472,233	437,035	402,197	367,718	333,597	299,835	266,432
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£966,870	540,877	505,205	469,890	434,935	400,336	366,096	332,214	298,690	265,524	232,717	200,266
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,233,221	1,159,956	1,087,408	1,015,578	944,465	874,072	804,394	735,436	667,194	599,670	532,864
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,233,221	1,159,956	1,087,408	1,015,578	944,465	874,072	804,394	735,436	667,194	599,670	532,864
6 TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,087,753	1,010,409	939,781	869,859	800,673	732,193	664,428	597,390	531,049	465,432	400,533
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	839,220	771,124	703,539	636,764	570,700	505,347	440,704	376,772	313,551	251,040	189,240
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,486,798	2,339,472	2,193,589	2,049,149	1,906,152	1,764,599	1,624,487	1,485,820	1,348,595	1,212,813	1,078,474
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	2,111,667	1,969,153	1,828,077	1,688,440	1,550,242	1,413,482	1,278,161	1,144,278	1,011,790	880,477	750,607
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,715,944	1,578,351	1,442,191	1,307,463	1,174,168	1,042,305	911,874	782,877	655,312	529,178	404,479
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	710,652	593,687	478,027	363,673	250,625	138,983	28,447	£1,915	191,384	299,529	406,346
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,707	6,108,524	5,747,497	5,390,007	5,036,052	4,685,632	4,338,749	3,995,401	3,655,589	3,319,312	2,985,572	2,657,367
13 TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	5,040,427	4,699,772	4,362,555	4,028,776	3,698,435	3,371,531	3,048,067	2,728,040	2,411,452	2,098,302	1,788,589
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	4,088,546	3,760,438	3,435,745	3,114,468	2,796,608	2,482,162	2,171,133	1,863,519	1,559,322	1,258,540	959,985
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,135,139	886,627	640,912	397,993	157,747	£3,787	324,853	563,046	798,366	1,030,812	1,260,386
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,595	11,897,504	11,193,026	10,495,448	9,804,767	9,120,984	8,444,100	7,774,114	7,111,027	6,454,838	5,805,546	5,163,154
17 TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	10,080,855	9,399,544	8,725,110	8,057,551	7,396,859	6,743,064	6,096,134	5,456,081	4,822,904	4,196,603	3,577,179
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	£1,777,092	7,520,876	6,871,491	6,228,937	5,593,215	4,964,325	4,342,266	3,727,039	3,118,843	2,517,079	1,919,917
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	23,292,361	21,912,671	20,546,491	19,193,821	17,854,661	16,529,011	15,216,871	13,918,241	12,633,120	11,361,511	10,103,410
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	19,716,184	18,380,293	17,057,884	15,748,959	14,453,518	13,171,561	11,903,087	10,648,097	9,406,590	8,178,568	6,964,028
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,060,112	15,927,230	14,640,951	13,368,066	12,108,578	10,862,485	9,629,784	8,410,479	7,204,569	6,012,053	4,828,778	3,655,905
22 TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	£26,697,000	12,082,428	11,080,855	10,085,428	9,107,987	8,140,479	7,189,088	6,259,989	5,349,989	4,462,904	3,599,887	2,744,413
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£30,024,447	13,627,113	12,543,269	11,463,288	10,384,169	9,305,912	8,224,518	7,149,087	6,073,317	5,000,511	3,927,556	2,854,485
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	43,293,485	40,724,359	38,180,384	35,661,558	33,167,883	30,699,358	28,255,982	25,837,757	23,444,681	21,076,756	18,733,980
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	52,203,831	49,106,429	46,039,352	43,002,598	39,996,170	37,020,064	34,074,284	31,158,829	28,273,697	25,418,891	22,594,408
26 TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	62,644,597	59,827,715	55,247,222	51,803,118	47,995,402	44,244,077	40,899,141	37,390,595	33,928,437	30,502,668	27,113,289
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,710	71,087,917	67,987,019	61,869,544	57,765,707	53,745,788	49,744,989	45,785,408	41,844,989	37,928,912	34,015,199	30,124,413
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	80,170,017	75,413,737	70,704,024	66,040,881	61,423,254	56,851,427	52,326,180	47,847,516	43,415,433	39,029,932	34,691,011
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	86,333,406	81,209,279	76,135,320	71,111,527	66,137,902	61,214,443	56,341,152	51,518,028	46,745,070	42,022,280	37,349,657
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	95,926,007	90,232,532	84,594,800	79,012,808	73,486,558	68,016,048	62,601,280	57,242,253	51,938,967	46,691,422	41,499,619
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£420,122,233	114,618,470	107,815,003	101,078,147	94,407,902	87,804,268	81,287,244	74,796,832	68,393,031	62,055,841	55,785,261	49,581,293
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,701	135,627,027	127,857,025	120,085,428	113,267,987	106,450,127	99,636,268	92,820,013	86,008,912	79,200,887	72,394,613	65,584,433
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	135,617,220	127,564,890	119,586,553	111,687,122	103,866,569	96,124,903	88,462,124	80,878,322	73,373,227	65,947,109	58,599,878
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	145,129,754	136,506,319	127,967,319	119,512,752	111,142,620	102,856,921	94,655,656	86,534,718	78,492,514	70,534,844	62,661,705
35 TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	12,561	75,357	163,467	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351
36 TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	3,748,074	3,536,089	3,326,245	3,116,540	2,912,977	2,709,555	2,508,274	2,309,133	2,112,133	1,917,274	1,724,556
37 TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	12,022,879	11,793,916	10,993,116	10,200,452	9,416,011	8,639,705	7,867,317	7,097,528	6,336,006	5,582,754	4,837,770
38 TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£33,349,631	28,955,650	26,943,045	25,048,742	23,175,740	21,321,040	19,485,641	17,659,544	15,872,748	14,088,345	12,316,048	10,565,186
39 TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	7,422,621	6,704,457	5,992,628	5,287,134	4,587,973	3,895,149	3,208,659	2,528,504	1,854,684	1,187,198	526,048
40 TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	16,659,121	15,180,816	13,710,248	12,253,773	10,811,672	9,383,943	7,970,587	6,571,604	5,166,994	3,816,757	2,460,894
41 TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	35,231,397	32,222,582	29,244,086	26,295,908	23,378,049	20,490,509	17,633,287	14,806,384	12,009,800	9,243,534	6,507,587
42 TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	7,127,028	6,378,753	5,644,207	4,917,387	4,198,294	3,486,928	2,783,289	2,087,378	1,399,193	716,736	46,006
43 TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	16,265,109	14,762,800	13,276,147	11,805,150	10,349,659	8,910,125	7,486,096	6,077,725	4,685,009	3,307,950	1,946,547
44 TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£33,349,631	32,904,934	29,976,060	27,077,745	24,209,984	21,372,782	18,566,134	15,790,045	13,044,512	10,329,535	7,645,116	4,987,591
45 TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£14,234,344	1,550,030	859,338	176,373	506,478	1,184,174	1,854,027	2,522,619	3,187,734	3,844,877	4,494,045	5,135,239
46 TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	7,353,825	5,619,823	3,905,208	2,209,979	526,177	1,168,815	2,851,902	4,515,058	6,158,282	7,806,048	9,438,373
47 TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	19,129,026	15,369,121	11,596,113	7,874,642	4,195,710	559,217	3,080,841	6,719,968	10,330,020	13,965,133	17,473,385

Max AH

0%
25%
40%
50%
60%
70%
80%
90%
100%
110%
120%
130%
140%
150%
160%
170%
180%
190%
200%
210%
220%
230%
240%
250%
260%
270%
280%
290%
300%
310%
320%
330%
340%
350%
360%
370%
380%
390%
400%
410%
420%
430%
440%
450%
460%
470%
480%
490%
500%
510%
520%
530%
540%
550%
560%
570%
580%
590%
600%
610%
620%
630%
640%
650%
660%
670%
680%
690%
700%
710%
720%
730%
740%
750%
760%
770%
780%
790%
800%
810%
820%
830%
840%
850%
860%
870%
880%
890%
900%
910%
920%
930%
940%
950%
960%
970%
980%
990%
1000%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£2,624,860	616,810	579,978	543,705	507,789	472,233	437,035	402,197	367,718	333,597	299,835	266,432
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£1,412,534	616,810	579,978	543,705	507,789	472,233	437,035	402,197	367,718	333,597	299,835	266,432
3 TMB-C-RES3 - 5 units, 43 DPH (100% houses, 25% flats)	5	£2,606,135	616,810	579,978	543,705	507,789	472,233	437,035	402,197	367,718	333,597	299,835	266,432
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	1,233,221	1,159,956	1,087,408	1,015,578	944,465	874,072	804,394	735,436	667,194	599,670	532,864
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£1,618,652	1,233,221	1,159,956	1,087,408	1,015,578	944,465	874,072	804,394	735,436	667,194	599,670	532,864
6 TMB-C-RES6 - 10 units, 43 DPH (75% houses, 25% flats)	10	£1,412,534	1,081,753	1,010,409	939,787	869,869	800,673	732,193	664,428	597,380	531,043	465,432	400,533
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,412,534	839,220	771,024	703,539	636,764	570,700	505,347	440,704	376,712	312,672	251,946	195,243
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	1,233,221	1,159,956	1,087,408	1,015,578	944,465	874,072	804,394	735,436	667,194	599,670	532,864
9 TMB-C-RES9 - 20 units, 43 DPH (75% houses, 25% flats)	20	£1,031,086	1,211,667	1,069,153	1,028,077	1,088,440	1,550,242	1,413,482	1,278,161	1,144,278	1,011,700	880,477	750,607
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£1,618,652	1,715,944	1,578,351	1,442,191	1,363,643	1,174,168	1,042,305	911,874	782,877	655,312	529,178	404,479
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£1,412,534	710,652	593,687	478,027	387,675	250,626	138,883	28,447	81,915	191,384	299,529	409,346
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£3,505,693	6,108,524	5,747,497	5,390,007	5,036,052	4,686,632	4,338,749	3,995,401	3,655,589	3,319,312	2,978,628	2,657,367
13 TMB-C-RES13 - 50 units, 43 DPH (75% houses, 25% flats)	50	£2,438,555	5,043,125	4,389,772	3,736,420	3,083,068	2,429,716	1,776,364	1,122,012	567,660	209,302	1,208,502	2,098,402
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,639,768	4,089,546	3,760,438	3,435,745	3,114,468	2,796,608	2,482,162	2,171,133	1,863,519	1,559,322	1,258,920	950,989
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£1,031,086	1,135,139	886,627	640,912	397,993	157,747	87,787	32,483	563,046	798,366	1,030,812	1,260,389
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£1,071,386	11,897,504	11,193,026	10,495,448	9,804,767	9,120,984	8,444,100	7,774,114	7,111,027	6,454,638	5,805,546	5,163,154
17 TMB-C-RES17 - 100 units, 43 DPH (75% houses, 25% flats)	100	£1,452,199	10,086,779	9,399,644	8,720,110	8,049,182	7,378,250	6,706,318	6,034,386	5,362,454	4,690,522	4,018,590	3,346,658
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£1,093,258	11,077,092	10,576,876	6,871,491	6,228,937	5,593,215	4,964,325	4,346,262	3,727,039	3,118,443	2,511,079	1,919,917
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,988	23,292,361	21,912,671	20,546,491	19,193,821	17,854,661	16,529,011	15,216,871	13,918,241	12,633,120	11,351,101	10,103,410
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£14,885,992	19,716,184	18,380,293	17,057,484	15,748,959	14,453,518	13,171,561	11,903,087	10,648,097	9,406,590	8,178,568	6,964,028
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£1,985,517	19,572,230	18,440,951	13,368,066	12,708,578	10,462,483	9,170,568	7,840,478	6,504,589	5,167,053	3,828,778	2,564,905
22 TMB-C-RES22 - 300 units, 29 DPH (100% houses)	300	£22,621,722	35,452,724	33,452,724	31,452,724	29,452,724	27,452,724	25,452,724	23,452,724	21,452,724	19,452,724	17,452,724	15,452,724
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£24,746,067	34,024,113	30,543,269	28,633,288	26,746,169	24,875,912	23,024,518	21,191,987	19,378,317	17,583,511	15,807,566	14,050,489
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	43,293,485	40,724,359	38,180,384	35,661,558	33,167,883	30,694,358	28,255,982	25,837,757	23,448,076	21,076,756	18,733,980
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£43,305,617	52,623,631	49,106,429	46,309,352	43,002,598	39,996,102	37,020,084	34,074,284	31,158,629	28,273,697	25,411,981	22,594,643
26 TMB-C-RES26 - 500 units, 30 DPH (100% houses)	500	£21,654,390	40,627,617	38,627,617	36,627,617	34,627,617	32,627,617	30,627,617	28,627,617	26,627,617	24,627,617	22,627,617	20,627,617
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£58,989,512	1,148,783	65,987,019	61,866,021	57,745,023	53,624,025	49,503,027	45,382,029	41,261,031	37,140,033	33,019,035	28,898,037
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£74,238,201	10,170,017	71,253,737	70,704,024	66,040,681	61,424,254	56,814,227	52,236,180	47,647,516	43,155,433	38,729,932	34,391,011
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£82,486,800	86,333,406	85,019,279	76,135,320	71,111,527	66,137,902	61,214,443	56,341,152	51,518,028	46,745,070	42,022,280	37,349,657
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£96,984,266	95,928,007	90,232,532	84,594,800	79,012,808	73,468,558	68,016,048	62,601,280	57,242,253	51,938,987	46,691,422	41,499,613
31 TMB-C-RES31 - 1,000 units, 30DPH (100% houses)	1,000	£125,030,334	125,030,334	125,030,334	125,030,334	125,030,334	125,030,334	125,030,334	125,030,334	125,030,334	125,030,334	125,030,334	125,030,334
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,862,918	102,410,472	117,957,885	110,598,423	103,857,815	96,052,167	88,295,288	81,620,013	74,806,867	67,956,312	61,069,887	54,204,413
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£1,81,471,157	135,617,220	127,564,880	119,586,563	111,697,122	103,866,568	96,124,903	88,462,124	80,878,232	73,327,647	65,799,108	58,266,878
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963,291	145,129,734	136,06,319	127,367,319	119,572,122	111,742,620	103,866,568	96,124,903	88,462,124	80,878,232	73,327,647	65,799,108
35 TMB-CARE1 - 7 unit care scheme (130 DPH, 100% flats)	7	£1,031,086		75,357	163,497	251,579	339,699	427,799	519,910	604,029	695,130	780,241	868,351
36 TMB-CARE1 - 31 units care scheme (130 DPH, 100% flats)	31	£4,244,244	3,748,074	3,583,098	3,418,122	3,253,146	3,088,170	2,923,194	2,758,218	2,593,242	2,428,266	2,263,290	2,098,314
37 TMB-MIX2 - 118 units (75% houses), 5.00 sqm light land	118	£2,438,088	1,022,876	1,179,916	1,093,116	1,030,482	946,016	863,705	786,737	7,097,528	6,336,006	5,562,754	4,737,770
38 TMB-MIX3 - 293 units (75% houses), 5.00 sqm light land	293	£1,647,378	2,855,650	26,943,405	25,049,742	23,575,740	21,321,901	19,065,641	17,689,544	15,72,748	14,086,545	12,316,048	10,565,185
39 TMB-MIX4 - 91 units (50% houses), 3.850 sqm care home	91	£1,244,344	7,422,621	7,604,457	5,992,628	5,287,134	4,587,973	3,885,149	3,208,859	2,528,504	1,854,684	1,178,198	528,048
40 TMB-MIX5 - 224 units (50% houses), 3.850 sqm care home	224	£3,248,689	16,659,121	15,180,816	13,724,248	12,253,733	10,811,672	9,383,943	7,970,587	6,571,694	5,166,944	3,765,577	2,460,894
41 TMB-MIX6 - 224 units (50% houses), 2,000 sqm retail	224	£1,647,378	1,647,378	3,294,756	3,294,756	3,294,756	3,294,756	3,294,756	3,294,756	3,294,756	3,294,756	3,294,756	3,294,756
42 TMB-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£1,244,344	7,121,028	6,378,753	5,544,207	4,713,387	4,198,294	3,684,928	3,178,299	2,687,378	2,199,193	1,718,736	1,237,386
43 TMB-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£2,438,689	16,265,109	14,762,800	13,276,147	11,805,150	10,349,879	8,901,125	7,486,096	6,077,725	4,659,039	3,307,950	1,947,591
44 TMB-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£1,647,378	3,294,934	29,976,067	27,777,475	24,209,964	21,372,782	18,566,134	15,790,405	13,044,512	10,285,535	7,645,116	4,987,597
45 TMB-MIX10 - 130 units (50% flats), 2,000 sqm retail, 5,000 sqm	130	£1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344
46 TMB-MIX11 - 34 units (50% flats), 2,000 sqm retail, 5,000 sqm	34	£248,689	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344
47 TMB-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm	742	£1,647,378	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344	1,244,344

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,314 psm

£66,687,704 PER HA

AH Tenure of rent: Rented 80% 50% Soc Rent 30% AH Rent

Intermediate:

SO 20% FH 0%

Description		No of units	BLV	Residual land values										Max AH				
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	739,995	597,613	555,646	514,094	572,954	532,230	491,919	452,022	412,540	373,471	334,816	0%			
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,533,741	739,995	597,613	555,646	514,094	572,954	532,230	491,919	452,022	412,540	373,471	334,816	0%			
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	662,407	621,062	580,132	539,614	499,509	459,816	420,541	381,675	343,224	305,186	267,561	0%			
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,479,990	1,395,227	1,311,293	1,228,187	1,145,909	1,064,460	983,838	904,044	825,079	746,942	669,633	0%			
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,479,990	1,395,227	1,311,293	1,228,187	1,145,909	1,064,460	983,838	904,044	825,079	746,942	669,633	0%			
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,324,814	1,242,126	1,169,264	1,097,228	1,025,019	919,636	841,081	763,352	686,436	610,372	535,123	0%			
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	1,076,232	997,002	918,534	840,886	764,059	688,053	612,869	538,504	464,962	392,240	320,339	0%			
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,972,442	2,802,435	2,634,089	2,467,405	2,302,380	2,139,017	1,977,315	1,817,274	1,658,894	1,502,175	1,347,116	0%			
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	2,588,121	2,423,306	2,260,148	2,098,645	1,938,800	1,780,611	1,624,079	1,469,204	1,315,985	1,164,423	1,014,518	0%			
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	2,184,510	2,025,327	1,867,791	1,711,902	1,557,661	1,405,043	1,253,638	1,103,885	955,785	809,336	664,539	5%			
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	1,148,238	1,010,746	874,789	740,369	607,453	476,054	346,172	217,805	90,954	39,006	16,034	0%			
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,707	2,269,625	6,654,370	6,443,170	6,036,029	5,632,945	5,233,916	4,838,945	4,448,032	4,061,174	3,678,374	3,299,630	0%			
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	6,188,068	5,793,739	5,403,372	5,016,970	4,634,530	4,256,054	3,881,540	3,510,989	3,144,402	2,781,778	2,423,116	0%			
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,363	5,212,357	4,831,577	4,454,736	4,081,836	3,712,875	3,347,852	2,986,770	2,629,628	2,276,425	1,927,162	1,581,838	0%			
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	2,150,586	1,854,887	1,562,466	1,273,324	987,460	704,873	425,567	149,538	127,026	404,103	677,809	0%			
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£2,273,593	14,223,181	13,410,097	12,604,955	11,807,757	11,018,501	10,237,188	9,463,818	8,696,391	7,940,907	7,191,367	6,449,769	0%			
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	12,378,136	11,587,478	10,806,748	10,033,940	9,269,061	8,512,107	7,763,079	7,021,979	6,288,803	5,563,555	4,846,232	0%			
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	10,424,715	9,663,154	8,909,473	8,163,671	7,425,748	6,695,705	5,973,540	5,259,255	4,552,850	3,854,323	3,163,676	0%			
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£4,614,057	27,888,134	26,294,055	24,715,547	23,152,609	21,605,240	20,073,442	18,557,214	17,056,556	15,571,469	14,101,951	12,648,003	0%			
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£3,076,038	24,228,278	22,683,264	21,153,778	19,639,822	18,141,393	16,658,493	15,191,120	13,739,276	12,302,960	10,882,173	9,476,914	0%			
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£2,000,611	20,383,734	18,888,837	17,409,408	15,945,448	14,496,958	13,063,937	11,646,386	10,244,304	8,857,690	7,486,546	6,130,871	0%			
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	£2,667,482	20,694,000	19,188,236	17,693,528	16,200,820	14,708,969	13,217,082	11,725,192	10,233,302	8,741,416	7,249,530	5,758,646	0%			
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£3,007,853	36,077,853	36,775,699	34,565,228	32,376,558	30,209,688	28,064,619	25,941,350	23,839,881	21,760,214	19,702,347	17,686,280	0%			
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	52,010,472	49,034,266	46,086,971	43,168,744	40,279,584	37,419,491	34,588,467	31,786,510	29,013,619	26,269,796	23,555,040	0%			
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	62,532,317	58,953,115	55,408,865	51,899,570	48,425,229	44,985,842	41,581,409	38,211,930	34,877,405	31,577,834	28,312,217	0%			
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	75,036,781	70,743,738	66,490,639	62,279,484	58,110,275	53,983,010	49,897,691	45,854,316	41,852,886	37,893,401	33,975,861	0%			
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£183,987,709	83,883,323	79,086,129	74,323,849	69,614,478	64,952,019	60,346,569	55,793,129	51,246,613	46,771,301	42,343,400	37,962,411	0%			
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£207,073,340	95,866,654	90,377,291	84,941,541	79,559,404	74,230,879	68,955,969	63,734,671	58,566,986	53,452,916	48,392,458	43,385,613	0%			
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	103,143,207	97,235,636	91,385,765	85,593,595	79,859,126	74,182,359	68,653,294	63,001,929	57,498,265	52,052,302	46,604,041	0%			
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,766	114,603,564	108,039,595	101,539,738	95,103,995	88,732,363	82,424,844	76,181,438	70,002,143	63,886,961	57,835,891	51,848,934	0%			
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	136,855,257	129,015,354	121,252,028	113,565,280	105,955,112	98,421,520	90,964,507	83,584,071	76,280,214	69,052,935	61,900,518	0%			
32	TBMC-RES32 - 1,500 units, 30DPH (100% houses)	1,500	£500,450,701	149,608,238	141,031,456	132,538,348	124,129,086	115,689,129	107,251,829	98,820,875	90,390,696	82,000,279	73,597,819	65,190,813	0%			
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	161,728,335	152,455,306	143,272,853	134,180,975	125,179,681	116,268,964	107,448,824	98,719,263	90,080,279	81,531,874	73,074,047	0%			
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	173,011,433	163,089,271	153,264,032	143,535,715	133,904,321	124,369,849	114,931,822	105,582,949	96,331,078	87,176,210	78,118,346	0%			
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	12,561	75,357	163,467	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351	0%			
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	4,481,531	4,235,342	3,991,627	3,750,388	3,511,624	3,275,335	3,041,521	2,810,183	2,581,320	2,354,932	2,131,020	0%			
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	15,337,753	14,404,686	13,477,120	12,558,968	11,659,234	10,750,915	9,861,014	8,980,527	8,109,458	7,238,995	6,375,546	0%			
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£33,449,378	19,302,393	18,095,392	16,888,837	15,688,837	14,488,837	13,288,837	12,088,837	10,888,837	9,688,837	8,488,837	7,288,837	0%			
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	9,521,688	8,705,218	7,896,062	7,094,217	6,299,684	5,512,465	4,732,558	3,959,963	3,194,680	2,436,709	1,686,052	0%			
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	21,514,919	19,809,776	18,121,203	16,449,201	14,793,768	13,154,907	11,532,615	9,926,895	8,329,009	6,747,696	5,183,036	0%			
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	45,387,416	41,938,479	38,509,027	35,112,815	31,751,454	28,424,945	25,112,124	21,833,108	18,589,188	15,380,367	12,206,644	0%			
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	9,691,428	8,819,243	7,965,977	7,121,632	6,286,205	5,459,688	4,642,111	3,833,443	3,033,694	2,242,665	1,460,967	0%			
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	21,515,017	19,631,413	17,747,826	15,864,170	13,979,541	12,095,912	10,212,283	8,328,654	6,445,025	4,561,396	2,678,767	0%			
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	43,594,961	40,180,927	36,802,260	33,458,959	30,151,026	26,876,460	23,641,259	20,439,426	17,260,180	14,112,776	11,000,925	0%			
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£4,204,630	4,204,630	3,397,746	2,596,372	1,799,080	1,010,790	231,504	546,969	1,319,896	2,083,906	2,851,104	3,609,011	0%			
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	14,013,762	11,968,531	9,945,873	7,945,792	5,968,266	4,013,354	2,080,998	169,349	1,768,917	3,686,552	5,580,971	0%			
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	35,511,283	29,069,940	24,677,597	20,334,252	16,039,908	11,794,563	7,563,978	3,372,858	780,471	4,934,988	9,907,094	0%			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172 PER HA

Description		No of units	BLV	Residual land values										Max AH				
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH									

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,487 psm

£6,668,704 PER HA

80%
Type of rent

80%
Rentd SO Cent

30%
Af Rent

Intermediate:

