

**JULY 2007  
ILLUSTRATION OF EFFECT OF INCREASED AFFORDABLE HOUSING REQUIREMENT ON LAND VALUE FOLLOWING VARIOUS STANDARD CHARGES**

Site No.	Site Name	Assessed Site Value based on Existing S106	Adjusted Site Value based on 35% Affordable	% Change in Site Value	S106 Payment @ £3k per dwelling	% Change in Site Value	S106 Payment @ £5k per dwelling	% Change in Site Value	S106 Payment @ £10k per dwelling	% Change in Site Value	S106 Payment @ £15k per dwelling	% Change in Site Value
1	Cherry Tree*	£700,000	N / A	N / A	£540,000	-23%	£480,000	-31%	£340,000	-51%	£200,000	-71%
2	Redrow Site, Ailsworth	£2,400,000	£2,000,000	-17%	£2,200,000	-8%	£2,100,000	-13%	£1,900,000	-21%	£1,700,000	-29%
3	Hampton Site	£31,300,000	£27,000,000	-14%	£28,000,000	-11%	£26,700,000	-15%	£23,500,000	-25%	£20,000,000	-36%
4	South Stanground	£74,300,000	£67,000,000	-10%	£70,000,000	-6%	£67,000,000	-10%	£60,000,000	-19%	£52,000,000	-30%
5	The Maltings***	£590,000	£590,000	0%	£680,000	15%	£630,000	7%	£520,000	-12%	£400,000	-32%
6	1 Westgate***	£730,000	£730,000	0%	£730,000	0%	£710,000	-3%	£660,000	-10%	£610,000	-16%
7	Wesleyan Rd**	£2,300,000	£2,000,000	-13%	£2,000,000	-13%	£1,800,000	-22%	£760,000	-67%	£1,100,000	-52%

**ILLUSTRATION OF EFFECT OF INCREASED AFFORDABLE HOUSING REQUIREMENT ON LAND VALUE FOLLOWING VARIOUS STANDARD CHARGES AND CODE LEVEL 4 FOR AFFORDABLE HOUSING**

Site No.	Site Name	Assessed Site Value based on Existing S106	Adjusted Site Value based on 35% Affordable	% Change in Site Value	S106 Payment @ £3k per dwelling	% Change in Site Value	S106 Payment @ £5k per dwelling	% Change in Site Value	S106 Payment @ £10k per dwelling	% Change in Site Value	S106 Payment @ £15k per dwelling	% Change in Site Value
2	Redrow Site, Ailsworth	£2,400,000	£1,800,000	-25%	£1,900,000	-21%	£1,500,000	-38%	£500,000	-79%	£0	-100%
3	Hampton Site	£31,300,000	£24,000,000	-23%	£25,000,000	-20%	£24,000,000	-23%	£21,000,000	-33%	£18,000,000	-42%
4	South Stanground	£74,300,000	£60,000,000	-19%	£60,000,000	-19%	£67,000,000	-10%	£53,000,000	-29%	£46,000,000	-38%

**Notes:**

\*Adopted site value for existing S106 based on applicable land value per acre

\*\*Site 7 located in low value area so achievable site value below Peterborough averages - £3k Appraisal Value used as base

\*\*\*Below affordable housing threshold

Please note that these appraisals have been prepared for indicative purposes only.

**This advice is exempt from the current RICS Appraisal and Valuation Standards and as such cannot be regarded as, or relied upon as, a valuation.**