SO 20%
FH 0%

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values									
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	801,687	756,432	711,617	667,246	623,315	579,827	536,789	494,174	452,011	410,289	369,009				
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,533,741	801,687	756,432	711,617	667,246	623,315	579,827	536,789	494,174	452,011	410,289	369,009				
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	723,172	678,992	635,252	591,953	549,096	506,679	464,704	423,168	382,074	341,421	301,209				
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,603,374	1,512,862	1,423,235	1,334,492	1,246,630	1,159,653	1,073,560	988,349	904,021	820,578	738,017				
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,603,374	1,512,862	1,423,235	1,334,492	1,246,630	1,159,653	1,073,560	988,349	904,021	820,578	738,017				
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,468,345	1,357,984	1,270,504	1,183,807	1,098,191	1,013,358	928,405	846,337	764,749	682,842	602,418				
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	1,194,828	1,109,992	1,026,030	942,946	860,739	779,406	698,951	619,371	540,567	462,840	385,888				
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	3,215,266	3,033,917	2,854,340	2,676,533	2,500,494	2,326,227	2,153,729	1,983,001	1,814,044	1,646,856	1,481,438				
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	2,826,349	2,650,382	2,476,182	2,303,748	2,133,079	1,964,176	1,797,039	1,631,667	1,468,061	1,306,221	1,146,147				
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	2,417,792	2,247,696	2,079,297	1,912,682	1,747,824	1,584,722	1,423,376	1,263,785	1,105,949	949,414	794,570				
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	1,366,987	1,219,276	1,073,186	928,717	785,868	644,641	505,035	367,049	230,685	95,941	37,749				
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	£1,336,707	1,468,345	1,357,984	1,270,504	1,183,807	1,098,191	1,013,358	928,405	846,337	764,749	682,842	602,418				
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	6,759,942	6,339,168	5,922,615	5,510,283	5,102,174	4,698,287	4,298,276	3,902,464	3,510,877	3,123,515	2,740,380				
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	5,774,263	5,367,147	4,964,232	4,565,519	4,171,008	3,780,697	3,394,589	3,012,682	2,634,977	2,261,473	1,892,170				
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	2,658,310	2,339,017	2,023,242	1,710,989	1,402,255	1,097,040	795,346	497,173	202,518	90,749	386,521				
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	15,384,283	14,516,969	13,658,120	12,807,734	11,965,813	11,132,356	10,307,363	9,490,834	8,682,769	7,883,169	7,092,033				
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	15,519,886	12,678,335	11,845,229	11,020,827	10,204,349	9,396,574	8,596,552	7,804,927	7,021,753	6,247,031	5,480,759				
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	11,548,526	10,734,293	9,928,465	9,131,038	8,342,015	7,561,395	6,789,178	6,025,364	5,269,953	4,522,945	3,784,340				
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	30,186,019	28,484,747	26,800,075	25,132,003	23,480,530	21,845,658	20,227,386	18,625,714	17,040,643	15,472,171	13,920,300				
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,036	26,462,679	24,832,266	23,198,411	21,581,115	19,980,379	18,396,202	16,828,583	15,277,524	13,743,024	12,225,083	10,723,702				
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,068,112	22,596,095	21,002,844	19,424,056	17,861,733	16,314,196	14,781,014	13,264,339	11,764,170	10,280,508	8,813,352	7,362,703				
22	TBMC-RES22 - 250 units, 29 DPH (100% houses)	250	£26,697,000	16,908,062	15,869,017	14,834,069	13,802,613	12,781,657	11,776,868	10,789,929	9,824,917	8,884,202	7,959,456	7,063,640				
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	£30,024,447	£2,249,752	30,866,389	37,506,277	35,169,417	32,855,809	30,565,454	28,298,351	26,054,501	23,833,902	21,636,556	19,462,462				
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	56,333,003	53,155,184	50,008,369	46,892,556	43,807,746	40,753,939	37,731,136	34,739,334	31,778,536	28,848,741	25,949,949				
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	67,687,287	63,866,924	60,083,837	56,338,025	52,629,491	48,958,233	45,324,250	41,727,545	38,168,116	34,645,963	31,161,086				
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	£1,224,744	76,640,398	72,100,604	67,605,630	63,155,389	58,749,879	54,389,100	50,073,054	45,801,739	41,575,156	37,393,304				
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,700	£1,259,287	85,626,685	80,552,761	75,528,832	70,508,895	65,501,907	60,505,034	55,512,007	50,533,054	45,583,452	40,649,464				
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	£1,034,973	97,859,068	92,960,298	86,318,665	80,634,167	75,006,805	69,436,580	63,923,489	58,467,535	53,068,718	47,727,035				
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	111,538,313	105,238,352	98,999,862	92,822,846	86,707,301	80,653,231	74,660,631	68,729,505	62,859,851	57,051,670	51,304,962				
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	123,931,459	116,931,502	109,999,847	103,136,496	96,341,446	89,614,700	82,956,257	76,366,116	69,844,279	63,390,744	57,005,513				
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£440,820,233	£17,948,209	139,589,522	131,312,400	123,116,842	115,002,849	106,970,420	99,019,557	91,150,258	83,362,524	75,656,354	68,031,750				
32	TBMC-RES32 - 1,500 units, 30DPH (100% houses)	1,500	£500,152,701	£16,975,287	127,637,863	119,428,055	110,929,827	102,831,613	94,789,829	86,839,952	78,984,927	71,164,917	63,390,744	55,649,513				
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	£17,772,557	164,893,710	155,111,268	145,421,182	135,826,515	126,328,300	116,826,536	107,621,225	98,412,365	89,299,956	80,283,969				
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	186,933,119	176,359,134	165,888,339	155,520,732	145,256,315	135,095,086	125,037,045	115,082,195	105,230,533	95,482,061	85,830,051				
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	12,561	75,357	163,467	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351				
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	4,848,259	4,584,967	4,324,318	4,066,311	3,810,947	3,558,225	3,308,145	3,060,709	2,815,913	2,573,761	2,334,252				
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	16,691,989	15,698,017	14,714,038	13,738,212	12,767,345	11,806,521	10,855,739	9,914,989	8,984,302	8,063,640	7,144,435				
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£33,349,631	38,515,364	36,158,092	33,824,566	31,514,690	29,229,461	26,965,880	24,726,944	22,511,664	20,311,421	18,134,091	15,980,510				
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	10,571,221	9,705,599	8,847,778	7,997,759	7,155,540	6,321,123	5,494,507	4,675,692	3,864,679	3,061,465	2,266,055				
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	23,942,818	22,124,256	20,323,391	18,540,224	16,774,755	15,026,984	13,296,910	11,584,535	9,889,857	8,212,878	6,544,107				
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	50,414,416	46,730,321	43,083,238	39,473,167	35,897,596	32,342,958	28,825,533	25,345,323	21,878,883	18,448,784	15,056,174				
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	10,961,628	10,039,487	9,126,853	8,223,755	7,330,161	6,446,084	5,571,522	4,706,476	3,850,946	3,004,930	2,168,431				
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	24,219,693	22,352,542	20,504,670	18,676,076	16,866,750	15,076,722	13,305,952	11,554,479	9,806,985	8,096,895	6,394,334				
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	48,938,248	45,275,514	41,650,619	38,063,560	34,514,340	31,002,958	27,529,412	24,093,705	20,695,835	17,335,804	14,005,761				
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£4,494,000	5,520,182	4,651,829	3,793,015	2,943,741	2,099,375	1,260,338	430,942	394,745	1,217,219	2,029,904	2,845,896				
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	17,303,434	15,120,766	12,962,064	10,813,699	8,685,359	6,581,189	4,501,188	2,445,356	413,693	1,639,040	3,678,988				
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	40,702,411	35,924,801	31,199,637	26,526,915	21,906,639	17,338,607	12,823,419	8,352,214	3,894,205	516,583	4,936,969				

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values									
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	</			

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,660 ps/m

£66,688,704 PER HA

AY tenure
Type of rent

Rented 80%
50c Soc Rent 30% AH Rent

Intermediate:

SO 20%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	863,379	815,249	767,589	720,398	673,676	627,423	581,641	536,327	491,492	447,106	403,201
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	863,379	815,249	767,589	720,398	673,676	627,423	581,641	536,327	491,492	447,106	403,201
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	783,938	736,921	690,372	644,293	598,682	553,540	508,868	464,661	420,924	377,656	334,856
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,726,757	1,630,499	1,535,177	1,440,796	1,347,352	1,254,847	1,163,280	1,072,653	982,964	894,214	806,402
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,726,757	1,630,499	1,535,177	1,440,796	1,347,352	1,254,847	1,163,280	1,072,653	982,964	894,214	806,402
6 TMB-C-RES6 - 20 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,567,876	1,473,841	1,383,258	1,288,587	1,197,395	1,107,080	1,017,733	926,322	841,849	755,312	669,713
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	1,313,363	1,222,980	1,133,528	1,045,098	957,417	870,759	785,033	700,237	616,373	533,440	451,438
8 TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	3,458,086	3,265,400	3,074,591	2,885,660	2,698,609	2,513,436	2,330,144	2,148,729	1,969,194	1,791,538	1,615,760
9 TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	3,064,576	2,877,460	2,692,217	2,508,851	2,327,358	2,147,741	1,969,998	1,794,130	1,620,137	1,448,019	1,277,775
10 TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	2,651,072	2,470,004	2,290,801	2,113,462	1,937,988	1,764,379	1,592,633	1,422,753	1,254,738	1,088,586	924,300
11 TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	1,585,765	1,427,805	1,271,572	1,117,064	964,283	815,227	663,897	516,294	370,416	226,263	83,838
12 TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,707	8,430,727	7,961,242	7,496,335	7,036,007	6,580,256	6,129,085	5,682,491	5,240,474	4,803,036	4,370,176	3,941,895
13 TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	7,329,507	6,882,072	6,439,119	6,000,648	5,568,661	5,137,156	4,712,133	4,291,594	3,875,537	3,463,963	3,056,871
14 TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	6,336,168	5,902,717	5,473,727	5,049,202	4,629,141	4,213,542	3,802,407	3,395,736	2,993,528	2,595,783	2,202,502
15 TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	3,166,035	2,823,146	2,484,020	2,148,654	1,817,051	1,489,208	1,165,127	844,808	528,249	215,452	95,233
16 TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	16,845,849	15,623,841	14,711,284	13,807,712	12,913,126	12,027,523	11,150,907	10,283,277	9,424,831	8,574,971	7,734,296
17 TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	14,659,014	13,764,143	12,876,237	12,001,297	11,133,382	10,274,312	9,424,268	8,583,186	7,751,074	6,927,925	6,113,742
18 TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	12,672,337	11,805,432	10,947,456	10,098,405	9,258,282	8,427,085	7,604,815	6,791,472	5,987,056	5,191,566	4,405,004
19 TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	32,483,905	30,675,438	28,864,602	27,111,396	25,355,820	23,617,873	21,897,558	20,194,872	18,509,817	16,842,392	15,192,596
20 TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	28,737,082	26,981,268	25,243,044	23,522,410	21,819,365	20,133,911	18,466,047	16,815,773	15,183,088	13,567,995	11,970,490
21 TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	24,805,688	23,107,003	21,425,811	19,762,113	18,115,908	16,487,196	14,875,976	13,282,250	11,703,326	10,140,158	8,594,534
22 TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	£36,470,000	27,909,612	26,707,865	25,509,103	24,315,296	23,121,490	21,927,684	20,733,878	19,540,072	18,346,266	17,152,460	15,958,654
23 TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	£30,024,447	45,491,534	42,957,078	40,447,325	37,962,275	35,501,930	33,066,290	30,655,352	28,269,119	25,907,591	23,570,765	21,258,643
24 TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	60,655,378	57,276,103	53,929,766	50,616,367	47,335,908	44,088,387	40,873,803	37,692,159	34,543,454	31,427,687	28,344,858
25 TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	72,819,268	68,759,307	64,738,924	60,758,120	56,816,895	52,915,249	49,053,182	45,230,694	41,447,784	37,704,453	34,000,701
26 TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	87,383,122	82,511,168	77,696,708	72,909,744	68,180,274	63,496,299	58,863,818	54,276,632	49,737,340	45,245,344	40,800,842
27 TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	£213,989,270	117,725,742	112,043,624	106,353,498	100,663,372	94,973,246	89,284,120	83,595,000	77,906,884	72,218,768	66,530,652	60,843,536
28 TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	111,540,501	106,318,954	99,158,062	93,057,825	87,018,246	81,039,324	75,121,057	69,263,447	63,466,493	57,730,196	52,054,555
29 TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	119,933,421	113,241,068	106,613,960	100,052,097	93,555,476	87,124,101	80,757,969	74,457,081	68,221,438	62,051,038	55,945,884
30 TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	133,259,356	125,823,409	118,459,959	111,168,995	103,950,530	96,804,557	89,731,076	82,730,090	75,801,597	68,945,598	62,162,092
31 TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	159,041,161	150,163,691	141,372,771	132,668,403	124,050,587	115,519,321	107,074,008	98,716,445	90,444,834	82,259,774	74,161,266
32 TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,701	173,725,742	164,033,645	154,426,588	144,813,874	135,209,897	125,602,924	116,999,984	108,392,712	100,000,984	91,613,742	83,226,494
33 TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	187,786,757	177,298,657	166,912,812	156,629,231	146,447,914	136,368,961	126,392,071	116,517,545	106,744,449	97,068,038	87,493,952
34 TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	200,849,929	189,628,998	178,512,646	167,505,749	156,608,308	145,820,322	135,141,792	124,572,717	114,113,098	103,762,934	93,522,225
35 TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	12,561	75,357	163,467	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351
36 TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	5,214,987	4,934,594	4,657,009	4,382,235	4,110,270	3,841,115	3,574,769	3,311,233	3,050,507	2,792,590	2,537,483
37 TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	18,046,185	16,988,968	15,942,003	14,906,099	13,880,588	12,862,127	11,850,494	10,849,471	9,859,145	8,879,487	7,910,499
38 TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	41,728,268	39,220,792	36,738,474	34,281,276	31,849,195	29,442,231	27,060,386	24,703,659	22,372,050	20,058,557	17,774,623
39 TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	11,620,754	10,705,980	9,799,495	8,901,301	8,011,397	7,129,781	6,256,458	5,391,421	4,534,677	3,686,221	2,846,057
40 TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	26,370,717	24,438,735	22,525,579	20,631,247	18,755,740	16,899,060	15,061,205	13,242,175	11,441,970	9,660,590	7,898,036
41 TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	55,425,980	51,521,147	47,642,257	43,801,704	40,000,502	36,236,652	32,516,152	28,814,163	25,100,122	21,517,201	17,905,702
42 TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	12,241,827	11,259,732	10,287,749	9,325,876	8,374,117	7,432,469	6,500,933	5,579,598	4,668,196	3,766,996	2,875,907
43 TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	26,370,717	24,438,735	22,525,579	20,631,247	18,755,740	16,899,060	15,061,205	13,242,175	11,441,970	9,660,590	7,898,036
44 TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	54,281,536	50,370,102	46,498,978	42,668,161	38,877,654	35,127,455	31,417,565	27,747,984	24,118,711	20,529,746	16,981,091
45 TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	6,835,733	5,905,913	4,986,262	4,076,779	3,177,464	2,288,318	1,400,663	522,434	350,787	1,221,543	2,082,781
46 TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	20,590,310	18,253,955	15,943,140	13,657,864	11,398,128	9,149,025	6,921,380	4,719,497	2,543,378	393,021	1,777,006
47 TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	47,893,540	42,779,693	37,721,676	32,719,576	27,773,369	22,883,049	18,048,618	13,270,078	8,547,426	3,839,239	854,715

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	£284,869	863,379	815,249	767,589	720,398	673,676	627,423	581,641	536,327	491,492	447,106	403,201
2 TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	£412,234	863,379	815,249	767,589	720,398	673,676	627,423	581,641	536,327	491,492	447,106	403,201
3 TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	783,938	736,921	690,372	644,293	598,682	553,540	508,868	464,661	420,924	377,656	334,856
4 TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	£1,413,552	1,726,757	1,630,499	1,535,177	1,440,796	1,347,352	1,254,847	1,163,280	1,072,653	982,964	894,214	806,402
5 TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	1,726,757	1,630,499	1,535,177	1,440,796	1,347,352	1,254,847	1,163,280	1,072,653	982,964	894,214	806,402
6 TMB-C-RES6 - 20 units, 43.5 DPH (75% houses, 25% flats)	10	£1,413,552	1,567,876	1,473,841	1,383,258	1,288,587	1,197,395	1,107,080	1,017,733	926,322	841,849	755,312	669,713
7 TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,413											

Appendix 9 - Appraisal outputs (downside)

Max AHMax AHMax AHMax AH

IBRIDGE AND MALLING BOROUGH COUNCIL
CHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

BIRDALE AND MALLING BOROUGH COUNCIL		Sales value £5,141 psm		Type of tenure		Rented 80%		Intermediate:		SO 20%			
CHARMK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,668,704 PER HA		AH tenure		50% Soc Rent		30% Aff Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,667,482	524,970	489,281	453,947	418,967	384,340	350,068	316,148	282,584	249,373	216,517	184,014
TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	E1,133,741	524,970	489,281	453,947	418,967	384,340	350,068	316,148	282,584	249,373	216,517	184,014
TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E666,870	450,613	415,878	381,497	347,469	313,795	280,473	247,505	214,889	182,626	150,717	119,162
TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	E4,668,093	1,049,940	978,563	907,894	837,933	768,680	700,134	632,298	565,169	498,747	433,033	368,028
TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	E2,000,611	1,049,940	978,563	907,894	837,933	768,680	700,134	632,298	565,169	498,747	433,033	368,028
TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,333,741	901,225	831,757	762,995	694,339	627,589	560,946	495,008	428,778	365,254	301,435	238,523
TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,133,741	663,140	596,796	531,152	466,211	401,969	338,428	275,588	213,446	152,011	91,274	31,236
TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	E4,668,093	2,126,097	1,982,700	1,840,726	1,700,173	1,561,041	1,423,331	1,287,042	1,152,175	1,018,729	886,705	755,776
TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E3,334,352	1,757,031	1,618,046	1,480,482	1,344,339	1,209,618	1,076,316	944,437	813,977	684,939	557,321	431,125
TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E2,000,611	1,366,193	1,232,419	1,109,056	969,107	839,567	711,439	584,724	459,419	335,527	213,046	91,976
TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	E1,333,741	985,687	271,945	159,511	48,368	62,425	172,643	281,552	389,152	495,442	600,422	704,092
TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	E11,336,792	5,240,373	4,888,578	4,540,272	4,195,451	3,844,115	3,495,266	3,141,902	2,851,024	2,533,633	2,199,721	1,879,307
TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E7,335,574	4,188,045	3,856,596	3,528,537	3,203,866	2,882,583	2,564,687	2,250,181	1,939,061	1,631,331	1,326,988	1,026,018
TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E5,334,352	3,253,862	2,934,857	2,619,217	2,306,944	1,998,037	1,691,189	1,387,108	1,086,414	789,108	495,189	204,659
TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	E3,334,352	380,938	136,211	108,104	351,642	592,326	830,157	1,065,133	1,297,256	1,526,525	1,752,940	1,976,502
TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	E22,673,593	10,159,856	9,479,961	8,794,866	8,122,567	7,457,068	6,798,368	6,146,465	5,501,361	4,853,058	4,231,549	3,606,841
TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E15,338,019	9,376,089	8,713,194	8,057,074	7,407,731	6,755,165	6,129,375	5,500,361	4,878,129	4,253,962	3,633,976	3,020,038
TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E10,003,056	6,507,724	5,869,714	5,238,436	4,613,888	3,996,074	3,382,377	2,774,214	2,172,826	1,578,216	960,380	409,319
TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	E46,014,057	19,878,960	18,535,493	17,205,343	15,888,509	14,583,122	13,290,608	12,011,435	10,745,603	9,493,112	8,253,962	7,028,151
TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E30,676,038	16,336,036	15,035,650	13,748,562	12,474,769	11,214,273	9,967,074	8,733,171	7,512,564	6,305,255	5,111,241	3,924,888
TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E22,006,112	12,617,267	11,366,102	10,128,144	8,902,312	7,683,021	6,477,026	5,284,327	4,104,923	2,938,814	1,786,001	646,483
TMBC-RES22 - 250 units, 29 DPH (100% houses)	250	E66,027,030	29,026,842	27,173,984	25,276,781	23,385,189	21,492,237	19,602,248	17,712,924	15,822,248	13,932,662	12,043,058	10,153,460
TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	E80,024,447	37,607,011	35,276,781	32,865,189	30,453,015	28,041,036	25,629,063	23,217,084	20,805,105	18,393,126	15,981,147	13,569,168
TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	E100,030,558	36,809,348	34,302,375	31,820,253	29,362,982	26,930,564	24,522,998	22,140,284	19,782,421	17,449,411	15,141,253	12,857,947
TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	E140,042,781	44,500,639	41,481,868	38,493,015	35,534,080	32,605,063	29,705,964	26,836,783	23,997,521	21,188,176	18,407,172	15,649,793
TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	E166,177,597	53,400,768	49,778,242	46,191,618	42,640,896	39,126,075	35,647,156	32,204,140	28,797,025	25,425,811	22,088,607	18,779,751
TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	E213,398,572	69,889,895	65,835,724	61,822,717	57,849,875	53,892,042	49,942,196	46,004,682	42,072,331	38,140,829	34,212,326	30,283,823
TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	E240,073,340	68,444,451	63,812,256	59,225,963	54,685,572	50,191,082	45,742,494	41,339,807	36,974,501	32,654,167	28,379,835	24,151,506
TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	E266,748,155	73,797,109	68,810,335	63,872,973	58,985,022	54,140,429	49,342,917	44,594,903	39,896,385	35,247,364	30,647,840	26,095,776
TMBC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	E320,097,786	81,996,788	76,455,928	70,969,970	65,538,913	60,156,031	54,825,463	49,549,892	44,329,316	39,163,738	34,053,155	28,995,300
TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E400,122,233	98,065,820	91,439,857	84,876,534	78,378,689	71,846,921	65,580,631	59,280,018	53,045,085	46,875,838	40,759,584	34,706,276
TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	E500,152,791	107,377,055	100,127,951	92,877,055	85,628,116	78,378,689	71,846,921	65,580,631	59,280,018	53,045,085	46,875,838	40,759,584
TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E596,845,941	116,154,414	108,317,598	100,558,417	92,875,366	85,258,892	77,720,181	70,259,233	62,876,048	55,567,864	48,322,993	41,155,274
TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	E746,894,834	124,373,219	115,976,301	107,662,561	99,432,002	91,284,622	83,220,422	75,228,272	67,314,975	59,485,020	51,730,134	44,046,815
TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	E3,334,352	12,561	75,357	163,467	251,579	339,689	427,799	515,910	604,020	692,130	780,241	868,351
TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	E13,337,408	3,203,317	2,996,831	2,792,459	2,590,199	2,390,053	2,192,021	1,996,102	1,802,295	1,610,601	1,421,021	1,233,554
TMBC-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	E26,674,816	10,568,706	9,781,444	9,002,232	8,227,068	7,454,169	6,689,285	5,932,551	5,183,970	4,433,541	3,711,263	2,987,137
TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	E33,349,631	24,038,151	22,176,763	20,334,423	18,508,151	16,691,186	14,893,146	13,114,388	11,354,754	9,599,937	7,860,339	6,140,107
TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E13,337,408	5,863,588	5,162,132	4,466,919	3,777,952	3,095,231	2,418,754	1,748,522	1,084,535	426,794	228,132	883,226
TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E26,674,816	13,017,544	11,568,445	10,133,542	8,712,836	7,306,326	5,914,013	4,535,896	3,171,976	1,815,875	465,905	882,986
TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E53,349,631	27,587,344	24,655,737	21,754,061	18,832,317	16,040,505	13,228,623	10,446,674	7,694,656	4,972,589	2,257,282	440,143
TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E13,337,408	5,219,351	4,497,456	3,783,178	3,076,518	2,377,476	1,686,050	1,002,243	526,054	347,745	1,018,794	1,692,098
TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E26,674,816	12,290,553	10,827,591	9,380,993	7,948,058	6,531,487	5,130,380	3,744,737	2,367,017	998,172	360,465	1,718,467
TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail, 5,000 sq	511	E53,349,631	24,872,798	22,016,316	19,190,083	16,394,098	13,628,362	10,892,875	8,171,902	5,472,376	2,803,379	164,912	2,482,271
TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	E4,124,344	438,102	1,120,725	1,795,585	2,467,353	3,137,719	3,800,192	4,454,774	5,101,463	5,740,262	6,371,169	6,994,184
TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	E26,674,816	2,407,313	702,860	1,001,877	2,697,616	4,373,633	6,029,928	7,681,379	9,327,363	10,953,276	12,559,120	14,144,894
TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	E53,349,631	8,334,758	4,630,555	598,432	2,692,073	6,364,018	10,006,041	13,604,730	17,175,583	20,753,680	24,287,645	27,777,477

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

		£2,062,172		Type of tenure		Rented 80%		Intermediate:		SO 20%			
		£6,668,704 PER HA		AH tenure		50% Soc Rent		32.77 Aff Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,687,452	524,070	489,281	453,947	418,967	384,340	350,068	316,148	282,584	249,373	216,517	184,014
TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	E1,133,741	524,070	489,281	453,947	418,967	384,340	350,068	316,148	282,584	249,373	216,517	184,014
TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E2,062,172	450,613	415,878	381,497	347,469	313,795	280,473	247,505	214,889	182,626	150,717	119,162
TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	E1,443,521	1,049,940	978,563	907,894	837,933	768,680	700,134	632,298	565,169	498,747	433,033	368,028
TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	E2,062,172	1,049,940	978,563	907,894	837,933	768,680	700,134	632,298	565,169	498,747	433,033	368,028
TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,443,521	901,225	831,757	762,995	694,339	627,589	560,946	495,008	428,778	365,254	301,435	238,523
TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,443,521	663,140	596,796	531,152	466,211	401,969	338,428	275,588	213,446	152,011	91,274	31,236
TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	E1,443,521	2,126,097	1,982,700	1,840,726	1,700,173	1,561,041						

Max AHMax AHMax AHMax AH

Appendix 10 - Appraisal outputs (BTR)

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £4,275 psm

AH tenure

Intermediate:

SO 100% DMR

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,667,482	187,527	182,251	177,017	171,824	166,675	161,569	156,504	151,483	146,503	141,565	136,670
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	E1,333,741	92,485	90,251	87,017	83,784	80,550	77,316	74,082	70,848	67,614	64,380	61,146
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E2,668,011	124,538	119,728	114,961	110,236	105,552	100,910	96,308	91,750	87,231	82,756	78,322
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	E4,668,093	375,054	364,501	354,032	343,650	333,351	323,137	313,008	302,964	293,005	283,130	273,341
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	E2,000,611	375,054	364,501	354,032	343,650	333,351	323,137	313,008	302,964	293,005	283,130	273,341
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,333,741	249,075	239,457	229,923	220,471	211,104	201,818	192,617	183,499	174,464	165,512	156,643
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,333,741	46,985	38,923	30,941	23,039	15,218	7,477	-	188	7,882	15,496	23,030
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	E4,668,093	784,025	760,911	737,986	715,249	692,702	670,344	648,174	626,193	604,097	581,398	558,901
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E1,333,741	468,032	447,299	426,751	406,387	386,210	366,217	346,410	326,788	307,351	288,100	269,033
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E2,000,611	136,896	118,765	100,814	83,042	65,452	48,041	30,811	13,762	3,155	20,099	36,860
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	E1,333,741	684,319	690,200	695,980	701,660	707,240	712,719	718,098	723,376	728,554	733,631	738,609
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	E11,336,797	2,024,921	1,963,355	1,902,013	1,839,491	1,777,500	1,716,039	1,655,109	1,594,710	1,534,840	1,475,500	1,416,049
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E7,335,574	1,095,002	1,048,711	1,002,234	956,170	910,521	865,287	820,468	776,000	731,062	686,493	640,360
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E5,334,963	289,177	249,745	210,703	172,049	133,717	94,674	56,038	17,798	20,342	58,346	95,940
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	E3,334,352	2,110,871	2,095,120	2,079,446	2,063,848	2,048,327	2,032,883	2,017,515	2,002,224	1,987,009	1,971,871	1,956,810
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	E22,673,593	3,724,056	3,618,835	3,514,461	3,410,517	3,303,673	3,197,723	3,092,664	2,988,498	2,885,224	2,782,843	2,681,355
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E15,338,019	2,191,206	2,097,421	2,004,466	1,912,340	1,821,042	1,730,572	1,640,931	1,552,118	1,462,123	1,370,984	1,280,721
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E10,003,056	578,354	499,491	421,406	344,097	267,433	189,350	112,070	35,597	40,685	116,691	191,881
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	E46,014,057	7,123,835	6,936,484	6,750,601	6,566,187	6,380,148	6,188,558	5,998,540	5,810,106	5,623,251	5,433,233	5,237,669
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E30,676,038	4,067,126	3,902,235	3,738,774	3,576,743	3,416,143	3,256,917	3,099,229	2,942,917	2,787,549	2,624,334	2,462,662
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E20,006,112	889,033	769,552	650,552	532,584	413,584	294,584	175,584	85,001	217,707	349,010	478,910
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	E66,587,033	7,879,908	7,698,868	7,519,162	7,340,790	7,163,753	6,976,780	6,790,135	6,604,963	6,421,259	6,235,820	6,038,183
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	E80,024,447	9,455,890	9,238,641	9,022,994	8,808,948	8,596,504	8,372,136	8,148,163	7,925,955	7,705,511	7,482,983	7,245,819
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	E100,030,558	12,607,853	12,318,188	12,030,659	11,745,264	11,462,005	11,162,847	10,864,218	10,567,940	10,274,015	9,977,312	9,661,092
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	E140,042,781	15,492,994	15,128,913	14,767,542	14,408,880	14,049,062	13,672,447	13,296,198	12,901,855	12,506,588	12,094,762	11,677,965
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	E166,717,597	18,951,593	18,584,695	18,217,050	17,850,056	17,482,874	17,115,488	16,747,900	16,379,312	16,009,724	15,639,136	15,268,548
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	E213,398,524	21,277,282	20,751,931	20,220,597	19,685,337	19,137,530	18,589,235	18,025,170	17,460,932	16,880,876	16,298,001	15,702,270
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	E240,731,341	24,316,894	23,716,492	23,109,254	22,497,527	21,871,462	21,244,839	20,600,195	19,955,351	19,292,430	18,626,287	17,945,451
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	E268,297,597	26,589,297	25,892,518	25,188,081	24,477,234	23,764,134	23,039,414	22,314,564	21,576,216	20,836,751	20,085,072	19,328,343
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	E320,097,766	29,543,664	28,769,464	27,986,757	27,196,927	26,404,593	25,599,348	24,793,960	23,973,573	23,151,946	22,316,747	21,475,936
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E400,122,233	35,674,922	34,692,596	33,711,301	32,724,472	31,730,538	30,735,571	29,729,248	28,722,762	27,704,356	26,683,218	25,653,094
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	E500,152,791	39,529,190	38,381,239	37,240,149	36,094,239	34,947,871	33,800,913	32,649,489	31,498,598	30,342,358	29,184,888	28,024,149
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E586,845,941	42,911,419	41,653,480	40,387,745	39,127,232	37,864,772	36,601,859	35,339,779	34,074,694	32,810,298	31,543,314	30,274,108
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	E748,024,839	46,169,467	44,780,410	43,385,079	41,988,394	40,610,962	39,226,829	37,844,745	36,463,328	35,084,166	33,705,731	32,327,263
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	E3,334,352	818,939	732,153	645,366	558,580	471,794	385,007	298,221	211,435	124,649	37,862	49,670
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	E13,337,408	1,930,922	1,905,922	1,881,139	1,856,572	1,832,222	1,808,088	1,784,172	1,760,473	1,736,989	1,713,722	1,690,673
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E26,674,816	3,800,612	3,692,692	3,585,717	3,479,687	3,374,604	3,270,467	3,167,275	3,065,029	2,963,729	2,863,375	2,763,966
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	E53,349,631	6,988,087	6,752,086	6,518,118	6,286,187	6,056,292	5,826,431	5,602,608	5,378,817	5,157,064	4,937,345	4,719,662
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E13,337,408	1,406,454	1,225,055	1,044,365	864,362	685,105	506,535	328,674	151,520	25,308	203,729	381,431
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E26,674,816	1,406,454	1,225,055	1,044,365	864,362	685,105	506,535	328,674	151,520	25,308	203,729	381,431
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E53,349,631	1,531,657	1,191,082	852,823	516,881	183,255	150,315	484,328	815,989	1,145,298	1,472,256	1,800,809
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E13,337,408	2,993,694	3,082,568	3,170,565	3,257,687	3,343,933	3,429,302	3,513,796	3,597,414	3,680,156	3,762,022	3,843,012
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E26,674,816	3,244,805	3,363,075	3,480,213	3,596,217	3,711,089	3,824,827	3,937,433	4,048,905	4,160,023	4,271,835	4,382,477
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E53,349,631	4,972,495	5,068,656	5,163,988	5,258,487	5,352,155	5,444,995	5,537,004	5,628,182	5,718,530	5,808,048	5,901,090
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	E13,337,408	8,503,697	8,503,697	8,503,697	8,503,697	8,503,697	8,503,697	8,503,697	8,503,697	8,503,697	8,503,697	8,503,697
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	E26,674,816	15,722,960	15,723,261	15,723,004	15,722,187	15,720,810	15,718,874	15,716,378	15,713,323	15,709,710	15,705,536	15,700,803
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	E53,349,631	29,553,145	29,556,031	29,557,694	29,558,133	29,557,347	29,555,338	29,552,105	29,547,648	29,541,967	29,535,063	29,526,934

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,624,869	187,527	182,251	177,017	171,824	166,675	161,569	156,504	151,483	146,503	141,565	136,670
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	E1,333,741	92,485	90,251	87,017	83,784	80,550	77,316	74,082	70,848	67,614	64,380	61,146
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E2,626,217	124,538	119,728	114,961	110,236	105,552	100,910	96,308	91,750	87,231	82,756	78,322
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	E4,633,521	375,054	364,501	354,032	343,650	333,351	323,137	313,008	302,964	293,005	283,130	273,341
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	E1,618,652	375,054	364,501	354,032	343,650	333,351	323,137	313,008	302,964	293,005	283,130	273,341
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E4,124,234	249,075	239,457	229,923	220,471	211,104	201,818	192,617	183,499	174,464	165,512	156,643
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E4,124,234	46,985	38,923	30,941	23,039	15,218	7,477	-	188	7,882	15,496	23,030
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	E4,643,521	784,025	760,911	737,986	715,249	692,702	670,344	648,174	626,193	604,097	581,398	558,901
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E1,638,089	468,032	447,299	426,751	406,387	386,210	366,217	346,410	326,788	307,351	288,100	269,033
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E2,618,652	136,896	118,765	100,814	83,042	65,452	48,041	30,811	13,762	3,155	20,099	36,860
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	E4,124,234	684,319	690,200	695,980	701,660	707,240	712,719	718,098	723,376	728,584	733,631	738,609
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	E3,505,693	2,024,921	1,963,356	1,902,013	1,839,491	1,777,500	1,716,039	1,655,109	1,594,710	1,534,840	1,475,500	1,416,049
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E2,268,389	1,095,602	1,048,711	1,002,234	956,170	910,521	865,287	820,466	776,060	731,062	686,493	640,360
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E1,649,738	289,177	249,745	210,073	172,043	133,717	94,674	56,036	17,798	20,342	58,346	95,940
15 TMBC-RES15 - 100 units, 102 DPH (100% flats)	100	E1,031,986	2,110,911	2,095,120	2,079,446	2,063,548	2,048,327	2,032,883	2,017,615	2,002,224	1,987,009	1,971,871	1,956,810
16 TMBC-RES16 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E2,268,389	1,095,602	1,048,711	1,002,234	956,170	910,521	865,287	820,466	776,060	731,062	686,493	640,360
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E4,124,234	2,101,206	2,097,421	2,094,456	2,192,340	2,182,042	2,173,502	2,164,931	2,156,218	2,147,505	2,138,792	2,130,281
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E3,093,258	578,354	499,491	421,406	344,097	267,433	189,350	112,970	35,597	40,685	11,691	19,181
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	E14,228,968	7,123,835	6,936,484	6,750,601	6,566,187	6,380,148	6,188,555	5,986,540	5,810,106	5,623,251	5,433,223	5,237,669
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E9,485,992	4,067,126	3,902,235	3,738,774	3,576,743	3,416,143	3,256,971	3,099,229	2,942,917	2,787,549	2,624,334	2,462,662
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E6,166,517	869,933	729,592	590,552	452,934	316,698	181,843	48,369	85,001	217,707	340,010	478,910
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	E20,621,722	7,879,968	7,698,968	7,519,162	7,340,790	7,163,753	6,976,780	6,790,155	6,604,963	6,421,259	6,235,620	6,038,183
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	E24,745,067	9,238,641	9,058,641	8,878,641	8,698,641	8,518,641	8,338,641	8,158,641	7,978,641	7,798,641	7,618,641	7,438,641
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	E30,932,584	12,607,853	12,318,138	12,030,659	11,745,264	11,462,005	11,162,447	10,864,218	10,567,940	10,274,015	9,977,312	9,681,002
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	E45,305,617	15,492,994	15,128,913	14,767,542	14,408,880	14,049,062	13,672,447	13,296,138	12,901,855	12,506,558	12,109,762	11,713,955
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	E51,554,306	18,591,939	18,154,895	17,721,050	17,290,656	16,858,874	16,426,943	15,995,347	15,562,227	15,130,870	14,704,714	14,273,595
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	E65,989,512	21,277,820	20,751,391	20,220,597	19,685,337	19,137,530	18,589,235	18,025,170	17,460,932	16,886,876	16,308,287	15,725,270
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	E74,238,201	24,316,894	23,716,492	23,109,254	22,497,527	21,871,462	21,244,393	20,600,195	19,955,351	19,292,430	18,626,201	17,945,451
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	E82,690,600	26,587,987	25,892,912	25,185,661	24,477,234	23,757,134	23,034,769	22,311,614	21,578,210	20,836,715	20,089,617	19,333,313
30 TMBC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	E90,984,283	28,938,646	28,189,494	27,438,291	26,685,947	25,933,489	25,180,999	24,428,496	23,675,992	22,923,489	22,170,987	21,418,484
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E123,730,334	35,674,922	34,692,596	33,711,301	32,724,472	31,730,538	30,735,517	29,729,245	28,722,762	27,704,356	26,685,218	25,655,930
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	E154,662,918	39,529,190	38,381,239	37,240,149	36,094,239	34,947,871	33,800,913	32,649,480	31,498,598	30,342,298	29,188,288	28,024,149
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E181,471,157	42,911,419	41,653,446	40,387,745	39,127,232	37,864,772	36,601,859	35,339,779	34,074,624	32,819,238	31,543,314	30,274,108
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	E230,963,291	49,169,487	47,800,410	46,385,079	44,998,394	43,610,982	42,226,829	40,843,745	39,463,328	38,084,166	36,705,731	35,327,263
35 TMBC-CARE1 - 1 unit care scheme (130 DPH, 100% flats)	1	E1,031,086	818,939	732,153	645,356	558,580	471,794	385,007	298,221	211,435	124,649	37,862	49,670
36 TMBC-MIX1 - 21 units (75% houses), 5,000 sqm Light Ind	21	E1,244,344	3,930,922	1,895,922	1,691,139	1,656,572	1,622,005	1,587,438	1,552,871	1,518,304	1,483,737	1,449,170	1,414,603
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E2,648,689	8,800,612	3,892,892	3,595,711	3,479,887	3,374,606	3,270,467	3,167,275	3,065,020	2,963,729	2,863,375	2,763,966
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	E18,697,378	9,988,037	6,752,085	6,518,118	6,296,187	6,056,292	5,828,431	5,602,606	5,378,817	5,157,064	4,932,345	4,718,602
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E4,124,344	1,406,454	1,225,055	1,044,365	864,382	685,105	506,535	328,674	151,520	25,308	20,729	381,831
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E28,648,689	1,186,977	969,742	753,566	538,446	324,384	111,380	102,102	16,209	529,243	741,202	962,471
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E1,649,378	1,933,697	1,191,082	852,823	516,881	183,255	150,315	484,328	815,989	1,145,298	1,472,256	1,800,809
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E4,124,344	2,991,694	3,082,368	3,170,985	3,257,987	3,343,933	3,429,930	3,513,796	3,597,414	3,680,198	3,762,022	3,843,042
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E9,808,291	3,360,075	3,450,923	3,541,771	3,632,619	3,723,467	3,814,315	3,905,163	3,996,011	4,086,859	4,177,707	4,268,555
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E16,497,378	3,972,495	5,089,658	5,163,989	5,259,487	5,352,155	5,444,995	5,537,004	5,628,185	5,719,538	5,810,490	5,901,000
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 s	130	E4,124,344	8,053,697	8,503,393	8,950,888	9,402,122	9,850,156	4,899,969	8,498,559	8,949,829	8,499,829	8,499,829	8,499,829
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 s	334	E28,648,689	15,722,960	15,723,261	15,723,004	15,722,187	15,722,187	15,718,874	15,716,378	15,713,323	15,709,710	15,705,356	15,700,803
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 s	742	E42,619,378	29,553,145	29,556,031	29,557,694	29,558,133	29,557,340	29,557,340	29,555,338	29,552,105	29,547,648	29,544,967	29,542,693

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £4,448 psm

AH tenure

Intermediate:

SO 100% DMR

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	237,715	229,679	221,712	213,814	205,984	198,222	190,531	182,907	175,352	167,865	160,448
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	117,972	116,439	115,075	113,814	112,614	111,474	110,391	109,357	108,372	107,435	106,548
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	173,972	166,439	158,975	151,579	144,251	136,991	129,800	122,675	115,620	108,633	101,714
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	475,430	459,358	443,424	427,627	411,967	396,446	381,061	365,814	350,704	335,732	320,897
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	475,430	459,358	443,424	427,627	411,967	396,446	381,061	365,814	350,704	335,732	320,897
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	347,944	332,879	317,950	303,158	288,502	273,982	259,598	245,352	231,240	217,266	203,428
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	143,417	130,027	116,770	103,648	90,658	77,802	65,080	52,492	40,037	27,716	15,528
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	983,349	949,277	915,496	882,009	848,816	815,917	783,310	750,986	717,649	684,918	652,491
9 TMBEC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	863,584	832,072	800,851	769,920	739,275	708,916	678,821	648,912	619,165	589,437	559,714
10 TMBEC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	328,388	299,676	271,251	243,111	215,257	187,691	160,409	133,415	106,707	80,284	54,148
11 TMBEC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	503,621	519,531	535,235	550,736	566,030	581,120	596,004	610,684	625,158	639,427	653,492
12 TMBEC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	2,504,308	2,414,573	2,325,618	2,237,442	2,150,046	2,063,430	1,977,594	1,892,538	1,808,262	1,724,765	1,639,784
13 TMBEC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	1,567,337	1,494,443	1,422,218	1,350,662	1,279,773	1,209,553	1,139,611	1,068,955	998,987	929,706	861,116
14 TMBEC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	755,847	689,673	624,157	559,298	495,096	431,553	368,667	306,440	244,870	183,957	123,703
15 TMBEC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,685,747	1,693,990	1,701,265	1,708,770	1,716,106	1,723,272	1,730,267	1,737,094	1,743,751	1,750,238	1,756,556
16 TMBEC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	4,685,723	4,525,899	4,365,463	4,206,419	4,048,766	3,892,504	3,737,634	3,584,155	3,432,068	3,281,372	3,129,824
17 TMBEC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	1,314,675	1,248,888	1,182,437	1,117,302	1,052,547	987,242	922,279	857,609	792,772	727,765	662,688
18 TMBEC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	1,511,695	1,379,346	1,248,312	1,118,595	990,193	863,107	737,335	612,879	489,740	367,915	247,406
19 TMBEC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	9,032,455	8,740,163	8,447,515	8,151,052	7,857,159	7,563,833	7,277,077	6,980,889	6,704,778	6,412,588	6,123,091
20 TMBEC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	5,938,028	5,671,526	5,405,862	5,142,637	4,881,851	4,623,505	4,367,596	4,109,531	3,849,774	3,592,557	3,337,879
21 TMBEC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	2,703,555	2,461,863	2,225,566	1,985,665	1,751,159	1,519,047	1,289,332	1,062,010	837,083	614,552	394,416
22 TMBEC-RES22 - 250 units, 30 DPH (100% houses)	250	£26,887,033	10,144,170	9,838,634	9,535,620	9,236,124	8,937,056	8,632,505	8,328,505	8,025,713	7,727,220	7,424,727	7,123,732
23 TMBEC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	12,173,004	11,806,361	11,442,744	11,071,349	10,700,467	10,332,758	9,968,221	9,606,856	9,248,664	8,875,691	8,504,946
24 TMBEC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	16,230,672	15,741,815	15,256,992	14,761,799	14,267,289	13,777,010	13,290,960	12,809,141	12,331,551	11,834,255	11,339,929
25 TMBEC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	19,861,143	19,256,889	18,654,543	18,039,235	17,429,157	16,812,348	16,191,193	15,571,232	14,938,825	14,311,269	13,687,504
26 TMBEC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	23,833,371	23,108,266	22,385,452	21,647,082	20,914,988	20,174,818	19,429,432	18,685,479	17,926,590	17,173,523	16,401,004
27 TMBEC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	27,115,881	26,241,913	25,371,423	24,507,437	23,629,174	22,758,554	21,883,352	21,004,966	20,128,778	19,242,465	18,360,672
28 TMBEC-RES28 - 800 units, 30 DPH (100% houses)	800	£249,907,340	30,989,349	29,990,758	28,995,912	28,008,499	27,004,771	26,009,775	25,009,544	24,005,675	23,004,317	21,991,389	20,983,626
29 TMBEC-RES29 - 900 units, 30 DPH (100% houses)	900	£286,748,155	33,703,132	32,591,829	31,475,605	30,360,787	29,255,619	28,138,096	27,029,363	25,918,214	24,805,699	23,696,010	22,579,577
30 TMBEC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,796	37,447,925	36,213,143	34,972,894	33,734,209	32,506,244	31,264,551	30,032,625	28,798,015	27,561,888	26,328,899	25,088,419
31 TMBEC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	45,059,424	43,529,431	42,012,481	40,496,257	38,979,963	37,476,965	35,964,116	34,461,781	32,958,832	31,456,919	29,958,468
32 TMBEC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	49,708,077	47,977,559	46,261,088	44,540,075	42,832,333	41,134,609	39,435,306	37,751,331	36,064,740	34,389,248	32,715,762
33 TMBEC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	53,900,735	52,004,607	50,116,862	48,245,500	46,375,426	44,516,360	42,670,994	40,823,969	38,993,804	37,163,356	35,345,305
34 TMBEC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	57,893,169	55,822,640	53,769,970	51,733,284	49,698,403	47,681,584	45,674,937	43,675,866	41,695,001	39,713,501	37,750,497
35 TMBEC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	818,939	732,153	645,366	558,580	471,794	385,007	298,221	211,435	124,649	37,862	49,670
36 TMBEC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	2,229,182	2,187,741	2,146,679	2,105,994	2,065,686	2,025,756	1,986,203	1,947,027	1,908,230	1,869,809	1,831,766
37 TMBEC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	4,929,994	4,759,822	4,591,204	4,424,142	4,258,632	4,094,679	3,932,279	3,771,433	3,612,142	3,454,406	3,298,224
38 TMBEC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	9,690,798	9,305,823	8,924,340	8,546,350	8,171,851	7,800,844	7,433,328	7,066,306	6,708,775	6,351,736	5,998,189
39 TMBEC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	2,259,333	2,030,812	1,803,469	1,577,306	1,352,321	1,128,515	905,887	684,439	464,170	245,079	27,168
40 TMBEC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	3,210,311	2,881,265	2,554,433	2,229,758	1,907,259	1,586,935	1,268,768	952,818	634,769	318,448	4,378
41 TMBEC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	5,767,996	5,193,356	4,623,374	4,058,050	3,497,385	2,941,378	2,390,029	1,843,338	1,292,722	744,173	200,437
42 TMBEC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	1,937,496	2,084,726	2,230,496	2,374,807	2,517,658	2,659,049	2,798,980	2,937,452	3,074,463	3,210,015	3,344,106
43 TMBEC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	985,802	1,230,803	1,472,997	1,712,985	1,950,567	2,185,742	2,418,510	2,648,872	2,876,827	3,102,375	3,325,518
44 TMBEC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	387,020	736,536	1,082,688	1,425,473	1,764,893	2,100,948	2,433,637	2,771,500	3,106,704	3,438,425	3,766,665
45 TMBEC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	7,386,175	7,447,896	7,508,748	7,568,732	7,627,848	7,686,095	7,743,474	7,799,986	7,855,630	7,910,404	7,964,311
46 TMBEC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	12,892,060	13,049,479	13,204,701	13,357,723	13,508,548	13,657,173	13,803,599	13,947,827	14,089,856	14,229,687	14,367,318
47 TMBEC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	23,352,081	23,699,134	24,041,372	24,378,797	24,711,405	25,039,199	25,362,179	25,680,343	25,993,693	26,302,227	26,605,948

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	237,715	229,679	221,712	213,814	205,984	198,222	190,531	182,907	175,352	167,865	160,448
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	117,972	116,439	115,075	113,814	112,614	111,474	110,391	109,357	108,372	107,435	106,548
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	173,972	166,439	158,975	151,579	144,251	136,991	129,800	122,675	115,620	108,633	101,714
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	475,430	459,358	443,424	427,627	411,967	396,446	381,061	365,814	350,704	335,732	320,897
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	475,430	459,358	443,424	427,627	411,967	396,446	381,061	365,814	350,704	335,732	320,897
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	347,944	332,879	317,950	303,158	288,502	273,982	259,598	245,352	231,240	217,266	203,428
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	143,417	130,027	116,770	103,648	90,658	77,802	65,080	52,492	40,037	27,716	15,528
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	983,349	949,277	915,496	882,009	848,816	815,917	783,310	750,986	717,649	684,918	652,491

TONBRIDGE AND MALLING BOROUGH COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £4,621 psm

AH tenure

Intermediate:

SO 100% DMR

£6,668,704 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	287,903	277,108	266,406	255,802	245,292	234,877	224,556	214,331	204,201	194,166	184,227
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	287,903	277,108	266,406	255,802	245,292	234,877	224,556	214,331	204,201	194,166	184,227
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	223,406	213,150	202,989	192,922	182,951	173,073	163,290	153,602	144,009	134,510	125,106
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	575,806	554,216	532,815	511,605	490,584	469,753	449,113	428,663	408,402	388,333	368,452
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	575,806	554,216	532,815	511,605	490,584	469,753	449,113	428,663	408,402	388,333	368,452
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	446,812	426,300	405,977	385,844	365,900	346,146	326,580	307,204	288,018	269,020	250,211
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	239,849	221,131	202,600	184,255	166,098	148,127	130,344	112,747	95,337	78,115	61,079
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,182,674	1,137,641	1,093,007	1,048,769	1,004,931	961,489	917,995	874,374	831,202	789,437	746,082
9 TMBEC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	859,137	816,846	774,951	733,452	692,349	651,642	611,331	571,417	531,897	492,774	453,508
10 TMBEC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	519,881	480,589	441,689	403,180	365,064	327,340	290,009	253,069	216,520	180,364	144,601
11 TMBEC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	322,923	348,863	374,491	399,810	424,820	449,520	473,910	497,991	521,762	545,226	568,375
12 TMBEC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	2,979,971	2,864,082	2,749,223	2,635,393	2,522,592	2,410,821	2,300,079	2,190,367	2,081,684	1,972,563	1,863,520
13 TMBEC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	2,039,072	1,940,176	1,842,203	1,745,153	1,648,274	1,551,523	1,455,711	1,360,841	1,266,910	1,173,921	1,081,871
14 TMBEC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	1,217,787	1,126,900	1,035,306	945,435	856,476	768,432	681,300	595,082	509,776	425,383	341,904
15 TMBEC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,260,622	1,292,061	1,323,085	1,353,892	1,383,845	1,413,659	1,443,020	1,471,964	1,500,493	1,528,606	1,556,303
16 TMBEC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	5,639,051	5,424,917	5,212,673	5,002,320	4,793,858	4,587,285	4,382,603	4,179,812	3,978,911	3,779,496	3,577,295
17 TMBEC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	4,078,144	3,880,353	3,684,407	3,490,306	3,296,547	3,103,046	2,911,424	2,721,682	2,533,822	2,347,842	2,163,743
18 TMBEC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	2,435,574	2,252,180	2,070,611	1,890,870	1,712,954	1,536,863	1,362,601	1,190,163	1,019,552	850,768	683,809
19 TMBEC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	10,933,974	10,628,887	10,126,956	9,728,785	9,334,170	8,943,113	8,555,614	8,169,823	7,779,046	7,391,942	7,005,511
20 TMBEC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	7,812,130	7,440,816	7,072,950	6,708,531	6,347,550	5,986,879	5,625,050	5,266,756	4,911,999	4,560,779	4,213,066
21 TMBEC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	4,537,177	4,194,175	3,854,581	3,518,962	3,185,620	2,856,253	2,530,293	2,207,743	1,888,802	1,572,869	1,260,545
22 TMBEC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,587,033	12,406,331	11,966,327	11,530,140	11,097,771	10,669,219	10,244,483	9,823,565	9,406,463	8,991,252	8,556,999	8,129,808
23 TMBEC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	14,887,596	14,359,592	13,836,169	13,317,326	12,803,062	12,293,380	11,788,278	11,287,757	10,777,502	10,268,399	9,755,770
24 TMBEC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	19,850,129	19,146,124	18,448,225	17,756,434	17,070,750	16,391,173	15,717,704	15,050,342	14,370,003	13,691,198	13,007,693
25 TMBEC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	24,216,511	23,353,457	22,497,895	21,643,525	20,793,372	19,930,926	19,078,072	18,220,614	17,371,091	16,511,842	15,657,012
26 TMBEC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	29,059,814	28,024,148	26,997,473	25,972,229	24,940,046	23,917,112	22,893,685	21,864,737	20,845,310	19,814,211	18,786,415
27 TMBEC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	32,884,615	31,681,809	30,477,371	29,283,589	28,096,959	26,903,438	25,720,785	24,541,390	23,358,003	22,186,929	21,006,516
28 TMBEC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,023,340	39,822,417	38,207,782	36,481,291	34,696,395	32,851,011	30,947,767	29,095,183	27,204,303	25,356,494	23,549,491	21,780,007
29 TMBEC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	47,045,645	45,226,021	43,376,921	41,503,403	39,603,438	37,672,039	35,722,039	33,741,447	31,767,563	29,792,164	27,830,811
30 TMBEC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,768	54,272,938	52,384,467	50,487,690	48,586,004	46,683,935	44,783,436	42,887,256	40,987,432	39,095,174	37,202,927	35,311,613
31 TMBEC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	67,455,745	65,291,944	63,046,311	60,818,846	58,618,436	56,447,130	54,278,251	52,117,432	50,000,174	47,922,927	45,886,221
32 TMBEC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	99,802,399	97,496,853	95,211,718	92,933,941	90,670,622	88,427,870	86,195,599	83,974,142	81,773,479	79,578,104	77,398,349
33 TMBEC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	134,794,309	132,275,304	129,771,717	127,301,529	124,840,847	122,391,211	119,944,076	117,522,824	115,135,325	112,772,552	110,442,002
34 TMBEC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,834,834	189,507,398	186,782,669	184,082,065	181,403,619	178,735,476	176,091,640	173,472,110	170,862,280	168,274,930	165,710,806	163,155,083
35 TMBEC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	818,939	732,153	645,366	558,580	471,794	385,007	298,221	211,435	124,649	37,862	49,670
36 TMBEC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	2,527,441	2,469,561	2,412,220	2,355,416	2,299,150	2,243,423	2,188,233	2,133,583	2,079,470	2,025,895	1,972,858
37 TMBEC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	6,059,376	5,826,952	5,596,692	5,368,595	5,142,660	4,918,890	4,697,282	4,477,837	4,260,556	4,045,437	3,832,482
38 TMBEC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	12,393,510	11,859,562	11,330,563	10,806,511	10,287,409	9,773,256	9,264,050	8,759,794	8,259,705	7,759,999	7,265,311
39 TMBEC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	3,112,213	2,836,568	2,562,574	2,290,231	2,019,537	1,750,494	1,483,101	1,217,358	953,265	690,624	430,002
40 TMBEC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	5,233,646	4,792,826	4,355,300	3,918,800	3,484,234	3,053,022	2,625,168	2,200,699	1,779,525	1,361,738	947,306
41 TMBEC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	10,004,335	9,195,630	8,393,925	7,599,220	6,804,622	6,015,150	5,232,800	4,457,571	3,689,465	2,928,480	2,174,618
42 TMBEC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	881,297	1,086,884	1,290,428	1,491,927	1,691,383	1,888,795	2,084,164	2,277,488	2,468,770	2,658,007	2,845,201
43 TMBEC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	1,233,002	970,107	569,826	160,080	200,056	553,916	904,130	1,250,703	1,593,631	1,932,916	2,268,558
44 TMBEC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	4,128,067	3,527,985	2,933,793	2,345,492	1,763,079	1,186,557	615,924	51,182	515,417	1,076,819	1,632,240
45 TMBEC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	6,268,655	6,392,399	6,514,628	6,635,341	6,754,540	6,872,222	6,988,389	7,103,042	7,216,179	7,327,801	7,437,907
46 TMBEC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	10,061,159	10,375,697	10,686,398	10,993,261	11,296,285	11,595,471	11,890,820	12,182,330	12,470,002	12,753,838	13,033,834
47 TMBEC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	17,151,016	17,842,237	18,525,051	19,199,460	19,865,463	20,523,059	21,172,251	21,813,037	22,445,418	23,069,392	23,684,961

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	287,903	277,108	266,406	255,802	245,292	234,877	224,556	214,331	204,201	194,166	184,227
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	287,903	277,108	266,406	255,802	245,292	234,877	224,556	214,331	204,201	194,166	184,227
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	223,406	213,150	202,989	192,922	182,951	173,073	163,290	153,602	144,009	134,510	125,106
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	575,806	554,216	532,815	511,605	490,584	469,753	449,113	428,663	408,402	388,333	368,452
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	575,806	554,216	532,815	511,605	490,584	469,753	449,113	428,663	408,402	388,333	368,452
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	446,812	426,300	405,977	385,844	365,900	346,146	326,580	307,204	288,018	269,020	250,211
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£412,434	239,849	221,131	202,600	184,255	166,098	148,127	130,344	112,747	95,337	78,115	61,079
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	1,182,624	1,137,641	1,093,007	1,048,769	1,004,931						

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £4,794 psm

AH tenure

Intermediate:

SO 100% DMR

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	338,091	324,536	311,103	297,791	284,600	271,531	258,582	245,756	233,050	220,466	208,004	
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	£3,733,741	338,091	324,536	311,103	297,791	284,600	271,531	258,582	245,756	233,050	220,466	208,004	
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£2,782,840	272,840	259,860	247,002	234,266	221,649	209,155	196,782	184,529	172,398	160,387	148,497	
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	676,183	649,073	622,206	595,582	569,200	543,061	517,165	491,512	466,102	440,933	416,007	
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	676,183	649,073	622,206	595,582	569,200	543,061	517,165	491,512	466,102	440,933	416,007	
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	545,680	519,721	494,005	468,531	443,299	418,310	393,562	369,057	344,794	320,774	296,996	
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	336,281	312,235	288,425	264,863	241,538	218,452	195,607	173,003	150,838	128,513	106,629	
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,381,998	1,326,027	1,270,516	1,215,529	1,161,045	1,106,216	1,051,883	998,063	944,754	891,958	839,672	
9 TMBEC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,054,689	1,001,619	949,052	896,985	845,419	794,355	743,792	693,730	644,170	594,569	545,188	
10 TMBEC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	711,373	661,501	612,126	563,250	514,870	466,990	419,607	372,722	326,335	280,445	235,054	
11 TMBEC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	142,226	-	178,194	-	213,747	-	248,886	-	283,610	-	317,921	
12 TMBEC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	3,455,633	3,313,591	3,172,828	3,033,343	2,895,138	2,758,211	2,622,564	2,488,195	2,354,118	2,220,035	2,087,255	
13 TMBEC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	2,510,007	2,385,108	2,260,066	2,136,214	2,013,554	1,892,087	1,771,811	1,652,728	1,534,835	1,418,136	1,302,628	
14 TMBEC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	1,679,727	1,562,506	1,446,455	1,331,572	1,217,856	1,105,310	993,932	883,723	774,882	665,790	557,841	
15 TMBEC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	835,498	800,532	764,905	728,934	693,612	658,042	623,152	588,035	552,925	517,815	482,705	
16 TMBEC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	6,590,375	6,323,935	6,059,884	5,798,222	5,538,950	5,282,067	5,027,573	4,775,469	4,525,755	4,274,438	4,024,766	
17 TMBEC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	5,021,613	4,770,217	4,520,131	4,272,429	4,027,110	3,784,174	3,543,623	3,305,455	3,069,672	2,836,271	2,605,254	
18 TMBEC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	3,359,454	3,125,013	2,892,909	2,663,143	2,435,714	2,210,621	1,987,866	1,767,447	1,549,365	1,331,581	1,115,683	
19 TMBEC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	12,819,804	12,310,828	11,806,399	11,306,516	10,811,180	10,320,392	9,831,310	9,339,986	8,853,314	8,371,297	7,893,932	
20 TMBEC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	9,684,633	9,210,106	8,740,037	8,268,344	7,800,453	7,337,095	6,878,272	6,423,982	5,974,224	5,529,001	5,084,000	
21 TMBEC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	6,370,900	6,085,498	5,798,595	5,511,128	5,225,949	4,943,458	4,661,967	4,381,476	4,100,985	3,820,494	3,540,003	
22 TMBEC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,587,033	14,643,470	14,080,463	13,522,445	12,969,418	12,421,382	11,878,335	11,340,280	10,796,195	10,254,319	9,716,946	9,170,645	
23 TMBEC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	17,572,165	16,896,555	16,226,935	15,563,302	14,905,658	14,254,002	13,608,336	12,955,434	12,305,183	11,660,336	11,004,775	
24 TMBEC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	23,429,553	22,528,740	21,635,912	20,751,069	19,874,210	19,005,337	18,144,447	17,273,912	16,406,911	15,547,114	14,673,032	
25 TMBEC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	28,532,174	27,422,262	26,314,152	25,215,990	24,127,773	23,033,733	21,946,787	20,869,995	19,788,688	18,712,415	17,644,503	
26 TMBEC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	34,238,010	32,906,715	31,576,983	30,259,187	28,953,328	27,640,480	26,336,145	25,043,995	23,746,428	22,454,899	21,173,403	
27 TMBEC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	38,605,692	37,076,731	35,557,327	34,036,795	32,530,099	31,037,240	29,544,681	28,059,524	26,568,428	25,116,516	23,652,358	
28 TMBEC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	44,120,791	42,373,407	40,636,945	38,899,193	37,177,256	35,471,132	33,765,349	32,068,028	30,366,775	28,704,590	27,031,268	
29 TMBEC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,890	47,738,897	45,815,909	43,910,120	42,021,531	40,132,421	38,259,094	36,403,181	34,553,802	32,712,238	30,888,320	29,067,279	
30 TMBEC-RES30 - 1,000 units, 30 DPH (100% houses)	1,000	£320,097,768	53,043,219	50,906,965	48,789,023	46,690,590	44,591,579	42,510,104	40,447,979	38,393,114	36,346,931	34,320,355	32,296,977	
31 TMBEC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	63,586,392	61,003,753	58,435,008	55,889,500	53,367,227	50,853,995	48,356,352	45,882,193	43,422,047	40,971,528	38,544,758	
32 TMBEC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	69,833,536	66,959,447	64,111,162	61,288,681	58,479,234	55,690,977	52,928,722	50,189,166	47,460,205	44,757,461	42,076,633	
33 TMBEC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	78,613,403	72,490,522	69,387,563	66,312,748	63,266,076	60,241,326	57,233,923	54,254,860	51,304,135	48,363,899	45,451,790	
34 TMBEC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,834,834	101,564,649	92,490,522	87,461,162	82,436,748	77,425,943	72,437,095	67,469,234	62,529,552	57,609,205	52,720,628	47,885,597	
35 TMBEC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	818,939	732,153	645,366	558,580	471,794	385,007	298,221	211,435	124,649	37,862	49,670	
36 TMBEC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	2,825,702	2,751,381	2,677,760	2,604,837	2,532,615	2,461,090	2,390,265	2,320,138	2,250,710	2,181,982	2,113,952	
37 TMBEC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	7,188,756	6,894,082	6,602,179	6,313,048	6,026,689	5,743,101	5,462,285	5,184,242	4,908,969	4,636,469	4,366,740	
38 TMBEC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	15,096,222	14,413,301	13,736,784	13,063,372	12,395,909	11,734,902	11,080,351	10,432,254	9,790,613	9,155,428	8,526,698	
39 TMBEC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	3,965,091	3,642,324	3,321,679	3,003,155	2,686,753	2,372,472	2,060,314	1,750,277	1,442,362	1,136,599	832,898	
40 TMBEC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	7,238,843	6,683,915	6,133,446	5,587,438	5,045,898	4,508,797	3,976,166	3,447,995	2,924,281	2,405,028	1,890,234	
41 TMBEC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	14,213,136	13,164,257	12,124,810	11,094,795	10,074,213	9,063,063	8,061,346	7,069,061	6,066,208	5,112,788	4,148,800	
42 TMBEC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	172,273	-	89,042	-	350,358	-	609,047	-	1,185,542	-	1,369,348	
43 TMBEC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	3,436,991	2,952,322	2,472,458	1,997,402	1,527,153	1,061,712	601,078	145,250	-	310,435	-	
44 TMBEC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	8,578,803	7,732,811	6,895,169	6,065,877	5,244,935	4,432,344	3,628,103	2,832,211	2,044,670	1,265,479	487,166	
45 TMBEC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 s	130	£13,337,408	5,151,135	-	5,336,902	-	5,520,507	-	5,701,951	-	5,881,231	-	6,068,980	
46 TMBEC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 s	334	£26,674,816	7,230,258	-	7,701,915	-	8,168,095	-	8,628,797	-	9,084,022	-	9,533,770	
47 TMBEC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 s	742	£53,349,631	10,981,303	-	12,006,535	-	13,019,874	-	14,021,321	-	15,019,520	-	16,006,920	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	338,091	324,536	311,103	297,791	284,600	271,531	258,582	245,756	233,050	220,466	208,004
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	£3,733,741	338,091	324,536	311,103	297,791	284,600	271,531	258,582	245,756	233,050	220,466	208,004
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£2,782,840	259,860	247,002	234,266	221,649	209,155	196,782	184,529	172,398	160,387	148,497	148,497
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	676,183	649,073	622,206	595,582	569,200	543,061	517,165	491,512	466,102	440,933	416,007
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	676,183	649,073	622,206	595,582	569,200	543,061	517,165	491,512	466,102	440,933	416,007
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	545,680	519,721	494,005	468,531	443,299	418,310	393,562	369,057	344,794	320,774	296,996
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	336,281	312,235	288,425	264,863	241,538	218,452	195,607	173,003	150,838	128,513	106,629
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,381,998	1,326,027	1,270,516	1,215,529	1,161,045	1,106,216	1,051,883	998,063	944,754	891,958	839,672
9 TMBEC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,054,689	1,001,619	949,052	896,985	845,419	794,355	74				

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £4,968 psm

AH tenure

Intermediate

SO 100% DMR

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBE-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	388,280	371,965	355,796	339,779	323,908	308,184	292,609	277,181	261,900	246,768	231,782	
2 TMBE-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	388,280	371,965	355,796	339,779	323,908	308,184	292,609	277,181	261,900	246,768	231,782	
3 TMBE-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	322,274	306,571	291,016	275,609	260,349	245,236	230,272	215,455	200,785	186,264	171,890	
4 TMBE-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	776,559	743,930	711,597	679,559	647,816	616,369	585,218	554,361	523,800	493,534	463,564	
5 TMBE-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	776,559	743,930	711,597	679,559	647,816	616,369	585,218	554,361	523,800	493,534	463,564	
6 TMBE-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	644,549	613,143	582,033	551,217	520,698	490,473	460,544	430,910	401,572	372,528	343,779	
7 TMBE-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	432,714	403,339	374,259	345,471	316,878	288,777	260,871	233,258	205,398	178,912	152,180	
8 TMBE-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,581,323	1,514,371	1,448,027	1,381,685	1,315,778	1,250,467	1,185,812	1,121,751	1,058,307	995,477	933,264	
9 TMBE-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	1,250,243	1,186,394	1,123,152	1,060,517	998,459	937,067	876,252	816,044	755,730	695,952	636,668	
10 TMBE-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	902,866	842,412	782,564	723,319	664,677	606,639	549,205	492,376	436,149	380,526	325,508	
11 TMBE-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	37,894	7,524	53,002	97,961	142,400	186,321	229,723	272,606	314,970	356,815	398,141	
12 TMBE-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,797	3,931,295	3,763,100	3,596,433	3,431,294	3,267,684	3,105,602	2,945,049	2,785,193	2,625,574	2,467,506	2,310,991	
13 TMBE-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	2,978,005	2,826,408	2,675,533	2,526,483	2,378,336	2,232,652	2,087,911	1,944,614	1,802,760	1,662,350	1,523,383	
14 TMBE-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	2,141,686	1,998,924	1,857,604	1,717,709	1,579,237	1,442,189	1,306,010	1,170,777	1,036,980	904,620	773,696	
15 TMBE-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	410,374	489,003	566,723	643,536	719,441	794,437	868,525	941,705	1,013,977	1,085,341	1,155,766	
16 TMBE-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673,593	7,541,699	7,222,952	6,907,094	6,594,124	6,284,042	5,976,848	5,672,542	5,371,126	5,069,644	4,769,381	4,472,236	
17 TMBE-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	5,956,009	5,652,094	5,351,067	5,052,926	4,757,672	4,465,303	4,175,822	3,889,229	3,605,521	3,324,700	3,046,766	
18 TMBE-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	4,283,333	3,997,847	3,715,208	3,435,417	3,158,473	2,884,378	2,612,019	2,341,553	2,073,961	1,809,240	1,547,392	
19 TMBE-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	14,705,633	14,092,969	13,485,841	12,884,249	12,288,192	11,692,180	11,098,346	10,510,147	9,927,582	9,350,651	8,779,353	
20 TMBE-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	11,549,364	10,965,991	10,387,951	9,815,540	9,248,661	8,687,312	8,131,494	7,581,207	7,036,450	6,493,602	5,951,375	
21 TMBE-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	8,204,422	7,658,798	7,116,610	6,583,859	6,054,542	5,530,662	5,012,219	4,498,196	3,985,145	3,477,596	2,975,548	
22 TMBE-RES22 - 250 units, 30 DPH (100% houses)	250	£66,987,033	16,880,610	16,194,598	15,514,750	14,841,066	14,173,545	13,512,187	12,844,723	12,182,902	11,527,387	10,868,205	10,211,482	
23 TMBE-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	20,256,733	19,433,518	18,617,700	17,809,279	17,008,253	16,214,625	15,413,668	14,619,482	13,832,864	13,041,846	12,253,778	
24 TMBE-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	27,008,977	25,911,358	24,823,600	23,745,704	22,677,671	21,619,500	20,551,557	19,492,643	18,443,819	17,389,128	16,338,372	
25 TMBE-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	32,810,411	31,457,572	30,116,919	28,778,122	27,444,875	26,124,003	24,815,503	23,504,650	22,202,529	20,912,989	19,621,954	
26 TMBE-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	39,372,494	37,749,087	36,140,304	34,533,746	32,933,851	31,348,803	29,778,603	28,205,579	26,643,035	25,095,587	23,546,344	
27 TMBE-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	44,300,077	42,440,607	40,598,048	38,772,240	36,957,917	35,147,489	33,354,069	31,577,658	29,805,136	28,043,054	26,296,202	
28 TMBE-RES28 - 800 units, 30 DPH (100% houses)	800	£240,473,340	50,628,609	48,503,612	46,397,769	44,311,132	42,237,618	40,168,599	38,118,937	36,088,751	34,063,013	32,049,204	30,058,088	
29 TMBE-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	54,693,182	52,381,888	50,080,304	47,799,756	45,540,242	43,301,698	41,065,525	38,850,596	36,656,913	34,473,340	32,301,970	
30 TMBE-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,768	60,770,203	58,202,097	55,644,782	53,110,839	50,600,270	48,112,998	45,628,360	43,167,329	40,729,903	38,303,711	35,891,078	
31 TMBE-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	72,761,525	69,665,583	66,597,685	63,540,943	60,509,806	57,506,928	54,532,311	51,570,086	48,630,857	45,720,130	42,827,391	
32 TMBE-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,791	79,819,780	76,385,261	72,978,155	69,602,261	66,257,577	62,944,024	59,645,120	56,377,619	53,141,518	49,931,386	46,739,992	
33 TMBE-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	86,378,853	82,656,289	78,965,951	75,296,234	71,660,470	68,058,659	64,490,801	60,946,775	57,430,715	53,948,797	50,499,056	
34 TMBE-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,834,834	102,553,474	98,535,860	94,554,754	90,610,155	86,702,066	82,830,484	78,993,036	75,171,410	71,366,448	67,585,148	63,842,775	
35 TMBE-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,352	818,939	732,153	645,366	558,580	471,794	385,007	298,221	211,435	124,649	37,862	49,670	
36 TMBE-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	3,123,961	3,033,201	2,943,301	2,854,260	2,766,079	2,678,757	2,592,296	2,506,693	2,421,951	2,338,068	2,255,045	
37 TMBE-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	8,318,138	7,961,212	7,607,666	7,257,502	6,910,717	6,567,313	6,227,288	5,890,645	5,557,382	5,227,499	4,900,997	
38 TMBE-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349,631	17,770,971	16,937,166	16,111,254	15,293,235	14,483,108	13,680,873	12,886,530	12,100,081	11,321,523	10,550,858	9,784,870	
39 TMBE-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	4,817,970	4,448,080	4,080,783	3,716,080	3,353,969	2,994,452	2,637,527	2,283,196	1,931,458	1,582,314	1,235,763	
40 TMBE-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	9,235,052	8,569,830	7,910,171	7,256,075	6,607,542	5,964,572	5,327,164	4,695,320	4,069,037	3,448,319	2,833,163	
41 TMBE-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£42,674,816	18,392,542	17,112,743	15,844,687	14,588,374	13,343,804	12,110,977	10,889,892	9,680,550	8,482,951	7,297,095	6,122,961	
42 TMBE-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	4,590,299	4,272,843	3,958,549	3,647,418	3,339,451	3,034,648	2,733,007	2,434,529	2,139,215	1,847,064	1,558,076	
43 TMBE-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	8,926,179	8,317,082	7,714,046	7,117,068	6,526,150	5,941,292	5,362,493	4,789,755	4,223,075	3,662,454	3,107,894	
44 TMBE-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349,631	16,287,336	15,194,273	14,103,540	13,023,731	11,954,845	10,896,883	9,849,845	8,813,729	7,788,537	6,774,268	5,770,924	
45 TMBE-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	130	£13,337,408	727,658	973,899	1,217,347	1,458,000	1,697,187	1,937,141	2,167,484	2,398,419	2,626,544	2,851,858	3,074,364	
46 TMBE-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	334	£26,674,816	1,247,901	1,870,789	2,486,620	3,095,395	3,697,114	4,291,777	4,879,384	5,459,936	6,033,431	6,599,869	7,161,161	
47 TMBE-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm care home	742	£53,349,631	1,823,155	3,186,988	4,535,396	5,888,379	7,185,936	8,488,069	9,774,776	11,046,057	12,301,914	13,542,344	14,767,349	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBE-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	388,280	371,965	355,796	339,779	323,908	308,184	292,609	277,181	261,900	246,768	231,782
2 TMBE-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	388,280	371,965	355,796	339,779	323,908	308,184	292,609	277,181	261,900	246,768	231,782
3 TMBE-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	322,274	306,571	291,016	275,609	260,349	245,236	230,272	215,455	200,785	186,264	171,890
4 TMBE-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	776,559	743,930	711,597	679,559	647,816	616,369	585,218	554,361	523,800	493,534	463,564
5 TMBE-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	776,559	743,930	711,597	679,559	647,816	616,369	585,218	554,361	523,800	493,534	463,564
6 TMBE-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	644,549	613,143	582,033	551,217	520,698	490,473	460,544	430,910	401,572	372,528	343,779
7 TMBE-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	432,714	403,339	374,259	345,471	316,878	288,777	260,871	233,258	205,398	178,912	152,180
8 TMBE-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	1,5										

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £5,141 psm

AH tenure

Intermediate:

SO 100% DMR

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,667,482	438,468	419,393	400,494	381,769	363,216	344,839	326,635	308,605	290,750	273,068	255,560	
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	E1,333,741	215,876	209,693	203,510	197,327	191,144	184,961	178,778	172,595	166,412	160,229	154,046	
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E666,870	371,709	353,282	335,030	316,952	299,048	281,319	263,762	246,382	229,174	212,141	195,282	
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	E4,668,093	876,936	838,788	800,988	763,536	726,432	689,677	653,270	617,211	581,498	546,135	511,119	
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	E2,000,611	876,936	838,788	800,988	763,536	726,432	689,677	653,270	617,211	581,498	546,135	511,119	
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,333,741	743,417	706,564	670,060	633,904	598,096	562,637	527,526	492,763	458,348	424,282	390,564	
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,333,741	529,146	494,444	460,087	426,079	392,418	359,102	326,135	293,513	261,239	229,311	197,730	
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	E4,668,093	1,760,027	1,702,027	1,624,131	1,546,954	1,470,497	1,394,759	1,319,739	1,245,439	1,171,859	1,098,997	1,026,854	
9 TMBEC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E3,334,352	1,445,795	1,371,168	1,297,253	1,224,050	1,151,559	1,079,780	1,008,329	937,304	866,999	797,414	728,548	
10 TMBEC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E2,000,611	1,094,358	1,023,325	953,001	883,388	814,483	746,289	678,804	612,029	545,963	480,607	415,961	
11 TMBEC-RES11 - 20 units, 102 DPH (100% flats)	20	E1,333,741	215,876	160,693	106,123	52,168	1,191	54,721	107,629	159,913	211,574	262,611	313,024	
12 TMBEC-RES12 - 50 units, 29 DPH (100% houses)	50	E11,336,797	4,406,957	4,212,609	4,020,039	3,829,245	3,640,230	3,452,993	3,266,530	3,080,879	2,897,029	2,714,978	2,534,726	
13 TMBEC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E7,335,574	3,444,665	3,286,966	3,091,001	2,916,712	2,744,116	2,573,217	2,404,011	2,236,501	2,070,885	1,908,564	1,744,138	
14 TMBEC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E5,334,963	2,603,606	2,435,340	2,268,030	2,102,309	1,938,277	1,775,933	1,615,279	1,456,314	1,299,037	1,143,449	989,551	
15 TMBEC-RES15 - 50 units, 102 DPH (100% flats)	50	E3,334,352	14,529	87,473	188,543	288,458	387,219	484,825	581,277	676,575	770,719	863,709	955,543	
16 TMBEC-RES16 - 100 units, 29 DPH (100% houses)	100	E22,673,593	8,493,024	8,121,970	7,754,304	7,390,025	7,029,134	6,671,630	6,317,513	5,963,857	5,612,374	5,264,324	4,919,707	
17 TMBEC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E15,338,019	6,889,332	6,533,972	6,182,003	5,833,423	5,486,233	5,146,433	4,808,022	4,473,002	4,141,370	3,813,129	3,488,278	
18 TMBEC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E10,003,056	5,207,213	4,870,880	4,536,060	4,204,618	3,876,554	3,551,868	3,230,559	2,912,628	2,598,075	2,286,900	1,979,102	
19 TMBEC-RES19 - 200 units, 29 DPH (100% houses)	200	E46,014,057	16,914,663	16,075,110	15,165,282	14,460,288	13,755,372	13,057,070	12,365,383	11,680,310	11,001,851	10,330,006	9,664,774	
20 TMBEC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E30,676,038	13,399,507	12,714,055	12,035,132	11,362,736	10,696,868	10,037,528	9,384,716	8,738,431	8,094,130	7,453,115	6,818,719	
21 TMBEC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E20,006,112	10,038,044	9,391,910	8,750,624	8,116,590	7,487,690	6,852,040	6,242,893	5,630,248	5,024,108	4,424,470	3,831,335	
22 TMBEC-RES22 - 250 units, 30 DPH (100% houses)	250	E66,887,033	19,117,751	18,308,734	17,507,054	16,712,713	15,921,880	15,130,322	14,346,231	13,569,609	12,794,222	12,019,463	11,252,319	
23 TMBEC-RES23 - 300 units, 30 DPH (100% houses)	300	E80,024,447	22,941,301	21,970,481	21,008,466	20,055,254	19,106,255	18,156,386	17,215,478	16,283,531	15,353,066	14,423,356	13,502,783	
24 TMBEC-RES24 - 400 units, 30 DPH (100% houses)	400	E100,030,558	30,588,401	29,293,974	28,011,287	26,740,339	25,475,007	24,208,515	22,953,971	21,711,374	20,470,755	19,231,141	18,003,712	
25 TMBEC-RES25 - 500 units, 30 DPH (100% houses)	500	E140,042,781	37,080,504	35,480,414	33,891,990	32,318,157	30,758,918	29,213,488	27,666,332	26,133,960	24,616,370	23,106,182	21,599,406	
26 TMBEC-RES26 - 600 units, 30 DPH (100% houses)	600	E166,717,597	44,496,004	42,576,497	40,670,388	38,781,738	36,910,702	35,056,186	33,199,609	31,360,752	29,539,631	27,727,418	25,919,286	
27 TMBEC-RES27 - 700 units, 30 DPH (100% houses)	700	E213,398,524	49,960,256	47,789,625	45,633,677	43,486,191	41,359,656	39,251,081	37,163,459	35,081,186	33,015,296	30,969,592	28,937,429	
28 TMBEC-RES28 - 800 units, 30 DPH (100% houses)	800	E249,682,447	57,097,436	54,616,714	52,152,774	49,698,504	47,267,039	44,858,379	42,472,524	40,092,761	37,731,770	35,393,819	33,071,348	
29 TMBEC-RES29 - 900 units, 30 DPH (100% houses)	900	E286,748,155	65,809,146	62,906,890	60,000,229	57,093,384	54,186,618	51,279,852	48,373,086	45,466,320	42,559,554	39,652,788	36,746,022	
30 TMBEC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	E320,097,768	68,454,607	65,452,101	62,476,991	59,529,277	56,593,183	53,681,699	50,797,819	47,941,545	45,100,875	42,279,106	39,485,178	
31 TMBEC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	E400,122,233	81,913,396	78,296,613	74,712,868	71,162,161	67,644,492	64,152,002	60,681,302	57,243,857	53,839,666	50,460,696	47,101,770	
32 TMBEC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	E500,152,791	89,754,870	85,770,902	81,822,555	77,904,884	74,015,302	70,162,306	66,345,895	62,566,070	58,812,379	55,089,477	51,403,351	
33 TMBEC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	E586,845,941	97,111,070	92,784,920	88,498,338	84,251,322	80,043,873	75,884,785	71,722,416	67,619,778	63,556,870	59,528,942	55,529,598	
34 TMBEC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	E748,934,830	104,000,346	99,353,350	94,747,950	90,174,862	85,644,418	81,156,614	76,711,452	72,308,933	67,940,828	63,610,986	59,323,937	
35 TMBEC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	E3,334,352	818,939	732,153	645,366	558,580	471,794	385,007	298,221	211,435	124,649	37,862	49,670	
36 TMBEC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	E13,337,408	3,422,222	3,315,021	3,208,842	3,103,682	2,999,543	2,896,424	2,794,326	2,693,249	2,593,191	2,494,154	2,396,138	
37 TMBEC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E26,674,816	9,447,520	9,028,343	8,613,154	8,201,955	7,794,745	7,391,524	6,992,292	6,597,049	6,205,796	5,818,531	5,435,255	
38 TMBEC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	E53,349,631	20,437,450	19,456,670	18,485,218	17,523,097	16,570,305	15,626,842	14,689,515	13,761,089	12,842,042	11,932,373	11,032,083	
39 TMBEC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E13,337,408	5,670,890	5,253,636	4,839,886	4,429,004	4,021,185	3,616,430	3,214,740	2,816,115	2,420,555	2,028,059	1,636,628	
40 TMBEC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E26,674,816	11,231,261	10,455,745	9,686,896	8,924,713	8,169,196	7,420,346	6,678,162	5,942,644	5,213,793	4,491,609	3,772,345	
41 TMBEC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E53,349,631	22,571,947	21,061,229	19,564,565	18,081,953	16,613,395	15,158,890	13,718,438	12,292,039	10,879,694	9,481,402	8,097,163	
42 TMBEC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E13,337,408	5,630,625	5,255,688	4,884,490	4,517,030	4,153,308	3,793,325	3,437,080	3,084,573	2,735,805	2,390,775	2,049,483	
43 TMBEC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E26,674,816	11,100,620	10,371,383	9,649,406	8,934,692	8,227,238	7,527,046	6,834,116	6,148,448	5,470,041	4,798,896	4,130,605	
44 TMBEC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E53,349,631	20,688,606	19,344,247	18,013,239	16,695,584	15,391,281	14,100,329	12,822,729	11,558,480	10,307,584	9,070,039	7,831,262	
45 TMBEC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm	130	E13,337,408	368,924	64,240	238,652	539,093	836,104	1,129,683	1,419,832	1,706,550	1,989,838	2,269,694	2,547,961	
46 TMBEC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm	334	E26,674,816	1,514,825	749,008	8,402	168,568	1,520,066	2,282,893	2,997,052	3,722,541	4,439,361	5,147,511	5,846,993	
47 TMBEC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm	742	E53,349,631	4,186,285	2,516,590	865,495	778,702	2,418,352	4,044,955	5,652,599	7,241,285	8,811,012	10,361,782	11,893,594	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,667,482	438,468	419,393	400,494	381,769	363,216	344,839	326,635	308,605	290,750	273,068	255,560	
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	E1,333,741	215,876	209,693	203,510	197,327	191,144	184,961	178,778	172,595	166,412	160,229	154,046	
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E666,870	371,709	353,282	335,030	316,952	299,048	281,319	263,762	246,382	229,174	212,141	195,282	
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	E4,668,093	876,936	838,788	800,988	763,536	726,432	689,677	653,270	617,211	581,498	546,135	511,119	
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	E2,000,611	876,936	838,788	800,988	763,536	726,432	689,677	653,270	617,211	581,498	546,135	511,119	
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,333,741	743,417	706,564	670,060	633,904	598,096	562,637	527,526	492,763	458,348	424,282	390,564	
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,333,741	529,146	494,444	460,087	426,079	392,418	359,102	326					

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £5,314 psm

AH tenure

Intermediate

SO 100% DMR

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,667,482	488,656	466,822	445,189	423,757	402,524	381,493	360,661	340,030	319,599	299,368	279,337
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	E4,143,334	488,656	466,822	445,189	423,757	402,524	381,493	360,661	340,030	319,599	299,368	279,337
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E666,870	421,143	399,963	379,043	358,295	337,747	317,400	297,254	277,308	257,563	238,018	218,674
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	E4,668,093	977,312	933,645	890,379	847,514	805,050	762,986	721,322	680,059	639,197	598,735	558,675
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	E2,000,611	977,312	933,645	890,379	847,514	805,050	762,986	721,322	680,059	639,197	598,735	558,675
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,333,741	842,286	799,968	758,088	716,591	675,495	634,801	594,508	554,615	515,126	476,036	437,348
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,333,741	625,678	585,548	545,917	506,887	467,857	429,427	391,398	353,769	316,539	279,710	243,281
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	E4,668,093	1,978,185	1,888,708	1,800,255	1,712,224	1,625,215	1,539,030	1,453,667	1,369,128	1,285,411	1,202,516	1,120,445
9 TMBEC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	E3,334,352	1,641,347	1,555,941	1,471,353	1,387,582	1,304,239	1,221,510	1,139,605	1,058,525	978,268	898,836	820,228
10 TMBEC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	E2,000,611	1,285,850	1,204,236	1,123,438	1,043,456	964,289	885,938	808,402	731,681	655,777	580,687	506,413
11 TMBEC-RES11 - 20 units, 102 DPH (100% flats)	20	E1,333,741	393,858	328,797	264,452	200,825	137,915	75,722	14,247	47,221	108,178	168,407	227,908
12 TMBEC-RES12 - 50 units, 29 DPH (100% houses)	50	E11,336,797	4,882,619	4,662,117	4,443,644	4,227,196	4,012,776	3,798,872	3,586,695	3,376,565	3,168,483	2,962,449	2,758,462
13 TMBEC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	E7,335,574	3,911,327	3,707,925	3,506,469	3,306,961	3,109,397	2,913,782	2,720,111	2,528,387	2,338,610	2,150,779	1,983,582
14 TMBEC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	E5,334,963	3,061,510	2,867,163	2,674,757	2,484,293	2,295,770	2,109,189	1,924,549	1,741,851	1,561,094	1,382,279	1,205,406
15 TMBEC-RES15 - 50 units, 102 DPH (100% flats)	50	E3,334,352	433,264	309,336	186,788	65,619	54,997	175,215	294,030	411,446	527,462	642,076	755,290
16 TMBEC-RES16 - 100 units, 29 DPH (100% houses)	100	E22,673,593	9,444,348	9,020,988	8,601,515	8,185,927	7,774,226	7,366,411	6,959,105	6,555,229	6,155,283	5,759,266	5,367,178
17 TMBEC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	E15,338,019	7,822,653	7,415,850	7,012,939	6,613,920	6,218,795	5,827,562	5,440,222	5,056,775	4,677,220	4,301,557	3,927,124
18 TMBEC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	E10,003,056	6,123,020	5,734,326	5,349,514	4,968,586	4,591,541	4,218,378	3,849,098	3,483,702	3,122,189	2,764,559	2,410,812
19 TMBEC-RES19 - 200 units, 29 DPH (100% houses)	200	E46,014,057	18,477,292	17,656,073	16,836,153	16,023,828	15,219,098	14,421,962	13,632,420	12,850,472	12,076,119	11,309,360	10,546,517
20 TMBEC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	E30,676,038	15,249,651	14,482,220	13,682,313	12,909,932	12,145,076	11,387,745	10,637,938	9,888,580	9,146,801	8,412,629	7,686,062
21 TMBEC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	E20,006,112	11,867,047	11,115,284	10,371,026	9,634,271	8,905,022	8,183,278	7,469,037	6,762,301	6,063,070	5,371,343	4,687,121
22 TMBEC-RES22 - 250 units, 30 DPH (100% houses)	250	E96,887,033	21,354,891	20,422,869	19,499,359	18,573,788	17,656,476	16,747,793	15,847,740	14,952,152	14,057,054	13,170,722	12,293,156
23 TMBEC-RES23 - 300 units, 30 DPH (100% houses)	300	E80,024,447	25,625,869	24,507,443	23,399,231	22,288,546	21,187,771	20,097,353	19,017,289	17,942,583	16,868,465	15,804,866	14,751,788
24 TMBEC-RES24 - 400 units, 30 DPH (100% houses)	400	E100,030,558	34,167,826	32,676,591	31,198,974	29,718,061	28,250,362	26,796,470	25,356,384	23,923,445	22,491,287	21,073,156	19,669,050
25 TMBEC-RES25 - 500 units, 30 DPH (100% houses)	500	E140,042,781	41,314,761	39,479,093	37,660,236	35,858,193	34,064,362	32,280,347	30,513,317	28,763,271	27,027,165	25,293,419	23,576,856
26 TMBEC-RES26 - 600 units, 30 DPH (100% houses)	600	E166,717,597	49,577,714	47,374,911	45,192,284	43,029,831	40,877,235	38,736,416	36,615,989	34,515,925	32,432,598	30,352,103	28,292,228
27 TMBEC-RES27 - 700 units, 30 DPH (100% houses)	700	E213,398,524	55,607,329	53,110,994	50,637,561	48,187,130	45,759,401	43,351,989	40,953,391	38,577,882	36,225,462	33,895,590	31,570,407
28 TMBEC-RES28 - 800 units, 30 DPH (100% houses)	800	E240,030,558	63,551,233	60,698,279	57,871,491	55,070,892	52,296,459	49,545,131	46,803,875	44,089,007	41,400,527	38,737,818	36,080,465
29 TMBEC-RES29 - 900 units, 30 DPH (100% houses)	900	E268,748,155	68,513,786	65,429,035	62,360,451	59,320,310	56,308,613	53,325,360	50,370,550	47,430,367	44,515,390	41,629,051	38,771,351
30 TMBEC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	E13,337,408	3,720,482	3,596,842	3,474,382	3,353,104	3,233,007	3,114,092	2,996,357	2,879,804	2,764,431	2,650,241	2,537,230
31 TMBEC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	E26,674,816	10,564,457	10,085,004	9,611,329	9,141,633	8,676,513	8,215,736	7,757,295	7,303,453	6,854,209	6,409,563	5,969,513
32 TMBEC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	E53,349,631	23,093,532	21,963,512	20,844,290	19,735,968	18,638,245	17,551,422	16,475,397	15,410,174	14,355,748	13,312,122	12,279,296
39 TMBEC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	E13,337,408	6,523,729	6,059,953	5,598,993	5,141,929	4,688,401	4,238,409	3,791,954	3,349,035	2,909,852	2,473,805	2,041,494
40 TMBEC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	E26,674,816	13,227,470	12,341,661	11,463,621	10,593,351	9,730,851	8,876,121	8,029,160	7,189,217	6,353,193	5,525,013	4,704,678
41 TMBEC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	E53,349,631	26,751,353	25,009,715	23,284,441	21,575,532	19,882,985	18,206,803	16,546,983	14,903,528	13,276,437	11,665,709	10,071,345
42 TMBEC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	E13,337,408	6,670,949	6,238,533	5,810,431	5,386,641	4,967,165	4,552,003	4,141,153	3,734,617	3,332,395	2,934,486	2,540,890
43 TMBEC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	E26,674,816	13,275,062	12,425,683	11,584,767	10,752,314	9,928,326	9,112,801	8,305,740	7,507,142	6,714,318	5,925,978	5,146,181
44 TMBEC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	E53,349,631	25,081,282	23,494,221	21,922,939	20,367,438	18,827,716	17,303,775	15,795,613	14,303,233	12,815,021	11,340,725	9,882,373
45 TMBEC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 s	130	E13,337,408	1,450,589	1,087,742	728,921	374,106	23,298	328,439	676,463	1,020,421	1,360,310	1,696,131	2,027,884
46 TMBEC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 s	334	E26,674,816	4,258,796	3,340,683	2,432,697	1,534,839	647,109	234,009	1,114,720	1,985,147	2,845,292	3,695,154	4,534,735
47 TMBEC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 s	742	E53,349,631	10,106,302	8,108,038	6,131,804	4,177,598	2,245,420	335,270	1,576,544	3,471,109	5,343,310	7,193,146	9,020,617

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	E2,667,482	488,656	466,822	445,189	423,757	402,524	381,493	360,661	340,030	319,599	299,368	279,337
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	E4,143,334	488,656	466,822	445,189	423,757	402,524	381,493	360,661	340,030	319,599	299,368	279,337
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	E206,217	421,143	399,963	379,043	358,295	337,747	317,400	297,254	277,308	257,563	238,018	218,674
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	E1,443,521	977,312	933,645	890,379	847,514	805,050	762,986	721,322	680,059	639,197	598,735	558,675
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	E1,818,652	977,312	933,645	890,379	847,514	805,050	762,986	721,322	680,059	639,197	598,735	558,675
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	E1,412,434	842,286	799,968	758,088	716,591	675,495	634,801	594,508	554,615	515,126	476,036	437,348
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	E1,412,434	625,678	585,548	545,917	506,887	467,857	429,427	391,398	353,769	316,539	279,710	243,281
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	E1,443,521	1,978,185	1,888,708	1,8								

TONBRIDGE AND MALLING BOROUGH COUNCIL

Sales value £5,487 psm

AH tenure

Intermediate

SO 100% DMR

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

£6,668,704 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,662.482	538.844	514.252	489.885	465.748	441.832	418.148	394.687	371.454	348.448	325.669	303.115
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	£37.400	470.577	446.704	423.057	399.639	376.447	353.482	330.744	308.235	285.951	263.895	242.066
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	10	£1,443.521	1,077.688	1,028.502	979.770	931.491	883.666	836.293	789.374	742.908	696.896	651.337	606.231
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443.521	1,077.688	1,028.502	979.770	931.491	883.666	836.293	789.374	742.908	696.896	651.337	606.231
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000.611	1,077.688	1,028.502	979.770	931.491	883.666	836.293	789.374	742.908	696.896	651.337	606.231
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333.741	941.154	893.408	845.115	799.278	752.894	706.965	661.490	616.489	571.902	527.790	484.132
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333.741	722.010	676.652	631.178	587.295	543.297	499.752	456.661	414.024	371.840	330.109	288.130
8 TMBEC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668.063	2,175.728	2,075.390	1,975.978	1,877.493	1,779.934	1,683.301	1,587.595	1,492.816	1,398.961	1,306.336	1,214.035
9 TMBEC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£2,000.334	1,333.340	1,260.812	1,190.498	1,124.454	1,064.748	1,010.704	962.374	919.569	877.354	835.699	794.644
10 TMBEC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,668.631	1,477.342	1,385.149	1,293.876	1,203.525	1,114.096	1,025.588	938.001	851.335	768.693	690.474	619.085
11 TMBEC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333.741	571.840	496.900	422.780	349.481	277.003	205.344	134.505	64.488	4.782	74.202	442.790
12 TMBEC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336.797	5,358.281	5,111.627	4,867.248	4,624.457	4,382.963	4,143.764	3,906.860	3,672.251	3,439.938	3,209.920	2,982.197
13 TMBEC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335.574	4,377.988	4,148.964	3,921.937	3,697.209	3,474.679	3,254.345	3,036.211	2,820.274	2,606.535	2,393.773	2,182.729
14 TMBEC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334.963	3,518.482	3,298.886	3,081.305	2,866.276	2,653.263	2,442.455	2,233.819	2,027.389	1,823.151	1,621.109	1,421.261
15 TMBEC-RES15 - 50 units, 102 DPH (100% flats)	50	£5,334.352	840.604	702.899	557.810	414.340	272.496	132.250	6.783	146.317	284.203	420.444	555.037
16 TMBEC-RES16 - 100 units, 29 DPH (100% houses)	100	£22,673.593	10,395.672	9,920.006	9,445.724	8,961.828	8,518.376	8,056.694	7,599.436	7,146.602	6,698.194	6,254.209	5,814.649
17 TMBEC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338.019	8,755.976	8,297.727	7,843.875	7,394.418	6,949.357	6,508.692	6,072.422	5,640.548	5,213.069	4,787.546	4,365.459
18 TMBEC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003.056	7,036.964	6,597.772	6,162.968	5,732.554	5,306.527	4,884.889	4,467.639	4,054.777	3,646.304	3,242.218	2,842.521
19 TMBEC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014.057	20,325.453	19,422.184	18,500.489	17,587.368	16,682.823	15,786.853	14,899.456	14,020.634	13,150.387	12,288.715	11,426.621
20 TMBEC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676.038	17,099.794	16,210.913	15,329.494	14,457.128	13,593.283	12,733.028	11,879.914	11,035.395	10,199.472	9,372.142	8,553.407
21 TMBEC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006.112	13,679.774	12,826.910	11,983.553	11,148.700	10,322.355	9,504.516	8,695.182	7,894.354	7,102.033	6,318.217	5,542.908
22 TMBEC-RES22 - 250 units, 30 DPH (100% houses)	250	£66,587.031	23,592.031	22,527.241	21,472.060	20,426.671	19,391.073	18,365.265	17,345.455	16,327.711	15,319.886	14,321.981	13,329.574
23 TMBEC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024.447	28,310.438	27,032.689	25,766.472	24,512.004	23,269.287	22,038.318	20,814.545	19,593.253	18,383.864	17,186.376	15,995.489
24 TMBEC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030.558	37,747.250	36,043.585	34,355.296	32,682.673	31,025.716	29,384.424	27,752.727	26,124.337	24,511.818	22,915.169	21,327.319
25 TMBEC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042.781	45,546.091	43,477.771	41,423.049	39,378.580	37,353.299	35,347.205	33,360.300	31,391.472	29,426.378	27,480.657	25,554.308
26 TMBEC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717.597	54,655.310	52,173.325	49,707.658	47,254.296	44,823.958	42,416.647	40,032.360	37,689.767	35,311.853	32,978.787	30,665.169
27 TMBEC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398.524	61,226.144	58,420.870	55,641.446	52,867.870	50,147.629	47,430.600	44,739.589	42,074.598	39,435.624	36,807.897	34,203.384
28 TMBEC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073.340	69,972.735	66,766.708	63,590.223	60,443.280	57,311.576	54,206.400	51,130.959	48,085.254	45,069.284	42,066.169	39,089.581
29 TMBEC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748.155	76,983.477	73,114.133	69,241.833	65,361.575	61,483.361	57,605.147	53,726.931	49,848.715	45,970.500	42,092.285	38,214.070
30 TMBEC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097.786	83,764.974	79,904.592	76,079.814	72,290.640	68,537.068	64,813.960	61,114.246	57,450.330	53,822.213	50,229.897	46,660.812
31 TMBEC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122.233	100,127.489	95,494.052	90,903.375	86,355.458	81,850.302	77,387.088	72,968.273	68,576.089	64,225.205	59,918.385	55,650.530
32 TMBEC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152.791	109,600.306	104,474.111	99,434.871	94,402.584	89,490.115	84,579.022	79,715.030	74,898.139	70,128.348	65,405.658	60,715.833
33 TMBEC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845.941	118,487.511	112,974.531	107,512.463	102,101.305	96,741.059	91,431.722	86,163.885	80,944.000	75,775.171	70,657.400	65,590.688
34 TMBEC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£748,834.834	126,820.736	120,908.827	115,048.596	109,236.826	103,479.764	97,777.410	92,129.764	86,536.826	80,998.597	75,511.785	70,071.831
35 TMBEC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,034.352	818.939	732.153	645.366	558.580	471.794	385.007	298.221	211.435	124.649	37.862	49.670
36 TMBEC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337.408	4,018.741	3,878.662	3,739.923	3,602.526	3,466.471	3,331.758	3,198.388	3,066.359	2,935.671	2,806.327	2,678.324
37 TMBEC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674.816	11,677.750	11,137.533	10,602.494	10,072.633	9,547.949	9,028.441	8,514.113	8,004.961	7,500.988	7,000.593	6,503.771
38 TMBEC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£53,349.631	25,730.048	24,454.703	23,191.578	21,940.673	20,701.988	19,475.525	18,261.281	17,059.257	15,869.454	14,691.871	13,526.508
39 TMBEC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337.408	7,376.609	6,865.349	6,358.097	5,854.853	5,355.617	4,880.387	4,369.167	3,881.953	3,398.748	2,919.550	2,444.359
40 TMBEC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674.816	15,226.678	14,227.576	13,240.345	12,261.635	11,286.456	10,324.210	9,368.901	8,422.526	7,485.086	6,556.581	5,637.011
41 TMBEC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£42,674.816	24,930.757	23,930.757	22,938.201	21,940.319	20,958.110	20,000.216	19,075.316	18,175.018	17,300.619	16,452.526	15,633.729
42 TMBEC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337.408	7,711.275	7,221.378	6,736.371	6,256.252	5,781.022	5,310.679	4,845.227	4,384.661	3,928.985	3,478.197	3,032.297
43 TMBEC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674.816	15,449.504	14,479.983	13,520.128	12,569.938	11,629.414	10,698.538	9,771.717	8,854.628	7,947.272	7,049.649	6,161.759
44 TMBEC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£53,349.631	29,473.959	27,644.196	25,832.639	24,039.291	22,264.152	20,500.246	18,750.208	17,018.511	15,305.158	13,610.149	11,933.483
45 TMBEC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337.408	2,534.216	2,111.244	1,692.906	1,279.204	870.135	465.700	65.899	334.291	730.782	1,122.568	1,509.649
46 TMBEC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674.816	6,963.777	5,898.325	4,844.539	3,802.419	2,771.966	1,753.178	746.057	253.205	1,252.005	2,242.797	3,222.476
47 TMBEC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349.631	16,026.319	13,699.488	11,398.112	9,122.194	6,871.732	4,646.727	2,447.179	273.088	1,904.165	4,059.738	6,189.467

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBEC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,662.82	538.844	514.252	489.885	465.748	441.832	418.148	394.687	371.454	348.448	325.669	303.115
2 TMBEC-RES2 - 5 units, 29 DPH (100% houses)	5	£37.400	470.577	446.704	423.057	399.639	376.447	353.482	330.744	308.235	285.951	263.895	242.066
3 TMBEC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	10	£1,443.521	1,077.688	1,028.502	979.770	931.491	883.666	836.293	789.374	742.908	696.896	651.337	606.231
4 TMBEC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443.521	1,077.688	1,028.502	979.770	931.491	883.666	836.293	789.374	742.908	696.896	651.337	606.231
5 TMBEC-RES5 - 10 units, 29 DPH (100% houses)	10	£1,443.521	1,077.688	1,028.502	979.770	931.491	883.666	836.293	789.374	742.908	696.896	651.337	606.231
6 TMBEC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,443.521	1,077.688	1,028.502	979.770	931.491	883.666	836.293	789.374	742.908	696.896	651.337	606.231
7 TMBEC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,443.521	1,077.688	1,028.502	979.770	931.491	883.666	836.293	78				

TONBRIDGE AND MALLING BOROUGH COUNCIL

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,660 psqm

£6,668,704 PER HA

AH tenure

Intermediate

SD 100% DMR

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£2,667,482	589,032	561,680	534,580	507,734	481,141	454,800	428,714	402,878	377,297	351,969	326,893	
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£1,333,741	589,032	561,680	534,580	507,734	481,141	454,800	428,714	402,878	377,297	351,969	326,893	
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£666,870	520,011	493,415	467,072	440,982	415,146	389,564	364,236	339,160	314,339	289,772	265,458	
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£4,668,093	1,178,064	1,123,360	1,069,162	1,015,468	962,282	909,601	857,426	805,758	754,595	703,938	653,787	
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£2,000,611	1,178,064	1,123,360	1,069,162	1,015,468	962,282	909,601	857,426	805,758	754,595	703,938	653,787	
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£1,333,741	1,040,023	986,629	934,143	881,964	830,293	779,129	728,472	678,322	628,679	579,544	530,916	
7 TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	£1,333,741	818,442	767,755	717,576	667,903	618,737	570,077	521,925	474,279	427,140	380,508	334,383	
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£4,668,093	2,373,270	2,262,071	2,151,901	2,042,761	1,934,652	1,827,573	1,721,523	1,616,504	1,512,515	1,409,555	1,307,626	
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£3,334,352	2,031,008	1,923,617	1,817,258	1,711,934	1,607,642	1,504,383	1,402,158	1,300,966	1,200,807	1,101,681	1,003,588	
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£2,000,611	1,668,835	1,566,061	1,464,314	1,363,594	1,263,902	1,165,238	1,067,599	970,618	874,623	779,600	685,729	
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£1,333,741	1,748,822	1,665,004	1,579,109	1,498,138	1,416,900	1,334,965	1,254,716	1,174,468	1,093,132	1,012,702	937,673	
12 TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	£11,336,707	5,833,944	5,560,006	5,288,805	5,019,545	4,752,829	4,488,656	4,227,025	3,967,938	3,711,394	3,457,392	3,205,933	
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£7,335,574	4,844,649	4,589,803	4,337,406	4,087,457	3,839,959	3,594,910	3,352,311	3,112,161	2,873,032	2,636,231	2,401,897	
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£5,334,963	3,975,452	3,730,609	3,488,211	3,248,260	3,010,757	2,775,700	2,543,090	2,312,926	2,085,209	1,859,938	1,637,116	
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£3,334,352	1,262,374	1,092,760	925,002	759,100	595,054	432,865	272,531	114,053	-	43,217	200,343	355,584
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£2,273,593	1,346,998	1,019,024	1,026,934	974,659	9,258,109	8,746,477	8,239,765	7,737,975	7,241,035	6,749,152	6,262,120	
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£15,338,019	9,689,298	11,139,605	8,674,811	8,174,916	7,679,919	7,189,921	6,704,922	6,224,321	5,746,063	5,272,461	4,803,795	
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£10,003,056	7,950,906	7,461,217	6,976,423	6,496,522	6,021,514	5,551,400	5,086,179	4,625,852	4,170,418	3,719,878	3,274,231	
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£46,014,057	22,221,320	21,188,295	20,164,825	19,150,909	18,146,549	17,151,743	16,166,493	15,190,796	14,224,655	13,263,382	12,306,724	
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£30,676,038	18,949,938	17,988,547	16,976,300	15,998,317	15,029,917	14,071,099	13,121,864	12,182,212	11,252,142	10,331,655	9,420,751	
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£20,006,112	15,490,502	14,538,536	13,596,079	12,683,130	11,739,687	10,825,753	9,921,325	9,026,407	8,140,995	7,265,091	6,393,926	
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£36,687,003	25,806,923	24,620,181	23,444,391	22,279,553	21,125,688	19,977,584	18,834,991	17,703,269	16,582,710	15,473,239	14,364,132	
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£80,024,447	30,968,308	29,544,216	28,133,269	26,735,464	25,350,803	23,973,101	22,601,870	21,243,923	19,899,262	18,567,886	17,236,959	
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£100,030,558	41,291,077	39,392,289	37,511,025	35,647,285	33,801,070	31,964,135	30,135,826	28,325,231	26,532,349	24,757,183	22,982,612	
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£140,042,781	49,768,821	47,455,090	45,162,749	42,891,798	40,642,236	38,414,064	36,205,671	34,004,850	31,825,590	29,667,894	27,531,759	
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£166,717,597	59,722,586	56,946,108	54,195,299	51,470,157	48,770,683	46,096,878	43,448,804	40,805,819	38,190,708	35,601,472	33,038,111	
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£213,398,524	68,944,957	65,730,745	62,833,163	59,762,898	56,521,580	53,199,210	49,825,768	46,515,913	43,293,103	39,720,244	36,366,381	
28 TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	£240,073,340	76,394,238	72,835,137	69,295,043	65,786,169	62,310,377	58,867,669	55,458,043	52,081,500	48,723,637	45,394,520	42,098,698	
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£266,748,155	82,250,890	78,399,231	74,583,215	70,800,759	67,041,926	63,318,892	59,631,659	55,980,227	52,364,594	48,777,172	45,216,288	
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£320,097,786	91,389,878	87,110,257	82,870,239	78,667,510	74,491,028	70,354,325	66,257,399	62,200,251	58,182,883	54,196,858	50,240,319	
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£400,122,233	109,189,073	104,057,404	98,973,248	93,896,605	88,947,476	83,996,474	79,088,368	74,225,659	69,411,247	64,644,230	59,921,810	
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£500,152,701	119,443,887	113,807,802	108,219,372	102,683,206	97,196,305	91,767,666	86,388,292	81,061,181	75,783,423	70,547,145	65,363,292	
33 TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	£586,845,941	129,144,969	123,046,011	117,003,551	111,013,180	105,073,022	99,189,491	93,362,586	87,592,308	81,878,655	76,221,629	70,612,530	
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£746,894,834	138,194,335	131,648,648	125,163,628	118,739,273	112,375,583	106,072,559	99,830,201	93,645,928	87,515,290	81,445,435	75,436,363	
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£3,334,352	818,939	732,153	645,365	558,580	471,794	385,007	298,221	211,435	124,649	37,862	-	49,670
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£13,337,408	4,317,002	4,150,462	4,005,463	3,851,949	3,699,936	3,549,426	3,400,419	3,252,914	3,106,912	2,962,413	2,818,417	
37 TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	£26,674,816	12,791,045	12,199,463	11,593,659	11,003,633	10,419,384	9,840,912	9,268,219	8,701,303	8,140,164	7,584,803	7,035,200	
38 TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	£1,349,608	26,365,564	26,945,895	25,538,866	24,145,479	22,765,733	21,399,628	20,047,164	18,708,342	17,383,161	16,068,721	14,767,328	
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£13,337,408	8,229,487	7,671,105	7,117,201	6,567,777	6,022,833	5,482,367	4,946,380	4,414,873	3,887,845	3,365,295	2,847,226	
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£26,674,816	17,208,561	16,099,522	15,000,509	13,911,522	12,832,562	11,763,627	10,704,718	9,655,835	8,616,978	7,588,147	6,569,343	
41 TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	£53,349,631	35,110,162	32,906,687	30,724,195	28,562,689	26,422,166	24,302,629	22,204,076	20,126,507	18,069,923	16,034,323	14,019,708	
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£13,337,408	8,751,600	8,204,267	7,662,312	7,125,863	6,594,879	6,069,367	5,549,299	5,034,708	4,526,575	4,021,908	3,523,705	
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£26,674,816	17,623,946	16,534,283	15,451,011	14,378,577	13,317,065	12,266,427	11,226,803	10,198,584	9,180,227	8,173,320	7,177,335	
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£15,339,631	33,866,637	31,786,184	29,725,255	27,685,069	25,665,627	23,666,928	21,688,974	19,731,762	17,795,296	15,879,573	13,984,953	
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£13,337,408	3,617,862	3,134,747	2,656,892	2,184,300	1,716,970	1,254,903	798,096	346,551	-	101,254	-	991,413
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£26,674,816	9,668,600	8,453,027	7,250,686	6,061,576	4,885,702	3,723,059	2,573,648	1,437,469	314,523	807,324	1,920,537	
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£53,349,631	21,924,157	19,275,556	16,655,769	14,064,799	11,498,045	8,958,185	6,447,209	3,965,118	1,511,912	926,331	3,568,316	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,062,172

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	£824,889	589,032	561,680	534,580	507,734	481,141	454,800	428,714	402,878	377,297	351,969	326,893
2 TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	£412,434	589,032	561,680	534,580	507,734	481,141	454,800	428,714	402,878	377,297	351,969	326,893
3 TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	£206,217	520,011	493,415	467,072	440,982	415,146	389,564	364,236	339,160	314,339	289,772	265,458
4 TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	£1,443,521	1,178,064	1,123,360	1,069,162	1,015,468	962,282	909,601	857,426	805,758	754,595	703,938	653,787
5 TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	£618,652	1,178,064	1,123,360	1,069,162	1,015,468	962,282	909,601	857,426	805,758	754,595	703,938	653,787
6 TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	1,040,023	986,929	934,143	884,761	834,293	779,128	728,472	678,322	628,670	579,130	530,016
7 TMBC-RES7 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	£412,434	1,040,023	986,929	934,143	884,761	834,293	779,128	728,472	678,322	628,670	579,130	530,016
8 TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	£1,443,521	2,373,270	2,262,071	2,151,901	2,041,764	1,934,652	1,828,575	1,721,523	1,616,504	1,512,515	1,409,555	1,307,620
9 TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	£1,031,086	2,031,008	1,923,617	1,817,258	1,711,934	1,607,642	1,504,383	1,402,158	1,300,966	1,200,807	1,101,681	1,003,588
10 TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	£618,652	1,668,835	1,566,061	1,464,314	1,363,594	1,263,902	1,165,238	1,067,599	970,618	874,623	779,660	685,729
11 TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	£412,434	749,822	665,004	581,109	498,136	416,090	334,968	254,764	176,498	97,132	17,002	7,002
12 TMBC-RES12 - 30 units, 102 DPH (100% flats)	30	£53,505,000	10,560,000	5,560,000	5,560,000	5,560,000	5,560,000	5,560,000	5,560,000	5,560,000	5,560,000	5,560,000	5,560,000
13 TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	£2,268,389	4,844,649	4,589,003	4,337,406	4,087,457	3,839,599	3,594,910	3,352,311	3,112,161	2,873,032	2,635,249	2,401,897
14 TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	£1,649,738	3,975,452	3,730,609	3,488,211	3,248,260	3,010,757	2,775,700	2,543,090	2,312,926	2,085,209	1,859,938	1,637,116
15 TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	£1,031,086	1,262,374	1,090,782	925,002	759,100	595,054	432,865	272,531	114,053	-43,217	-200,343	-355,594
16 TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	£7,011,386	11,346,998	10,719,014	10,295,934	9,774,659	9,258,109	8,746,447	8,230,765	7,719,797	7,241,103	6,749,152	6,262,120
17 TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	£7,011,386	11,346,998	10,719,014	10,295,934	9,774,659	9,258,109	8,746,447	8,230,765	7,719,797	7,241,103	6,749,152	6,262,120
18 TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	£1,039,258	7,950,906	7,461,217	6,976,423	6,496,522	6,021,514	5,546,505	5,066,198	4,582,852	4,104,418	3,719,872	3,242,051
19 TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	£14,228,968	22,221,320	21,188,295	20,164,925	19,150,909	18,146,549	17,151,743	16,166,493	15,182,716	14,224,655	13,263,382	12,306,724
20 TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	£9,485,992	16,949,938	17,658,547	16,976,300	15,996,317	15,029,917	14,071,099	13,121,864	12,192,192	11,252,452	10,331,655	9,420,751
21 TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	£6,186,517	15,490,502	14,536,536	13,596,079	12,663,130	11,739,687	10,825,753	9,921,325	9,028,407	8,140,995	7,285,091	6,393,926
22 TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	£20,621,722	25,096,923	24,620,181	24,146,922	23,673,553	23,207,953	22,743,953	22,281,953	21,819,953	21,357,953	20,895,953	20,433,953
23 TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	£24,746,067	30,968,308	29,544,128	28,119,948	26,735,446	25,350,944	23,973,101	22,600,261	21,243,923	19,895,283	18,566,283	17,247,283
24 TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	£30,932,584	41,291,077	39,392,289	37,511,025	35,647,285	33,801,070	31,964,135	30,135,826	28,325,349	26,547,183	24,822,612	23,167,041
25 TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	£43,505,617	49,768,821	47,455,000	45,162,749	42,891,798	40,642,326	38,446,364	36,205,671	34,004,850	31,852,590	29,747,894	27,531,759
26 TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	£51,554,306	59,722,586	56,946,108	54,195,290	51,470,157	48,770,683	46,086,874	43,440,840	40,851,813	38,308,758	35,801,472	33,330,111
27 TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	£55,995,912	66,844,357	63,734,740	60,633,163	57,562,988	54,521,691	51,599,210	48,665,768	45,817,913	42,963,163	39,720,204	36,936,881
28 TMBC-RES28 - 700 units, 43.5 DPH (75% houses, 25% flats)	700	£74,238,920	87,625,137	84,735,137	81,845,043	78,954,949	76,064,855	73,174,761	70,284,667	67,394,573	64,504,479	61,614,385	58,724,291
29 TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	£92,486,890	102,250,890	98,399,231	94,543,215	90,687,516	86,831,692	82,975,868	79,120,044	75,264,220	71,408,396	67,552,572	63,696,748
30 TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	£98,994,268	119,389,879	113,899,879	108,409,228	102,918,577	97,441,026	91,968,475	86,495,924	81,023,373	75,550,822	70,078,271	64,605,720
31 TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	£123,730,348	150,089,073	140,057,404	130,032,748	120,008,092	109,984,476	99,960,860	89,938,244	79,915,628	69,893,012	59,870,396	49,847,780
32 TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	£154,682,918	193,443,887	183,807,802	174,171,717	164,545,632	154,919,547	145,293,462	135,667,377	126,041,292	116,415,207	106,789,122	97,163,037
33 TMBC-RES33 - 1,750 units, 30 DPH (100% houses)	1,750	£187,471,710	231,045,011	219,045,011	207,045,011	195,045,011	183,045,011	171,045,011	159,045,011	147,045,011	135,045,011	123,045,011	111,045,011
34 TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	£230,963,291	318,134,335	318,134,648	318,134,648	318,134,648	318,134,648	318,134,648	318,134,648	318,134,648	318,134,648	318,134,648	318,134,648
35 TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	£1,031,086	618,839	732,153	645,356	558,580	471,794	385,007	298,221	211,435	124,649	37,862	-49,670
36 TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	£4,124,344	4,317,002	4,160,482	4,005,463	3,851,949	3,699,938	3,549,426	3,400,919	3,252,914	3,106,912	2,964,043	2,819,417
37 TMBC-MIX2 - 118 units (50% houses), 5,000 sqm Light Ind	118	£8,248,689	12,791,045	12,189,463	11,593,659	11,003,659	10,413,984	9,849,912	9,288,219	8,703,103	8,140,164	7,582,813	7,033,220
38 TMBC-MIX3 - 283 units (50% houses), 5,000 sqm Light Ind	283	£16,497,378	25,583,690	24,378,926	23,173,162	21,967,398	20,761,634	19,555,870	18,350,106	17,144,342	15,938,578	14,732,814	13,527,050
39 TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	£4,124,344	8,229,487	7,671,105	7,117,201	6,567,777	6,023,833	5,482,367	4,946,380	4,414,873	3,887,845	3,365,296	2,847,206
40 TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	£8,248,689	17,208,561	16,099,522	15,000,590	13,911,522	12,832,562	11,763,627	10,704,718	9,655,835	8,616,978	7,588,147	6,549,340
41 TMBC-MIX6 - 491 units (50% houses), 3,850 sqm care home	490	£16,497,378	35,116,102	32,906,867	30,784,195	28,662,668	26,542,166	24,420,629	22,294,076	20,166,507	18,039,923	16,034,323	14,019,708
42 TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	£4,124,344	8,751,600	8,204,225	7,662,312	7,125,863	6,594,879	6,069,357	5,549,590	5,034,708	4,529,924	4,021,908	3,523,705
43 TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	£8,248,689	17,623,940	16,534,263	15,451,011	14,376,577	13,317,065	12,266,974	11,226,803	10,186,564	9,160,227	8,137,320	7,113,315
44 TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	£16,497,378	35,116,102	32,906,867	30,784,195	28,662,668	26,542,166	24,420,629	22,294,076	20,166,507	18,039,923	16,034,323	14,019,708
45 TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sq	130	£4,124,344	3,617,862	3,134,747	2,656,962	2,184,300	1,716,970	1,254,033	798,096	346,551	-101,254	-549,006	-1,011,346
46 TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sq	334	£8,248,689	9,668,600	8,453,027	7,250,686	6,061,578	4,885,025	3,723,059	2,573,449	1,437,469	314,523	807,324	1,920,537
47 TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sq	742	£16,497,378	21,924,157	19,275,556	16,655,769	14,043,799	11,495,405	8,958,158	6,440,290	3,965,118	1,511,912	926,331	3,359,313

Appendix 11 - Cumulative policy impacts

TONBRIDGE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
BLV 1: Secondary Offices / Secondary retail

Aff Hsg: 40%
Mkt value: £4,275 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.124	0.123	0.118	0.112	0.101	0.056	-0.034
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	1.334	0.124	0.123	0.118	0.112	0.101	0.056	-0.034
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.667	0.069	0.068	0.062	0.056	0.045	-0.001	-0.006
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.247	0.246	0.235	0.224	0.202	0.113	-0.067
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.247	0.246	0.235	0.224	0.202	0.113	-0.067
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.137	0.136	0.124	0.113	0.091	-0.003	-0.193
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	-0.040	-0.041	-0.054	-0.067	-0.089	-0.191	-0.303
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	0.516	0.514	0.492	0.469	0.427	0.250	-0.104
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	0.239	0.238	0.214	0.190	0.147	-0.040	-0.418
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	-0.051	-0.052	-0.078	-0.103	-0.147	-0.347	-0.746
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	-0.736	-0.738	-0.766	-0.794	-0.839	-1.050	-1.501
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	1.322	1.318	1.265	1.212	1.110	0.685	-0.172
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	0.562	0.558	0.501	0.444	0.339	-0.114	-1.043
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	-0.142	-0.147	-0.209	-0.271	-0.380	-0.870	-1.849
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	-2.038	-2.042	-2.111	-2.179	-2.291	-2.831	-3.912
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	2.460	2.452	2.345	2.239	2.035	1.183	-0.538
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	1.124	1.115	1.002	0.888	0.678	-0.229	-2.086
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.003	-0.285	-0.293	-0.417	-0.541	-0.760	-1.140	-1.699
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	4.751	4.735	4.523	4.311	3.899	2.196	-1.230
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	2.082	2.065	1.837	1.610	1.192	-0.618	-4.319
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	-0.725	-0.742	-0.986	-1.231	-1.668	-3.625	-7.539
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.657	5.327	5.307	5.053	4.796	4.301	2.259	-1.893
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	6.392	6.369	6.063	5.755	5.162	2.711	-2.272
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	8.523	8.491	8.085	7.673	6.882	3.614	-3.029
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	10.450	10.412	9.923	9.433	8.484	4.580	-3.453
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	164.053	12.494	12.456	11.908	11.320	10.181	5.472	-4.144
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.399	14.222	14.172	13.523	12.873	11.631	6.396	-4.446
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	16.254	16.196	15.454	14.713	13.292	7.310	-5.081
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	266.748	17.638	17.577	16.792	16.001	14.482	8.124	-5.252
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	320.058	19.598	19.530	18.658	17.779	16.091	9.026	-5.836
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	23.531	23.451	22.412	21.372	19.377	11.008	-6.727
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	25.872	25.785	24.660	23.535	21.369	12.313	-6.876
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.486	28.012	27.918	26.703	25.486	23.157	13.592	-7.277
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	746.895	29.995	29.895	28.599	27.303	24.818	14.412	-7.617
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.434	0.125	-0.623
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	2.020	2.017	1.940	1.863	1.796	1.194	-0.008
37	TBMC-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	4.00	26.675	2.933	2.923	2.746	2.570	2.319	1.932	-1.870
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	66.657	4.493	4.469	4.103	3.736	3.133	2.243	-5.654
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	0.343	0.338	0.163	-0.009	-0.208	-1.580	-4.324
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	-0.559	-0.578	-0.912	-1.245	-1.727	-4.379	-9.712
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	-1.904	-1.944	-2.570	-3.206	-4.224	-9.250	-19.434
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	-2.848	-2.856	-3.108	-3.360	-3.603	-5.576	-9.524
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	-3.756	-3.777	-4.193	-4.609	-5.141	-8.408	-14.942
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	53.350	-6.232	-6.275	-7.007	-7.739	-8.840	-14.698	-26.413
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	13.337	-7.510	-7.521	-7.808	-8.066	-8.392	-10.835	-15.139
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	26.675	-14.928	-14.956	-15.509	-16.062	-16.796	-21.136	-29.836
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.350	-29.170	-29.231	-30.306	-31.382	-32.964	-41.441	-58.397

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable				Accessibility	NZC Operational Only	NZC Operational and Embodied	
				housing @ 40%	EV charging	BNG (10%)	BNG (20%)				
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825	0.124	0.123	0.118	0.112	0.101	0.056	-0.034
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412	0.124	0.123	0.118	0.112	0.101	0.056	-0.034
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206	0.069	0.068	0.062	0.056	0.045	-0.001	-0.006
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444	0.247	0.246	0.235	0.224	0.202	0.113	-0.067
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619	0.247	0.246	0.235	0.224	0.202	0.113	-0.067
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412	0.137	0.136	0.124	0.113	0.091	-0.003	-0.193
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412	-0.040	-0.041	-0.054	-0.067	-0.089	-0.191	-0.303
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444	0.516	0.514	0.492	0.469	0.427	0.250	-0.104
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031	0.239	0.238	0.214	0.190	0.147	-0.040	-0.418
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619	-0.051	-0.052	-0.078	-0.103	-0.147	-0.347	-0.746
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412	-0.736	-0.738	-0.766	-0.794	-0.839	-1.050	-1.501
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	3.506	1.322	1.318	1.265	1.212	1.110	0.685	-0.172
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268	0.562	0.558	0.501	0.444	0.339	-0.114	-1.043
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650	-0.142	-0.147	-0.209	-0.271	-0.380	-0.870	-1.849
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.031	-2.038	-2.042	-2.111	-2.179	-2.291	-2.831	-3.912
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011	2.460	2.452	2.345	2.239	2.035	1.183	-0.538
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	4.124	1.124	1.115	1.002	0.888	0.678	-0.229	-2.086
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	3.093	-0.285	-0.293	-0.417	-0.541	-0.760	-1.140	-1.699
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.229	4.751	4.735	4.523	4.311	3.899	2.196	-1.230
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486	2.082	2.065	1.837	1.610	1.192	-0.618	-4.319
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.187	-0.725	-0.742	-0.986	-1.231	-1.668	-3.625	-7.539
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	10.0	20.622	5.327	5.307	5.053	4.796	4.301	2.259	-1.893
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.746	6.392	6.369	6.063	5.755	5.162	2.711	-2.272
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933	8.523	8.491	8.085	7.673	6.882	3.614	-3.029
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	37.043	10.450	10.412	9.923	9.433	8.484	4.580	-3.453
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	51.554	12.539	12.494	11.908	11.320	10.181	5.472	-4.144
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	65.990	14.222	14.172	13.523	12.873	11.631	6.396	-4.446
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	74.238	16.254	16.196	15.454	14.713	13.292	7.310	-5.081
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	82.487	17.638	17.577	16.792	16.001	14.482	8.124	-5.252
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	98.984	19.998	19.938	19.058	17.779	16.091	9.026	-5.836
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	123.730	23.531	23.451	22.412	21.372	19.377	11.008	-6.727
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.683	25.872	25.785	24.660	23.535	21.369	12.313	-6.876
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	181.471	28.012	27.918	26.703	25.486	23.157	13.592	-7.277
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	230.963	29.995	29.895	28.599	27.303	24.818	14.412	-7.617
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031	0.589	0.589	0.541	0.494	0.434	0.125	-0.623
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124	2.020	2.017	1.940	1.863	1.796	1.194	-0.008
37	TBMC-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	4.00	8.248	2.933	2.923	2.746	2.570	2.319	1.932	0.000
38	TBMC-MIX3 - 253 units (75% houses), 5,000 sqm Light Ind	253	8.00	16.497	4.493	4.468	4.103	3.736	3.133	2.023	-6.654
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124	0.343	0.338	0.163	-0.009	-0.208	-1.580	-4.340
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	8.249	-0.559	-0.576	-0.912	-1.245	-1.727	-4.379	-9.712
41	TBMC-MIX6 - 480 units (50% houses), 3,850 sqm care home	480	8.00	16.607	-1.944	-1.944	-3.200	-4.224	-5.470	-10.370	-19.524
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	4.124	-0.856	-0.856	-3.108	-3.246	-3.603	-5.576	-9.574
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	8.249	-3.756	-3.777	-4.193	-4.409	-5.141	-8.408	-14.943
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497	-6.232	-6.275	-7.007	-7.739	-8.540	-16.698	-26.412
45	TBMC-MIX10 - 120 units (50% flats), 2,000 sqm retail, 5,000 sqm office	120	2.00	4.124	-1.500	-1.500	-2.808	-3.096	-3.439	-5.030	-9.243
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	8.00	16.497	-14.928	-14.866	-15.509	-16.062	-16.766	-21.136	-29.836
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	4.00	8.249	-29.170	-29.231	-30.306	-31.382	-32.964	-41.441	-58.380

TONBRIDGE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
Cumulative effect of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsq: 40%
Mkt value: £4,448 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.156	0.156	0.150	0.145	0.134	0.089	-0.000
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.075	0.156	0.156	0.150	0.145	0.134	0.089	-0.000
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.067	0.101	0.100	0.094	0.089	0.078	0.031	-0.064
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.313	0.312	0.301	0.289	0.268	0.178	-0.001
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.313	0.312	0.301	0.289	0.268	0.178	-0.001
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.202	0.201	0.189	0.177	0.155	0.062	-0.127
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	0.023	0.022	0.010	-0.003	-0.026	-0.127	-0.330
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	0.646	0.644	0.622	0.599	0.557	0.381	0.028
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	0.367	0.365	0.341	0.318	0.275	0.088	-0.288
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	0.075	0.073	0.048	0.023	-0.021	-0.220	-0.619
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	-0.618	-0.620	-0.648	-0.676	-0.721	-0.942	-1.384
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	1.633	1.628	1.575	1.522	1.420	0.999	0.146
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	0.870	0.866	0.809	0.752	0.647	0.197	-0.726
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	0.163	0.168	0.098	0.038	-0.070	-0.559	-1.539
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	-1.759	-1.763	-1.832	-1.900	-2.012	-2.553	-3.634
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	3.081	3.073	2.966	2.860	2.656	1.811	0.106
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	1.739	1.731	1.617	1.503	1.294	0.993	-0.451
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.003	0.325	0.317	0.197	0.076	-0.139	-1.119	-3.078
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	5.983	5.967	5.755	5.542	5.136	3.444	0.037
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	3.305	3.288	3.060	2.833	2.415	0.615	-0.308
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	0.483	0.486	0.226	-0.015	-0.445	-2.391	-6.306
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.657	6.791	6.771	6.517	6.262	5.775	3.741	-0.366
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	8.149	8.125	7.820	7.515	6.930	4.490	-0.439
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	10.865	10.833	10.426	10.020	9.241	5.986	-0.586
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	13.267	13.230	12.746	12.258	11.322	7.420	-0.497
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	165.058	15.920	15.875	15.296	14.709	13.587	8.904	-0.597
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.999	17.961	17.911	17.270	16.628	15.400	10.242	-0.410
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	20.526	20.469	19.737	19.004	17.600	11.705	-0.468
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	266.748	22.211	22.150	21.373	20.598	19.085	12.820	-0.236
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	320.058	24.678	24.611	23.748	22.875	21.206	14.245	-0.262
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	29.571	29.491	28.462	27.433	25.461	17.205	-0.045
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	32.445	32.358	31.243	30.128	27.988	19.052	0.510
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.486	35.107	35.014	33.815	32.607	30.296	20.683	0.691
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	746.895	37.577	37.477	36.198	34.911	32.449	22.182	0.900
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.494	0.125	-0.623
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	2.214	2.212	2.135	2.057	1.990	1.389	0.187
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	26.675	3.670	3.660	3.484	3.307	3.056	1.669	-1.121
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	53.350	6.259	6.235	5.868	5.502	4.899	2.009	-3.832
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	0.900	0.892	0.720	0.548	0.351	-1.015	-3.759
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	0.772	0.754	0.425	0.096	-0.383	-3.014	-8.347
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	0.895	0.889	0.239	-0.384	-1.386	-6.382	-16.529
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	-2.217	-2.167	-2.419	-2.671	-2.914	-4.887	-8.835
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	-2.281	-2.302	-2.711	-3.122	-3.654	-6.921	-13.455
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	53.350	-3.225	-3.268	-4.000	-4.732	-5.827	-11.640	-23.355
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	13.337	-6.779	-6.790	-7.077	-7.365	-7.651	-9.904	-14.408
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	26.675	-13.076	-13.104	-13.657	-14.210	-14.933	-19.283	-27.983
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.350	-25.111	-25.172	-26.247	-27.323	-28.905	-37.382	-54.336

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825	0.156	0.150	0.145	0.134	0.089	-0.000
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412	0.156	0.150	0.145	0.134	0.089	-0.000
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206	0.101	0.094	0.089	0.078	0.031	-0.064
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444	0.313	0.312	0.301	0.289	0.208	0.178
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619	0.313	0.312	0.301	0.289	0.208	0.178
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412	0.202	0.201	0.189	0.177	0.155	0.062
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412	0.023	0.022	0.010	-0.003	-0.026	-0.127
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444	0.646	0.644	0.622	0.599	0.557	0.381
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031	0.367	0.365	0.341	0.318	0.275	0.088
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619	0.075	0.073	0.048	0.023	-0.021	-0.220
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412	-0.618	-0.620	-0.648	-0.676	-0.721	-0.942
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	3.506	1.633	1.628	1.575	1.522	1.420	0.999
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268	0.870	0.866	0.809	0.752	0.647	0.197
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650	0.163	0.168	0.098	0.038	-0.070	-0.559
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.031	-1.759	-1.763	-1.832	-1.900	-2.012	-2.553
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011	3.081	3.073	2.966	2.860	2.656	1.811
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	4.733	1.739	1.731	1.617	1.503	1.294	0.993
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	3.093	0.325	0.317	0.197	0.076	-0.139	-1.119
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.222	5.983	5.967	5.745	5.542	5.136	3.444
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486	3.305	3.288	3.060	2.833	2.415	0.615
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.187	0.483	0.486	0.226	-0.015	-0.445	-2.391
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	20.622	6.791	6.771	6.517	6.262	5.775	3.741
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.746	8.149	8.125	7.820	7.515	6.930	4.490
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933	10.865	10.833	10.426	10.020	9.241	5.986
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	36.930	13.267	13.230	12.746	12.258	11.322	7.420
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	51.554	15.920	15.875	15.296	14.709	13.587	8.904
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	65.990	17.961	17.911	17.270	16.628	15.400	10.242
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	74.238	20.526	20.469	19.737	19.004	17.600	11.705
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	82.487	22.211	22.150	21.373	20.598	19.085	12.820
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	99.984	24.678	24.611	23.748	22.875	21.206	14.245
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	123.730	29.571	29.491	28.462	27.433	25.461	17.205
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.673	32.445	32.358	31.243	30.128	27.988	19.052
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	181.471	35.107	35.014	33.815	32.607	30.296	20.683
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	230.963	37.577	37.477	36.198	34.911	32.449	22.182
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031	0.589	0.589	0.541	0.494	0.494	0.125
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124	2.214	2.212	2.135	2.057	1.990	1.389
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	8.249	3.670	3.660	3.484	3.307	3.056	1.669
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	16.497	7.340	7.289	6.989	6.705	6.324	3.683
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124	0.900	0.892	0.720	0.548	0.351	-0.115
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	8.249	0.772	0.774	0.625	0.098	-0.333	-3.014
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	16.497	0.695	0.695	0.439	-0.384	-1.386	-4.382
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	4.124	-2.124	-2.124	-2.419	-2.419	-2.419	-16.925
43	TBMC-MIX8 - 544 units (50% houses), 2,000 sqm retail	244	4.00	8.249	-2.281	-2.302	-2.711	-3.122	-3.654	-6.921
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497	-3.225	-3.268	-4.000	-4.732	-5.827	-11.640
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	4.124	-6.779	-6.790	-7.077	-7.365	-7.651	-16.954
46	TBMC-MIX11 - 134 units (100% flats), 2,000 sqm retail, 5,000 sqm office	134	4.00	8.249	-6.949	-6.949	-7.243	-7.530	-7.818	-17.693
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	16.497	-25.111	-25.172	-26.247	-27.323	-28.905	-37.392

TONBRIDGE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsq: 40%
Mkt value: £4,621 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.189	0.189	0.183	0.177	0.167	0.122	0.032
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	1.334	0.189	0.189	0.183	0.177	0.167	0.122	0.032
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.687	0.133	0.133	0.127	0.121	0.110	0.063	-0.031
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.378	0.377	0.366	0.355	0.333	0.244	0.065
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.378	0.377	0.366	0.355	0.333	0.244	0.065
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.266	0.265	0.253	0.242	0.220	0.126	-0.062
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	0.086	0.086	0.080	0.073	0.060	-0.063	-0.266
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	0.776	0.774	0.752	0.729	0.687	0.511	0.158
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	0.494	0.493	0.469	0.445	0.402	0.216	-0.159
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	0.200	0.198	0.173	0.148	0.104	-0.084	-0.492
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	-0.500	-0.502	-0.530	-0.558	-0.604	-0.824	-1.266
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	1.943	1.938	1.886	1.832	1.731	1.310	0.460
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	1.176	1.172	1.116	1.059	0.955	0.594	-0.408
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	0.464	0.460	0.399	0.339	0.233	-0.249	-1.229
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	-1.480	-1.485	-1.553	-1.622	-1.734	-2.274	-3.355
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	3.702	3.693	3.587	3.481	3.277	2.436	0.734
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	2.353	2.345	2.232	2.119	1.909	1.009	-0.817
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.033	0.928	0.919	0.799	0.679	0.468	-0.468	-2.457
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	7.215	7.199	6.986	6.774	6.368	4.691	1.285
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	4.528	4.511	4.283	4.056	3.638	1.838	-1.798
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	1.679	1.663	1.422	1.182	0.758	-1.158	-5.072
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.687	8.254	8.235	7.980	7.726	7.239	5.224	1.139
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	9.905	9.881	9.576	9.271	8.687	6.269	1.367
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	13.207	13.175	12.768	12.361	11.582	8.358	1.823
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	16.059	16.021	15.539	15.058	14.135	10.280	2.411
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	176.718	19.270	19.226	18.647	18.069	16.962	12.336	2.893
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.399	21.674	21.624	20.990	20.356	19.132	14.035	3.515
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	24.770	24.714	23.989	23.265	21.865	16.040	4.017
29	TMBC-RES29 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	24.770	24.714	23.989	23.265	21.865	16.040	4.017
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	320.588	28.657	28.601	27.811	27.021	25.378	19.383	5.183
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	35.571	35.492	34.472	33.452	31.490	23.319	6.505
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	38.974	38.888	37.781	36.674	34.550	25.697	7.515
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.846	42.159	42.066	40.873	39.675	37.381	27.841	8.252
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	746.895	45.109	45.010	43.740	42.463	40.017	29.847	8.977
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.494	0.125	-0.623
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	2.409	2.407	2.329	2.252	2.185	1.584	0.382
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	26.675	4.407	4.404	4.221	4.044	3.794	2.407	-0.372
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	53.350	8.025	8.001	7.634	7.268	6.665	3.774	-2.038
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	1.456	1.448	1.276	1.104	0.908	-0.450	-3.194
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	2.090	2.072	1.748	1.419	0.945	-1.687	-5.882
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	3.964	3.926	3.009	2.393	1.405	-3.526	-13.626
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	-1.469	-1.478	-1.730	-1.982	-2.225	-4.199	-8.146
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	-0.818	-0.839	-1.248	-1.657	-2.182	-5.434	-11.968
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	53.350	-0.239	-0.281	-1.002	-1.725	-2.820	-8.589	-20.298
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	13.337	-0.648	-0.659	-0.346	-0.634	-0.920	-1.173	-13.677
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	26.675	-11.223	-11.251	-11.804	-12.357	-13.081	-17.431	-26.131
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.350	-21.052	-21.113	-22.188	-23.264	-24.845	-33.323	-50.278

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825	0.189	0.189	0.183	0.177	0.167	0.122	0.032
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412	0.189	0.189	0.183	0.177	0.167	0.122	0.032
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206	0.133	0.133	0.127	0.121	0.110	0.063	-0.031
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444	0.378	0.377	0.366	0.355	0.333	0.244	0.065
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619	0.378	0.377	0.366	0.355	0.333	0.244	0.065
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412	0.266	0.265	0.253	0.242	0.220	0.126	-0.062
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412	0.086	0.085	0.073	0.060	0.038	-0.063	-0.266
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444	0.776	0.774	0.752	0.729	0.687	0.511	0.158
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031	0.494	0.493	0.469	0.445	0.402	0.216	-0.159
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619	0.200	0.198	0.173	0.148	0.104	-0.084	-0.492
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412	-0.500	-0.502	-0.530	-0.558	-0.604	-0.824	-1.266
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	3.506	1.943	1.939	1.886	1.832	1.731	1.310	0.460
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268	1.176	1.172	1.116	1.059	0.958	0.504	-0.428
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650	0.464	0.460	0.399	0.339	0.233	-0.249	-1.229
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.031	-1.480	-1.485	-1.553	-1.622	-1.734	-2.274	-3.355
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011	3.702	3.693	3.587	3.481	3.277	2.436	0.734
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	4.743	2.353	2.345	2.232	2.119	1.909	1.009	-0.817
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	3.093	0.928	0.919	0.799	0.679	0.468	-0.468	-2.457
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.229	7.215	7.199	6.986	6.774	6.368	4.691	1.285
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486	4.528	4.511	4.283	4.056	3.638	1.838	-1.798
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.177	1.679	1.663	1.422	1.182	0.758	-1.158	-5.072
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	20.622	8.254	8.235	7.980	7.726	7.239	5.224	1.139
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.746	9.905	9.881	9.576	9.271	8.687	6.269	1.367
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933	13.207	13.175	12.768	12.361	11.582	8.358	1.823
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	43.306	16.059	16.021	15.539	15.058	14.135	10.280	2.411
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	51.554	19.270	19.226	18.647	18.069	16.962	12.336	2.893
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	65.990	21.674	21.624	20.990	20.356	19.132	14.035	3.515
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	74.238	24.770	24.714	23.989	23.265	21.865	16.040	4.017
29	TMBC-RES29 - 800 units, 30 DPH (100% houses)	800	40.00	82.487	26.752	26.691	25.914	25.138	23.651	17.453	4.604
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	52.00	108.984	29.724	29.657	28.794	27.931	26.278	19.383	5.183
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	123.730	35.571	35.492	34.472	33.452	31.490	23.319	6.505
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.683	38.974	38.888	37.781	36.674	34.550	25.697	7.515
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	181.471	42.159	42.066	40.873	39.675	37.381	27.841	8.252
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	220.963	45.109	45.010	43.740	42.463	40.017	29.847	8.977
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031	0.589	0.589	0.541	0.494	0.454	0.125	-0.623
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124	2.409	2.407	2.329	2.252	2.185	1.584	0.382
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	8.249	4.407	4.397	4.221	4.048	3.768	2.743	1.026
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	16.497	8.025	8.001	7.634	7.288	6.665	3.774	1.455
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124	1.456	1.441	1.278	1.104	0.908	-0.450	-3.194
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	8.249	2.090	2.072	1.748	1.419	0.945	-1.667	-8.182
41	TMBC-MIX6 - 460 units (50% houses), 3,850 sqm care home	460	8.00	16.497	3.654	3.626	3.009	2.409	1.498	-3.628	-13.026
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	4.124	-1.469	-1.478	-1.730	-1.982	-2.225	-1.999	-8.946
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	8.249	-0.818	-0.839	-1.248	-1.657	-2.182	-5.434	-11.968
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497	-0.239	-0.261	-1.002	-1.726	-2.820	-8.589	-20.288
45	TMBC-MIX10 - 120 units (50% houses), 2,000 sqm retail, 5,000 sqm office	120	2.00	4.124	-0.430	-0.430	-1.124	-1.634	-2.461	-5.373	-11.968
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	8.249	-11.223	-11.251	-11.804	-12.357	-13.081	-17.431	-26.131
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	16.497	-21.052	-21.113	-22.188	-23.264	-24.845	-33.923	-60.278

TONBRIDGE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
Cumulative effect of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsq: 40%
Mkt value: £4,794 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.222	0.222	0.216	0.210	0.199	0.185	0.088
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	0.10	1.334	0.222	0.222	0.216	0.210	0.199	0.185	0.088
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.667	0.165	0.165	0.159	0.153	0.142	0.095	0.002
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.444	0.443	0.432	0.420	0.399	0.309	0.130
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.444	0.443	0.432	0.420	0.399	0.309	0.130
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.331	0.330	0.318	0.306	0.284	0.191	0.003
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	0.149	0.148	0.135	0.123	0.101	0.001	-0.202
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	0.905	0.903	0.881	0.859	0.817	0.641	0.288
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	0.622	0.620	0.596	0.573	0.530	0.343	-0.029
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	0.334	0.333	0.298	0.273	0.229	0.033	-0.366
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	-0.383	-0.384	-0.412	-0.440	-0.468	-0.707	-1.148
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	2.253	2.249	2.196	2.143	2.041	1.621	0.774
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	1.481	1.477	1.420	1.364	1.261	0.812	-0.091
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	0.765	0.761	0.701	0.640	0.534	0.059	-0.918
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	-1.202	-1.206	-1.274	-1.343	-1.455	-1.995	-3.076
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	4.323	4.314	4.208	4.102	3.898	3.057	1.362
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	2.961	2.953	2.841	2.728	2.522	1.624	-0.182
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.033	1.530	1.521	1.401	1.281	1.069	0.118	-1.837
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	8.447	8.430	8.218	8.006	7.600	5.922	2.532
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	5.736	5.719	5.495	5.271	4.859	3.061	-0.547
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	2.876	2.869	2.619	2.379	1.955	0.056	-3.838
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.687	9.718	9.698	9.444	9.190	8.703	6.691	2.622
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	11.662	11.622	11.333	11.028	10.443	8.029	3.146
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	15.549	15.517	15.110	14.703	13.924	10.706	4.199
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	18.834	18.797	18.321	17.846	16.927	13.104	5.292
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	176.118	22.601	22.557	21.986	21.415	20.312	15.725	6.350
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.399	25.370	25.321	24.687	24.053	22.840	17.790	7.427
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	28.995	28.938	28.214	27.489	26.102	20.332	8.488
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	266.748	31.263	31.204	30.434	29.665	28.192	22.038	9.440
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	320.058	34.737	34.671	33.816	32.961	31.324	24.486	10.489
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	41.546	41.467	40.453	39.434	37.481	29.377	12.805
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	45.473	45.388	44.288	43.189	41.070	32.284	14.350
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.846	49.174	49.082	47.892	46.702	44.424	34.955	15.629
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	746.895	52.606	52.508	51.239	49.970	47.538	37.446	16.854
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.494	0.125	-0.623
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	2.604	2.601	2.524	2.447	2.380	1.779	0.577
37	TBMC-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	4.00	26.675	5.145	5.135	4.958	4.782	4.531	3.144	0.370
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	53.350	11.834	11.807	11.400	10.933	10.343	7.899	3.245
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	2.012	2.005	1.832	1.660	1.464	0.113	-0.629
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	3.395	3.379	3.053	2.729	2.262	-0.324	-5.618
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	6.395	6.358	5.750	5.142	4.170	-0.701	-10.721
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	0.635	0.615	0.212	-0.194	-0.719	-3.947	-10.481
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	0.635	0.615	0.212	-0.194	-0.719	-3.947	-10.481
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	53.350	2.682	2.640	1.930	1.219	0.157	-5.582	-17.240
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	13.337	-5.317	-5.328	-5.615	-5.903	-6.189	-8.441	-12.946
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	26.675	-9.371	-9.399	-9.952	-10.505	-11.228	-15.578	-24.278
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.350	-16.993	-17.053	-18.129	-19.205	-20.786	-29.264	-46.219

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825	0.222	0.222	0.216	0.210	0.199	0.185	0.088
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412	0.222	0.222	0.216	0.210	0.199	0.185	0.088
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206	0.165	0.165	0.159	0.153	0.142	0.095	0.002
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444	0.444	0.443	0.432	0.420	0.399	0.309	0.130
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619	0.444	0.443	0.432	0.420	0.399	0.309	0.130
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412	0.331	0.330	0.318	0.306	0.284	0.191	0.003
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412	0.149	0.148	0.135	0.123	0.101	0.001	-0.202
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444	0.905	0.903	0.881	0.859	0.817	0.641	0.288
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031	0.622	0.620	0.596	0.573	0.530	0.343	-0.029
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619	0.324	0.323	0.298	0.273	0.229	0.033	-0.366
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412	-0.383	-0.384	-0.412	-0.440	-0.468	-0.707	-1.148
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	3.506	2.253	2.249	2.196	2.143	2.041	1.621	0.774
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268	1.481	1.477	1.420	1.364	1.261	0.812	-0.091
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650	0.765	0.761	0.701	0.640	0.534	0.059	-0.918
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.031	-1.202	-1.206	-1.274	-1.343	-1.455	-1.995	-3.076
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011	4.323	4.314	4.208	4.102	3.898	3.057	1.362
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	4.743	2.961	2.953	2.841	2.728	2.522	1.624	-0.182
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	3.093	1.530	1.521	1.401	1.281	1.069	0.118	-1.837
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.229	8.447	8.441	8.218	7.998	7.600	5.922	2.532
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486	5.736	5.719	5.495	5.271	4.859	3.061	-0.547
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.187	2.876	2.859	2.619	2.379	1.955	0.056	-3.838
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	20.622	9.718	9.698	9.444	9.190	8.703	6.891	2.622
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.746	11.662	11.638	11.333	11.028	10.443	8.029	3.146
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933	15.549	15.517	15.110	14.703	13.924	10.706	4.199
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	43.306	18.834	18.797	18.321	17.846	16.927	13.104	5.292
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	51.554	22.601	22.557	21.986	21.415	20.312	15.725	6.350
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	65.990	25.370	25.321	24.687	24.053	22.840	17.790	7.427
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	74.238	28.995	28.938	28.214	27.489	26.102	20.332	8.488
29	TBMC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	82.487	31.263	31.204	30.434	29.665	28.192	22.038	9.440
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	98.984	34.737	34.671	33.816	32.961	31.324	24.486	10.489
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	123.730	41.546	41.467	40.453	39.434	37.481	29.377	12.805
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.663	45.473	45.388	44.288	43.189	41.070	32.284	14.350
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	181.471	49.174	49.082	47.892	46.702	44.424	34.955	15.629
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	230.963	52.606	52.508	51.239	49.970	47.538	37.446	16.854
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031	0.589	0.589	0.541	0.494	0.494	0.125	-0.623
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124	2.604	2.601	2.524	2.447	2.380	1.779	0.577
37	TBMC-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	4.00	8.249	5.145	5.135	4.958	4.762	4.531	3.144	0.370
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	6.00	16.497	9.791	9.780	9.473	9.133	8.541	6.111	1.841
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124	2.012	2.005	1.832	1.660	1.464	0.914	-0.629
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	8.249	3.395	3.378	3.053	2.728	2.262	-0.424	-5.618
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	16.497	6.396	6.358	5.759	5.142	4.170	2.071	-0.701
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	4.124	0.789	0.789	0.741	0.694	0.538	-0.245	-1.441
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	8.249	0.635	0.615	0.212	-0.114	-0.719	-3.947	-10.481
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497	2.682	2.640	1.930	1.219	0.157	-5.862	-17.740
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	4.124	-5.937	-5.937	-5.615	-5.903	-6.189	-8.441	-12.946
46	TBMC-MIX11 - 134 units (100% flats), 2,000 sqm retail, 5,000 sqm office	134	2.00	4.124	-6.354	-6.354	-6.031	-6.308	-6.129	-8.441	-12.946
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	16.497	-17.053	-17.053	-18.129	-19.205	-20.786	-29.264	-42.162

TONBRIDGE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
BLV 1: Secondary Offices / secondary retail

Aff Hsq: 40%
Mkt value: £4,968 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.255	0.254	0.249	0.243	0.232	0.187	0.098
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	1.334	0.255	0.254	0.249	0.243	0.232	0.187	0.098
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.667	0.198	0.197	0.191	0.185	0.174	0.128	0.034
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.509	0.509	0.497	0.486	0.464	0.375	0.196
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.509	0.509	0.497	0.486	0.464	0.375	0.196
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.395	0.394	0.382	0.371	0.349	0.255	0.068
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	0.212	0.211	0.198	0.186	0.163	0.064	-0.138
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	1.034	1.032	1.010	0.988	0.947	0.771	0.418
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	0.749	0.748	0.724	0.700	0.657	0.471	0.099
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	0.449	0.447	0.422	0.398	0.354	0.157	-0.239
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	-0.265	-0.266	-0.254	-0.222	-0.368	-0.589	-1.030
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	2.564	2.560	2.507	2.453	2.352	1.931	1.088
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	1.785	1.781	1.725	1.668	1.565	1.120	0.219
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	1.066	1.062	1.002	0.942	0.835	0.360	-0.608
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	-0.923	-0.924	-0.906	-1.064	-1.176	-1.717	-2.798
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	4.943	4.935	4.829	4.723	4.519	3.678	1.990
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	3.570	3.562	3.449	3.337	3.130	2.240	0.438
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.003	2.132	2.124	2.003	1.883	1.671	0.721	-1.216
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	9.671	9.654	9.445	9.236	8.832	7.154	3.780
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	6.943	6.927	6.702	6.478	6.066	4.284	0.684
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	4.072	4.056	3.815	3.575	3.151	1.252	-2.804
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.667	11.177	11.167	10.907	10.653	10.168	8.155	4.104
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	13.412	13.389	13.088	12.784	12.200	9.796	4.925
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	17.883	17.851	17.451	17.045	16.266	13.047	6.567
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	21.598	21.582	21.086	20.610	19.699	15.907	8.151
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	169.978	25.918	25.894	25.303	24.732	23.638	19.089	9.782
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.999	29.043	28.904	28.367	27.739	26.536	21.521	11.275
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	33.192	33.138	32.419	31.702	30.327	24.595	12.888
29	TBMC-RES29 - 800 units, 30 DPH (100% houses)	800	36.00	240.074	33.768	33.703	32.944	31.471	30.088	26.598	14.136
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	320.088	39.673	39.677	38.823	37.968	36.331	29.542	15.706
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	47.488	47.410	46.398	45.387	43.451	35.396	18.996
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	51.949	51.864	50.765	49.666	47.562	38.828	21.077
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.486	56.160	56.068	54.885	53.703	51.439	42.017	22.881
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	746.856	60.068	59.970	58.707	57.445	55.028	44.991	24.601
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.454	0.125	-0.623
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	2.799	2.796	2.719	2.642	2.575	1.974	0.771
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	26.675	5.882	5.872	5.695	5.519	5.268	3.881	1.108
38	TBMC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	53.350	11.536	11.512	11.151	10.790	10.196	7.306	1.525
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	2.569	2.561	2.389	2.216	2.020	1.069	-2.065
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	4.699	4.681	4.357	4.033	3.567	1.004	-4.253
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	9.127	9.089	8.482	7.874	6.901	2.080	-7.844
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	3.268	3.279	3.031	2.783	2.543	0.999	-3.339
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	5.344	5.324	4.927	4.530	4.021	0.881	-5.575
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	53.350	8.817	8.776	8.076	7.376	6.330	0.735	-10.774
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	13.337	-1.260	-1.261	-1.574	-1.661	-2.147	-4.400	-8.904
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	26.675	-4.329	-4.356	-4.901	-5.446	-6.170	-10.520	-19.220
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.350	-9.884	-9.944	-11.004	-12.063	-13.623	-22.101	-39.056

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	TBMC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825	0.255	0.254	0.249	0.243	0.232	0.187	0.098
2	TBMC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412	0.255	0.254	0.249	0.243	0.232	0.187	0.098
3	TBMC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206	0.198	0.197	0.191	0.185	0.174	0.128	0.034
4	TBMC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444	0.509	0.509	0.497	0.486	0.464	0.375	0.196
5	TBMC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619	0.509	0.509	0.497	0.486	0.464	0.375	0.196
6	TBMC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412	0.395	0.394	0.382	0.371	0.349	0.255	0.068
7	TBMC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412	0.212	0.211	0.198	0.186	0.163	0.064	-0.138
8	TBMC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444	1.034	1.032	1.010	0.988	0.948	0.771	0.418
9	TBMC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031	0.749	0.748	0.724	0.700	0.657	0.471	0.099
10	TBMC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619	0.449	0.447	0.422	0.398	0.354	0.157	-0.239
11	TBMC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412	-0.265	-0.266	-0.254	-0.222	-0.368	-0.589	-1.030
12	TBMC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	3.506	2.564	2.560	2.507	2.453	2.352	1.931	1.088
13	TBMC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268	1.785	1.781	1.725	1.668	1.565	1.120	0.219
14	TBMC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650	1.066	1.062	1.002	0.942	0.835	0.360	-0.608
15	TBMC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.031	-0.923	-0.927	-0.906	-1.064	-1.176	-1.717	-2.798
16	TBMC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011	4.943	4.935	4.829	4.723	4.519	3.678	1.990
17	TBMC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	4.743	3.570	3.562	3.449	3.337	3.130	2.240	0.438
18	TBMC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	3.093	2.132	2.124	2.003	1.883	1.671	0.721	-1.216
19	TBMC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.222	9.671	9.654	9.445	9.236	8.832	7.154	3.780
20	TBMC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486	6.943	6.927	6.702	6.478	6.066	4.284	0.684
21	TBMC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.187	4.072	4.056	3.815	3.575	3.151	1.252	-2.804
22	TBMC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	20.622	11.177	11.167	10.907	10.653	10.168	8.155	4.104
23	TBMC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.746	13.412	13.389	13.088	12.784	12.200	9.796	4.925
24	TBMC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933	17.883	17.851	17.451	17.045	16.266	13.047	6.567
25	TBMC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	40.306	21.598	21.582	21.086	20.610	19.699	15.907	8.151
26	TBMC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	51.554	25.918	25.874	25.303	24.732	23.638	19.089	9.782
27	TBMC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	65.990	29.043	28.904	28.367	27.739	26.536	21.521	11.275
28	TBMC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	74.238	33.192	33.138	32.419	31.702	30.327	24.595	12.888
29	TBMC-RES29 - 800 units, 30 DPH (100% houses)	800	40.00	82.487	35.708	35.709	34.941	34.171	32.088	26.598	14.138
30	TBMC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	96.984	39.743	39.743	38.975	38.207	36.093	29.542	15.706
31	TBMC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	123.730	47.488	47.481	46.398	45.387	43.451	35.396	18.996
32	TBMC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.683	51.949	51.864	50.765	49.666	47.562	38.828	21.077
33	TBMC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	184.171	56.147	56.068	54.885	53.703	51.439	42.017	22.881
34	TBMC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	230.963	60.068	59.970	58.707	57.445	55.028	44.991	24.601
35	TBMC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031	0.589	0.589	0.541	0.494	0.454	0.125	-0.623
36	TBMC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124	2.799	2.796	2.719	2.642	2.575	1.974	0.771
37	TBMC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	10.249	5.882	5.872	5.695	5.519	5.198	3.661	1.108
38	TBMC-MIX3 - 290 units (75% houses), 5,000 sqm Light Ind	290	8.00	16.391	11.536	11.519	11.181	10.781	10.266	7.536	2.511
39	TBMC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124	2.569	2.561	2.389	2.216	2.020	1.489	0.601
40	TBMC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	10.249	4.699	4.681	4.437	4.033	3.567	1.904	-0.4253
41	TBMC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	16.497	9.127	8.999	8.482	7.874	6.901	2.080	-7.844
42	TBMC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	4.124	2.284	2.284	2.031	1.849	1.653	1.039	0.389
43	TBMC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	10.249	5.344	5.324	4.927	4.530	4.021	1.881	-5.575
44	TBMC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497	8.817	8.776	8.078	7.376	6.330	0.735	-10.774
45	TBMC-MIX10 - 130 units (100% flats), 2,000 sqm office, 5,000 sqm office	130	2.00	4.124	-1.280	-1.280	-1.574	-1.081	-2.147	-4.400	-8.004
46	TBMC-MIX11 - 334 units (100% flats), 2,000 sqm office, 5,000 sqm office	334	4.00	10.249	-3.444	-3.444	-4.449	-3.144	-5.449	-10.220	-18.004
47	TBMC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	16.497	-5.884	-5.884	-9.944	-11.004	-12.063	-13.623	-22.101

TONBRIDGE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsq: 40%
Mkt value: £5,141 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.288	0.287	0.281	0.278	0.265	0.220	0.131
2	TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.134	0.288	0.287	0.281	0.278	0.265	0.220	0.131
3	TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.067	0.230	0.229	0.223	0.218	0.207	0.160	0.066
4	TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.575	0.574	0.563	0.551	0.530	0.440	0.261
5	TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.475	0.574	0.563	0.551	0.530	0.440	0.261
6	TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.460	0.469	0.447	0.435	0.413	0.330	0.133
7	TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	0.275	0.274	0.261	0.249	0.226	0.126	-0.074
8	TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	1.163	1.161	1.139	1.117	1.075	0.901	0.548
9	TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	0.877	0.875	0.851	0.828	0.795	0.598	0.226
10	TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	0.574	0.572	0.547	0.522	0.478	0.282	-0.112
11	TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	-0.147	-0.149	-0.177	-0.205	-0.250	-0.471	-0.912
12	TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	2.874	2.870	2.817	2.764	2.662	2.241	1.400
13	TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	2.089	2.085	2.029	1.973	1.869	1.425	0.527
14	TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	1.365	1.361	1.301	1.242	1.137	0.661	-0.298
15	TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	-0.644	-0.649	-0.717	-0.785	-0.897	-1.438	-2.519
16	TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	5.564	5.556	5.450	5.343	5.140	4.299	2.616
17	TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	4.179	4.170	4.058	3.945	3.739	2.850	1.054
18	TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.003	2.739	2.722	2.693	2.664	2.573	1.333	-0.595
19	TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	10.891	10.874	10.665	10.456	10.055	8.396	5.028
20	TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	8.151	8.134	7.910	7.686	7.274	5.501	1.907
21	TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	5.265	5.249	5.012	4.772	4.348	2.449	-1.371
22	TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.657	12.624	12.605	12.354	12.104	11.624	9.618	5.587
23	TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	15.149	15.126	14.825	14.525	13.949	11.542	6.704
24	TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	20.199	20.168	19.767	19.366	18.599	15.389	8.939
25	TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	24.354	24.317	23.847	23.374	22.464	18.699	11.011
26	TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	166.671	29.224	29.186	28.616	28.046	26.957	22.439	13.214
27	TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.399	32.711	32.662	32.035	31.407	30.208	25.218	15.074
28	TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	37.384	37.328	36.611	35.894	34.521	28.821	17.227
29	TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	266.748	40.245	40.186	39.423	38.660	37.200	31.118	18.771
30	TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	323.457	44.717	44.651	43.803	42.956	41.333	34.576	20.857
31	TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	53.422	53.344	52.340	51.329	49.393	41.378	25.113
32	TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	58.388	58.314	57.222	56.130	54.038	45.343	27.721
33	TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.846	63.133	63.042	61.864	60.681	58.418	49.042	30.055
34	TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	746.895	67.509	67.411	66.156	64.900	62.490	52.493	32.260
35	TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.494	0.125	-0.623
36	TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	2.994	2.991	2.914	2.837	2.770	2.168	0.966
37	TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	26.675	6.619	6.609	6.433	6.256	6.005	4.619	1.846
38	TMB-C-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	53.350	13.277	13.263	12.892	12.531	11.938	9.072	3.291
39	TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	3.125	3.117	2.945	2.773	2.577	1.225	-1.500
40	TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	6.004	5.985	5.661	5.338	4.871	2.322	-2.891
41	TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	11.859	11.821	11.213	10.605	9.633	4.840	-4.987
42	TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	3.967	3.958	3.709	3.461	3.222	1.278	-2.650
43	TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	6.765	6.745	6.348	5.951	5.442	2.321	-4.088
44	TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	53.350	11.694	11.653	10.953	10.253	9.207	3.652	-7.749
45	TMB-C-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	13.337	-0.561	-0.572	-0.858	-1.138	-1.420	-3.669	-8.173
46	TMB-C-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	26.675	-2.506	-2.534	-3.078	-3.623	-4.336	-8.668	-17.368
47	TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.350	-5.893	-5.952	-7.012	-8.071	-9.629	-18.042	-34.997

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	TMB-C-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825	0.288	0.287	0.281	0.276	0.265	0.220	0.131
2	TMB-C-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412	0.288	0.287	0.281	0.278	0.265	0.220	0.131
3	TMB-C-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206	0.230	0.229	0.223	0.218	0.207	0.160	0.066
4	TMB-C-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444	0.575	0.574	0.563	0.551	0.530	0.440	0.261
5	TMB-C-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619	0.575	0.574	0.563	0.551	0.530	0.440	0.261
6	TMB-C-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412	0.460	0.459	0.447	0.435	0.413	0.320	0.133
7	TMB-C-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412	0.275	0.274	0.261	0.249	0.226	0.126	-0.074
8	TMB-C-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444	1.163	1.161	1.139	1.117	1.075	0.901	0.548
9	TMB-C-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031	0.877	0.875	0.851	0.828	0.795	0.598	0.226
10	TMB-C-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619	0.574	0.572	0.547	0.522	0.478	0.282	-0.112
11	TMB-C-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412	-0.147	-0.148	-0.177	-0.205	-0.250	-0.471	-0.912
12	TMB-C-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	7.336	2.874	2.870	2.817	2.764	2.662	2.241	1.400
13	TMB-C-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268	2.089	2.089	2.029	1.973	1.869	1.425	0.527
14	TMB-C-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650	1.365	1.361	1.301	1.242	1.137	0.661	-0.298
15	TMB-C-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.033	-0.644	-0.643	-0.717	-0.785	-0.897	-1.438	-2.519
16	TMB-C-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011	5.564	5.556	5.450	5.343	5.140	4.299	2.616
17	TMB-C-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	4.743	4.179	4.170	4.058	3.945	3.739	2.850	1.054
18	TMB-C-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	3.003	2.730	2.722	2.693	2.664	2.573	1.333	-0.595
19	TMB-C-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.222	10.891	10.874	10.665	10.456	10.055	8.396	5.028
20	TMB-C-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486	8.151	8.134	7.910	7.686	7.274	5.501	1.907
21	TMB-C-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.187	5.265	5.249	5.012	4.772	4.348	2.449	-1.371
22	TMB-C-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	20.622	12.624	12.605	12.354	12.104	11.624	9.618	5.587
23	TMB-C-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.746	15.149	15.126	14.825	14.525	13.949	11.542	6.704
24	TMB-C-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933	20.199	20.168	19.767	19.366	18.599	15.389	8.939
25	TMB-C-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	36.306	24.354	24.317	23.847	23.374	22.464	18.699	11.011
26	TMB-C-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	51.554	29.224	29.186	28.616	28.046	26.957	22.439	13.214
27	TMB-C-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	65.990	32.711	32.662	32.035	31.407	30.208	25.218	15.074
28	TMB-C-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	74.238	37.384	37.328	36.611	35.894	34.521	28.821	17.227
29	TMB-C-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	82.984	40.245	40.186	39.423	38.660	37.200	31.118	18.771
30	TMB-C-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	98.984	44.717	44.651	43.803	42.956	41.333	34.576	20.857
31	TMB-C-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	123.730	53.422	53.344	52.340	51.329	49.393	41.378	25.113
32	TMB-C-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.663	58.388	58.314	57.222	56.130	54.038	45.343	27.721
33	TMB-C-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	181.471	63.133	63.042	61.864	60.681	58.418	49.042	30.055
34	TMB-C-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	230.963	67.509	67.411	66.156	64.900	62.490	52.493	32.260
35	TMB-C-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031	0.889	0.889	0.841	0.794	0.794	0.125	-0.623
36	TMB-C-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124	2.994	2.991	2.914	2.837	2.770	2.168	0.966
37	TMB-C-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	8.249	6.619	6.609	6.433	6.256	6.005	4.619	1.845
38	TMB-C-MIX3 - 293 units (50% houses), 5,000 sqm Light Ind	293	11.00	23.277	8.803	8.793	8.589	8.391	8.122	6.399	2.892
39	TMB-C-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124	3.125	3.117	2.945	2.773	2.577	1.225	-1.500
40	TMB-C-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	8.249	6.004	5.985	5.661	5.338	4.871	2.322	-2.891
41	TMB-C-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	16.497	11.859	11.821	11.213	10.605	9.933	4.840	-4.987
42	TMB-C-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	4.124	3.067	3.058	2.929	2.761	2.578	1.274	-1.500
43	TMB-C-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	8.249	6.765	6.745	6.348	5.951	5.442	2.321	-4.088
44	TMB-C-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497	11.684	11.653	10.953	10.253	9.207	3.652	-7.749
45	TMB-C-MIX10 - 134 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	4.124	-0.061	-0.052	-0.072	-0.138	-0.140	-3.669	-6.733
46	TMB-C-MIX11 - 134 units (100% flats), 2,000 sqm retail, 5,000 sqm office	134	2.00	4.124	-0.061	-0.052	-0.072	-0.138	-0.140	-3.669	-6.733
47	TMB-C-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	16.497	-5.893	-5.872	-7.012	-8.071	-9.629	-18.042	-34.957

TONBRIDGE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
Cumulative impact of emerging policies
BLV 1: Secondary Offices / secondary retail

Aff Hsq: 40%
Mkt value: £5,314 per square metre

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.320	0.320	0.314	0.309	0.298	0.293
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.667	0.320	0.320	0.314	0.309	0.298	0.293
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.267	0.262	0.262	0.256	0.250	0.239	0.192
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.641	0.640	0.628	0.617	0.595	0.506
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.641	0.640	0.628	0.617	0.595	0.506
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.624	0.623	0.611	0.500	0.478	0.384
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	0.338	0.337	0.324	0.311	0.289	0.189
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	1.291	1.290	1.268	1.246	1.204	1.030
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	1.003	1.001	0.978	0.955	0.912	0.726
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	0.669	0.667	0.652	0.647	0.633	0.607
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	-0.029	-0.031	-0.059	-0.087	-0.133	-0.353
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	3.182	3.178	3.126	3.073	2.972	2.552
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	2.394	2.389	2.333	2.277	2.174	1.729
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	1.663	1.659	1.599	1.540	1.435	0.963
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	-0.366	-0.370	-0.438	-0.507	-0.619	-1.159
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	6.183	6.175	6.070	5.964	5.761	4.919
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	4.787	4.779	4.686	4.554	4.348	3.459
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.003	3.325	3.317	3.198	3.080	2.870	1.925
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	12.110	12.094	11.885	11.676	11.275	9.618
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	9.358	9.342	9.117	8.893	8.481	6.708
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	6.447	6.430	6.193	5.957	5.539	3.645
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.667	14.072	14.053	13.802	13.552	13.072	11.082
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	16.886	16.863	16.563	16.262	15.686	13.298
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	22.515	22.484	22.083	21.683	20.915	17.731
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	27.095	27.059	26.588	26.118	25.218	21.465
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	166.678	32.514	32.470	31.906	31.342	30.261	25.758
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.399	36.366	36.318	35.696	35.075	33.874	29.911
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	41.561	41.508	40.796	40.085	38.713	33.041
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	266.748	44.722	44.662	43.900	43.137	41.677	35.625
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	313.371	49.691	49.625	48.777	47.930	46.307	39.583
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	59.330	59.252	58.248	57.244	55.323	47.335
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	64.842	64.757	63.665	62.573	60.482	51.820
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.846	70.079	69.988	68.812	67.637	65.387	56.043
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	714.065	74.938	74.840	73.585	72.329	69.925	59.966
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.426	-0.623
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	3.188	3.188	3.109	3.031	2.964	2.363
37	TMBC-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	4.00	26.675	7.357	7.347	7.170	6.994	6.743	5.336
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	53.350	15.005	14.981	14.625	14.269	13.679	10.831
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	3.681	3.673	3.501	3.329	3.133	1.782
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	7.308	7.290	6.966	6.642	6.175	3.627
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	14.590	14.552	13.944	13.337	12.364	7.572
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	4.646	4.636	4.388	4.140	3.901	1.957
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	8.184	8.165	7.769	7.372	6.863	3.741
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	53.350	14.571	14.530	13.830	13.131	12.085	8.570
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	13.337	0.156	0.145	-0.135	-0.418	-0.701	-2.937
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	26.675	-0.684	-0.711	-1.256	-1.801	-2.514	-6.815
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.350	-1.933	-1.992	-3.036	-4.079	-5.637	-13.987

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825	0.320	0.320	0.314	0.309	0.298	0.293
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412	0.320	0.320	0.314	0.309	0.298	0.293
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206	0.262	0.262	0.256	0.250	0.239	0.192
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444	0.641	0.641	0.640	0.617	0.595	0.506
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619	0.641	0.640	0.628	0.617	0.595	0.506
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412	0.524	0.523	0.511	0.500	0.478	0.384
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412	0.338	0.337	0.324	0.311	0.289	0.189
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444	1.291	1.291	1.286	1.248	1.204	1.030
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031	1.003	1.001	0.978	0.955	0.912	0.726
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619	0.669	0.667	0.672	0.647	0.603	0.407
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412	-0.029	-0.031	-0.059	-0.087	-0.133	-0.353
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	3.506	3.182	3.182	3.178	3.073	2.972	2.552
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268	2.384	2.389	2.333	2.277	2.174	1.729
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650	1.663	1.658	1.599	1.540	1.435	0.963
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.033	-0.366	-0.370	-0.438	-0.507	-0.619	-1.159
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011	6.183	6.175	6.070	5.964	5.761	4.919
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	4.743	4.787	4.779	4.666	4.554	4.348	3.459
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	3.093	3.325	3.317	3.198	3.080	2.870	1.925
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.220	12.094	12.094	11.865	11.676	11.275	9.618
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486	9.358	9.342	9.117	8.893	8.481	6.708
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.447	6.430	6.193	5.957	5.539	5.345	0.159
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	20.622	14.072	14.053	13.802	13.552	13.072	11.082
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.748	16.886	16.863	16.563	16.262	15.686	13.298
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933	22.515	22.484	22.083	21.683	20.915	17.731
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	36.667	27.095	27.059	26.588	26.118	25.218	21.465
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	42.667	32.514	32.470	31.906	31.342	30.261	25.758
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	48.690	36.366	36.318	35.696	35.075	33.874	29.911
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	54.728	41.561	41.506	40.796	40.085	38.713	33.041
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	60.847	44.722	44.662	43.900	43.137	41.677	35.625
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	66.964	49.691	49.625	48.777	47.930	46.307	39.583
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	82.930	59.330	59.252	58.248	57.244	55.323	47.335
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	104.663	64.842	64.757	63.665	62.573	60.482	51.820
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	126.871	70.079	69.988	68.812	67.637	65.387	56.043
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	148.886	74.938	74.840	73.585	72.328	69.925	59.966
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031	0.589	0.589	0.541	0.494	0.426	-0.623
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124	3.188	3.188	3.109	3.031	2.964	2.363
37	TMBC-MIX2 - 116 units (75% houses), 5,000 sqm Light Ind	116	4.00	8.249	7.357	7.347	7.170	6.994	6.743	5.336
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	20.622	15.005	14.981	14.625	14.269	13.679	10.831
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124	3.681	3.673	3.501	3.329	3.133	1.782
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	8.249	7.308	7.290	6.966	6.642	6.175	3.627
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	16.497	14.590	14.552	13.944	13.337	12.364	7.572
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	4.124	4.646	4.646	4.388	4.140	3.901	1.957
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	8.249	8.184	8.165	7.769	7.372	6.863	3.741
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497	14.571	14.530	13.830	13.131	12.085	6.570
45	TMBC-MIX10 - 132 units (100% flats), 2,000 sqm office, 5,000 sqm office	130	2.00	4.124	0.156	0.156	0.135	-0.048	-0.701	-7.442
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	8.00	16.497	14.634	14.624	13.924	13.224	12.178	6.816
47	TMBC-MIX12 - 740 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	16.497	-0.933	-1.092	-0.306	-0.479	-0.537	-2.937

TOWNBRIDE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
Comprehensive audit of emerging policies
BLV 1: Secondary Offices / Secondary retail

Aff Hsq: 40%
Mkt value: £5,487 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.353	0.353	0.347	0.341	0.330	0.286	0.196
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	1.344	0.353	0.353	0.347	0.341	0.330	0.286	0.196
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.667	0.294	0.294	0.288	0.282	0.271	0.224	0.131
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.706	0.706	0.694	0.683	0.661	0.571	0.392
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.706	0.706	0.694	0.683	0.661	0.571	0.392
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.689	0.689	0.576	0.564	0.542	0.449	0.283
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	0.400	0.399	0.387	0.374	0.352	0.252	0.053
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	1.420	1.419	1.397	1.375	1.332	1.158	0.809
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	1.129	1.128	1.104	1.081	1.038	0.853	0.481
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	0.823	0.822	0.797	0.772	0.728	0.558	0.139
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	0.067	0.066	0.058	0.051	-0.015	-0.235	-0.677
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	3.490	3.488	3.434	3.381	3.280	2.862	2.021
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	2.698	2.694	2.638	2.581	2.478	2.034	1.142
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	1.960	1.956	1.897	1.838	1.733	1.264	0.313
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	-0.067	-0.061	-0.160	-0.228	-0.340	-0.880	-1.961
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	8.799	8.791	8.686	8.580	8.379	5.540	3.858
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	5.396	5.387	5.275	5.163	4.956	4.067	2.286
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.033	3.921	3.912	3.794	3.675	3.466	2.527	0.627
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	13.330	13.314	13.105	12.895	12.495	10.839	7.494
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	10.556	10.540	10.318	10.097	9.869	7.916	4.353
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	7.628	7.611	7.375	7.138	6.720	4.842	1.044
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.657	16.128	16.108	15.496	14.999	14.520	12.538	8.522
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	18.619	18.596	18.299	17.999	17.424	15.046	10.227
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	24.825	24.794	24.399	23.999	23.232	20.061	13.636
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	39.837	39.800	39.330	38.860	37.959	34.230	16.659
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	166.671	49.849	49.808	49.246	48.683	47.629	43.051	22.629
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.399	60.009	59.961	59.340	58.718	57.528	52.578	26.569
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	69.725	69.670	68.959	68.249	66.989	61.732	30.739
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	266.748	79.441	79.384	78.673	77.961	76.691	71.231	34.809
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	320.008	89.157	89.100	88.389	87.678	86.408	80.848	40.919
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	112.239	112.182	111.471	110.760	109.490	103.930	51.139
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	142.764	142.707	142.000	141.293	140.023	134.463	66.679
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.846	162.295	162.238	161.531	160.824	159.554	153.994	78.219
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	746.895	192.344	192.287	191.580	190.873	189.603	184.043	93.269
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.449	0.125	-0.623
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	3.383	3.380	3.303	3.226	3.159	2.558	1.356
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	26.675	8.092	8.082	7.907	7.731	7.480	6.093	3.320
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	53.350	16.725	16.702	16.346	15.989	15.404	12.572	6.822
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	4.237	4.230	4.058	3.885	3.689	2.338	-0.370
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	8.598	8.580	8.261	7.942	7.480	4.931	-0.205
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	17.322	17.284	16.676	16.068	15.096	10.303	0.660
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	5.324	5.315	5.066	4.816	4.579	2.635	-1.272
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	9.588	9.568	9.177	8.786	8.284	5.162	-1.152
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	53.350	17.420	17.380	16.691	16.001	14.962	9.449	-1.734
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	13.337	0.865	0.854	0.575	0.296	0.019	-2.206	-6.711
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	26.675	1.105	1.078	0.550	0.021	-0.691	-4.976	-13.662
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.350	1.968	1.910	0.882	-0.148	-1.683	-9.996	-26.879

BLV 2: Secondary Industrial

						Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
Site ref	Site	No of units	BLV									
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825		0.353	0.353	0.347	0.341	0.330	0.286	0.196
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412		0.353	0.353	0.347	0.341	0.330	0.286	0.196
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206		0.294	0.294	0.288	0.282	0.271	0.224	0.131
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444		0.706	0.706	0.694	0.683	0.661	0.571	0.392
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619		0.706	0.706	0.694	0.683	0.661	0.571	0.392
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412		0.589	0.588	0.576	0.564	0.542	0.449	0.283
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412		0.400	0.399	0.387	0.374	0.352	0.252	0.053
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444		1.420	1.419	1.397	1.375	1.332	1.158	0.809
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031		1.129	1.128	1.104	1.081	1.038	0.853	0.481
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619		0.823	0.822	0.797	0.772	0.728	0.558	0.139
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412		0.067	0.066	0.058	0.051	-0.015	-0.235	-0.677
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	3.506		3.490	3.488	3.434	3.381	3.280	2.862	2.021
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268		2.698	2.694	2.638	2.581	2.478	2.034	1.142
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650		1.960	1.956	1.897	1.838	1.733	1.264	0.313
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.031		-0.067	-0.061	-0.160	-0.228	-0.340	-0.880	-1.961
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011		6.799	6.791	6.686	6.580	6.379	5.540	3.858
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	14.743		5.396	5.387	5.275	5.163	4.956	4.067	2.286
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.033		3.921	3.912	3.794	3.675	3.466	2.527	0.627
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.222		13.330	13.314	13.105	12.895	12.495	10.839	7.494
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486		10.556	10.540	10.318	10.097	9.869	7.916	4.353
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.187		7.628	7.611	7.375	7.138	6.720	4.842	1.044
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	20.622		15.516	15.496	15.249	14.999	14.520	12.538	8.522
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.746		18.619	18.596	18.299	17.999	17.424	15.046	10.227
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933		24.825	24.794	24.399	23.999	23.232	20.061	13.636
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	39.306		29.837	29.800	29.330	28.860	27.959	24.230	16.659
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	51.554		35.704	35.667	35.196	34.726	33.825	29.075	19.991
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	65.990		40.009	39.961	39.340	38.718	37.528	32.578	25.759
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	74.238		45.725	45.670	44.959	44.249	42.889	37.232	29.699
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	82.487		49.184	49.125	48.398	47.611	46.153	40.120	27.921
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	98.984		54.649	54.583	53.742	52.901	51.292	44.577	31.023
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	123.730		65.239	65.161	64.157	63.153	61.231	53.277	37.204
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.683		77.264	77.180	76.094	75.008	73.825	65.287	40.860
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	181.471		77.025	76.939	75.758	74.583	73.333	65.022	44.232
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	230.963		82.344	82.247	80.997	79.748	77.354	67.422	47.398
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031		0.589	0.589	0.541	0.494	0.449	0.125	-0.623
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124		3.383	3.380	3.303	3.226	3.159	2.558	1.359
37	TMBC-MIX2 - 118 units (75% houses, 5,000 sqm Light Ind	118	4.00	8.249		8.292	8.282	7.907	7.771	7.480	6.093	3.320
38	TMBC-MIX3 - 293 units (75% houses, 5,000 sqm Light Ind	293	10.00	16.497		16.725	16.712	16.392	16.159	15.472	12.572	6.468
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124		4.237	4.230	4.058	3.885	3.609	2.338	0.370
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	8.249		8.598	8.588	8.261	7.942	7.480	4.831	-0.205
41	TMBC-MIX6 - 494 units (50% houses), 3,850 sqm care home	494	8.00	16.497		17.322	17.284	16.676	16.466	15.696	10.303	0.660
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	4.00	8.124		5.324	5.324	5.036	4.816	4.569	2.458	0.458
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	8.249		9.588	9.568	9.177	8.786	8.284	5.162	-1.152
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497		17.420	17.380	16.691	16.001	14.862	9.494	-0.173
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	4.124		0.865	0.850	0.576	0.296	0.019	-2.206	-4.711
46	TMBC-MIX11 - 530 units (100% flats), 2,000 sqm retail, 5,000 sqm office	530	8.00	33.244		16.497	16.497	16.001	15.495	14.021	8.091	2.658
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	16.497		1.968	1.910	0.882	-0.448	-1.683	-9.996	-26.870

TONBRIDGE AND MALLING BOROUGH COUNCIL - LOCAL PLAN
Cumulative impact of emerging policies
BLV 1: Secondary Offices / Secondary retail

Aff Hsq: 40%
Mkt value: £5,660 per square metre

Site ref	Site	No of units	Site area	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	2.667	0.386	0.385	0.380	0.374	0.363	0.318	0.229
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	1.334	0.386	0.385	0.380	0.374	0.363	0.318	0.229
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.667	0.327	0.326	0.320	0.314	0.303	0.257	0.163
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	4.668	0.772	0.771	0.759	0.748	0.726	0.637	0.458
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	2.001	0.772	0.771	0.759	0.748	0.726	0.637	0.458
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	1.334	0.653	0.652	0.641	0.629	0.607	0.513	0.326
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	1.334	0.463	0.462	0.450	0.437	0.415	0.315	0.116
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	4.668	1.549	1.547	1.525	1.503	1.461	1.287	0.939
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	3.334	1.256	1.254	1.231	1.207	1.165	0.981	0.609
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	2.001	0.948	0.946	0.921	0.897	0.853	0.656	0.263
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	1.334	0.203	0.202	0.174	0.147	0.102	-0.118	-0.559
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	11.337	3.798	3.794	3.742	3.689	3.588	3.172	2.331
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	7.336	3.002	2.998	2.942	2.886	2.782	2.338	1.449
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	5.335	2.258	2.254	2.195	2.135	2.031	1.582	0.615
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	3.334	0.186	0.182	0.116	0.049	-0.061	-0.602	-1.683
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	22.674	7.415	7.407	7.302	7.196	6.995	6.161	4.479
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	15.338	6.004	5.996	5.884	5.771	5.565	4.676	2.896
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	10.073	4.516	4.508	4.389	4.271	4.061	3.123	1.229
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	46.014	14.550	14.534	14.325	14.115	13.715	12.059	8.726
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	30.676	11.752	11.735	11.514	11.293	10.886	9.123	5.576
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	20.006	8.809	8.793	8.556	8.319	7.902	6.032	2.241
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	66.657	16.887	16.881	16.684	16.497	15.964	13.986	9.986
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	80.024	20.340	20.317	20.021	19.724	19.157	16.783	11.983
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	100.031	27.121	27.090	26.694	26.299	25.542	22.378	15.977
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	140.043	32.574	32.538	32.071	31.601	30.701	26.981	19.451
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	170.075	39.089	39.046	38.486	37.921	36.841	32.377	23.341
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	213.093	43.653	43.604	42.983	42.361	41.171	36.246	26.279
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	240.073	49.889	49.834	49.123	48.413	47.053	41.424	30.033
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	266.748	53.636	53.577	52.820	52.063	50.614	44.596	32.462
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	312.043	59.595	59.530	58.689	57.846	56.238	49.551	36.069
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	400.122	71.129	71.051	70.054	69.057	67.140	59.199	43.189
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	500.153	77.679	77.594	76.509	75.423	73.345	64.731	47.376
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	586.486	83.945	83.854	82.685	81.515	79.277	69.890	51.263
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	746.856	89.744	89.647	88.397	87.148	84.756	74.851	54.903
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	3.334	0.589	0.589	0.541	0.494	0.494	0.125	-0.623
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	13.337	3.578	3.575	3.498	3.421	3.354	2.753	1.550
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	26.675	8.818	8.816	8.616	8.461	8.214	6.831	4.057
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	53.350	18.446	18.422	18.066	17.710	17.124	14.314	8.588
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	13.337	4.794	4.786	4.614	4.442	4.246	2.894	0.192
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	26.675	9.887	9.869	9.550	9.251	8.771	6.236	1.121
41	TMBC-MIX6 - 490 units (50% houses), 3,850 sqm care home	490	8.00	53.350	20.053	20.016	19.407	18.800	17.827	13.034	3.430
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	13.337	6.003	5.993	5.745	5.497	5.258	3.314	-0.583
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	26.675	10.992	10.972	10.581	10.190	9.689	6.583	0.307
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail, 5,000 sqm office	511	8.00	53.350	20.263	20.222	19.533	18.843	17.813	12.326	1.210
45	TMBC-MIX10 - 130 units (100% flats), 2,000 sqm retail, 5,000 sqm office	130	2.00	4.124	1.968	1.958	1.283	1.005	0.727	-1.480	-5.980
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	8.249	2.873	2.846	2.318	1.750	1.098	-3.154	-11.810
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	53.550	5.839	5.781	4.753	3.725	2.214	-6.004	-22.820

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG (10%)	BNG (20%)	Accessibility	NZC Operational Only	NZC Operational and Embodied	
1	TMBC-RES1 - 5 units, 14 DPH (100% houses)	5	0.40	0.825	0.386	0.385	0.380	0.374	0.363	0.318	0.229
2	TMBC-RES2 - 5 units, 29 DPH (100% houses)	5	0.20	0.412	0.386	0.385	0.380	0.374	0.363	0.318	0.229
3	TMBC-RES3 - 5 units, 43.5 DPH (75% houses, 25% flats)	5	0.10	0.206	0.327	0.326	0.320	0.314	0.303	0.257	0.163
4	TMBC-RES4 - 10 units, 14 DPH (100% houses)	10	0.70	1.444	0.772	0.771	0.759	0.748	0.726	0.637	0.458
5	TMBC-RES5 - 10 units, 29 DPH (100% houses)	10	0.30	0.619	0.772	0.771	0.759	0.748	0.726	0.637	0.458
6	TMBC-RES6 - 10 units, 43.5 DPH (75% houses, 25% flats)	10	0.20	0.412	0.653	0.652	0.641	0.629	0.607	0.513	0.326
7	TMBC-RES7 - 10 units, 66.5 DPH (50% houses, 50% flats)	10	0.20	0.412	0.463	0.462	0.450	0.437	0.415	0.315	0.116
8	TMBC-RES8 - 20 units, 29 DPH (100% houses)	20	0.70	1.444	1.549	1.547	1.525	1.503	1.461	1.287	0.939
9	TMBC-RES9 - 20 units, 43.5 DPH (75% houses, 25% flats)	20	0.50	1.031	1.256	1.254	1.231	1.207	1.165	0.981	0.609
10	TMBC-RES10 - 20 units, 66.5 DPH (50% houses, 50% flats)	20	0.30	0.619	0.948	0.946	0.921	0.897	0.853	0.656	0.263
11	TMBC-RES11 - 20 units, 102 DPH (100% flats)	20	0.20	0.412	0.203	0.202	0.174	0.147	0.102	-0.118	-0.559
12	TMBC-RES12 - 50 units, 29 DPH (100% houses)	50	1.70	3.506	3.798	3.794	3.742	3.689	3.588	3.172	2.331
13	TMBC-RES13 - 50 units, 43.5 DPH (75% houses, 25% flats)	50	1.10	2.268	3.002	2.998	2.942	2.886	2.782	2.338	1.449
14	TMBC-RES14 - 50 units, 66.5 DPH (50% houses, 50% flats)	50	0.80	1.650	2.258	2.254	2.195	2.135	2.031	1.582	0.615
15	TMBC-RES15 - 50 units, 102 DPH (100% flats)	50	0.50	1.031	0.186	0.182	0.116	0.049	-0.061	-0.602	-1.683
16	TMBC-RES16 - 100 units, 29 DPH (100% houses)	100	3.40	7.011	7.415	7.407	7.302	7.196	6.995	6.161	4.479
17	TMBC-RES17 - 100 units, 43.5 DPH (75% houses, 25% flats)	100	2.30	4.743	6.004	5.996	5.884	5.771	5.565	4.676	2.898
18	TMBC-RES18 - 100 units, 66.5 DPH (50% houses, 50% flats)	100	1.50	3.093	4.516	4.508	4.389	4.271	4.061	3.123	1.229
19	TMBC-RES19 - 200 units, 29 DPH (100% houses)	200	6.90	14.229	14.550	14.534	14.325	14.115	13.715	12.059	8.726
20	TMBC-RES20 - 200 units, 43.5 DPH (75% houses, 25% flats)	200	4.60	9.486	11.752	11.735	11.514	11.293	10.886	9.123	5.576
21	TMBC-RES21 - 200 units, 66.5 DPH (50% houses, 50% flats)	200	3.00	6.187	8.800	8.793	8.556	8.319	7.902	6.032	2.241
22	TMBC-RES22 - 250 units, 30 DPH (100% houses)	250	10.00	20.622	16.950	16.931	16.684	16.437	15.964	13.986	9.986
23	TMBC-RES23 - 300 units, 30 DPH (100% houses)	300	12.00	24.746	20.340	20.317	20.021	19.724	19.157	16.783	11.983
24	TMBC-RES24 - 400 units, 30 DPH (100% houses)	400	15.00	30.933	27.121	27.090	26.694	26.299	25.542	22.378	15.977
25	TMBC-RES25 - 500 units, 30 DPH (100% houses)	500	21.00	38.043	32.574	32.538	32.071	31.601	30.701	26.981	19.451
26	TMBC-RES26 - 600 units, 30 DPH (100% houses)	600	25.00	51.554	39.086	39.046	38.486	37.921	36.841	32.377	23.341
27	TMBC-RES27 - 700 units, 30 DPH (100% houses)	700	32.00	65.998	43.653	43.604	42.983	42.361	41.171	36.246	26.279
28	TMBC-RES28 - 800 units, 30 DPH (100% houses)	800	36.00	74.298	49.889	49.834	49.123	48.413	47.053	41.424	30.033
29	TMBC-RES29 - 900 units, 30 DPH (100% houses)	900	40.00	82.487	53.636	53.577	52.820	52.063	50.614	44.596	32.462
30	TMBC-RES30 - 1,000 units, 30DPH (100% houses)	1,000	48.00	98.984	59.595	59.530	58.689	57.846	56.238	49.551	36.069
31	TMBC-RES31 - 1,250 units, 30 DPH (100% houses)	1,250	60.00	123.730	71.129	71.051	70.054	69.057	67.140	59.199	43.189
32	TMBC-RES32 - 1,500 units, 30 DPH (100% houses)	1,500	75.00	154.683	77.679	77.594	76.509	75.423	73.345	64.731	47.376
33	TMBC-RES33 - 1,700 units, 30 DPH (100% houses)	1,700	88.00	181.471	83.945	83.854	82.685	81.515	79.277	69.890	51.263
34	TMBC-RES34 - 2,000 units, 30 DPH (100% houses)	2,000	112.00	230.963	89.744	89.647	88.397	87.148	84.756	74.851	54.903
35	TMBC-CARE1 - 70 unit care scheme (130 DPH, 100% flats)	-	0.50	1.031	0.589	0.589	0.541	0.494	0.494	0.125	-0.623
36	TMBC-MIX1 - 31 units (75% houses), 5,000 sqm Light Ind	31	2.00	4.124	3.578	3.575	3.498	3.421	3.354	2.753	1.550
37	TMBC-MIX2 - 118 units (75% houses), 5,000 sqm Light Ind	118	4.00	9.176	8.818	8.808	8.634	8.461	8.214	6.654	4.057
38	TMBC-MIX3 - 293 units (75% houses), 5,000 sqm Light Ind	293	8.00	16.446	16.446	16.422	16.066	17.120	17.154	14.314	8.598
39	TMBC-MIX4 - 91 units (50% houses), 3,850 sqm care home	91	2.00	4.124	4.794	4.786	4.614	4.442	4.246	2.894	0.192
40	TMBC-MIX5 - 224 units (50% houses), 3,850 sqm care home	224	4.00	8.249	9.887	9.869	9.550	9.231	8.771	6.236	1.121
41	TMBC-MIX6 - 480 units (50% houses), 4,800 sqm care home	480	12.00	16.497	20.053	20.015	19.407	17.800	17.820	13.450	3.540
42	TMBC-MIX7 - 111 units (50% houses), 2,000 sqm retail	111	2.00	4.124	6.983	5.993	5.745	5.497	5.258	3.314	-0.583
43	TMBC-MIX8 - 244 units (50% houses), 2,000 sqm retail	244	4.00	8.249	10.992	10.972	10.581	10.190	9.689	6.583	0.307
44	TMBC-MIX9 - 511 units (50% houses), 2,000 sqm retail	511	8.00	16.497	20.263	20.222	19.533	18.043	17.810	12.396	1.210
45	TMBC-MIX10 - 130 units (50% flats), 2,000 sqm retail, 5,000 sqm office	130	3.00	6.187	11.964	11.924	11.568	11.005	10.447	7.489	1.800
46	TMBC-MIX11 - 334 units (100% flats), 2,000 sqm retail, 5,000 sqm office	334	4.00	8.249	2.873	2.846	2.318	1.790	1.058	-3.154	-11.810
47	TMBC-MIX12 - 742 units (100% flats), 2,000 sqm retail, 5,000 sqm office	742	8.00	16.497	5.839	5.781	4.753	3.725	2.214	-6.004	-22.820