

London Borough of Brent: Local Plan Viability Study



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London Borough of Brent
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1 Summary

- 1.1 This report tests the ability of developments in Brent to accommodate emerging policies in the Draft Local Plan alongside amounts of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule.
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the National Planning Practice Guidance ('NPPG') 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 a new Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing) to a benchmark land value to reflect the existing value of land prior to redevelopment. 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 site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability' and in the RICS Guidance on '*Financial Viability in Planning*'¹.
- 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 CIL) 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 the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty following the referendum on the UK's membership of the European Union. 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.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with 35% and 50% affordable housing in line with revised Policy BH5 which seeks to maximise delivery of affordable housing in accordance with London Plan policy H6. The policy is broadly viable in most circumstances. We have tested the schemes with a range of tenure scenarios, including scenarios that incorporate grant funding. The testing indicates that 35% affordable housing (tenure split of 70% London

¹ This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

Affordable Rent² and 30% intermediate) is generally viable in a majority of scenarios. There are, however, some schemes which are unviable and may only be able to come forward at a lower affordable housing percentage. This testing indicates that viability issues on individual schemes can sometimes be resolved through flexible application of tenure mixes and provision of grant funding. Smaller sites between 5 to 9 units can also absorb contributions towards affordable housing, although this is likely to be in the form of a financial contribution, due to the practical implications of on-site delivery of affordable housing on very small schemes.

- **Build for rent schemes:** we have tested the London Plan requirement in H13C for build to rent schemes to provide 35% affordable housing, at least 30% of which should be at London Living Rents and the remaining 70% at a range of genuinely affordable rents³. In general, the appraisals indicate that the viability of build to rent schemes is challenging on sites with high existing use values but the 35% target is viable with 100% London Living Rent on a majority of sites in other existing uses. The best viability outcomes are achieved on sites with low existing use values, including public sector land.
- **Student housing:** we have tested the viability of purpose build student housing incorporating London Plan policy H17A4 which requires 35% of units to be provided at affordable rent levels (defined as no more than 55% of the maximum maintenance loan of a student studying in London). This is a 'fast track route' requirement. Although this requirement reduces residual land values of the schemes tested, they remain above relevant benchmark land values used in the study and will not prevent schemes from coming forward.
- **Affordable workspace:** we have tested emerging requirements on schemes which provide new or replacement B1(b) and B1(c) floorspace at 10% of floorspace with the following discounts: 25% discount for 15 and 30 years, and in perpetuity; and 50% discount for 15 years and 30 years, and in perpetuity. The scale of reduction in residual land value varies between schemes, but in all cases, the impact does not reduce the residuals below the benchmark land values. The affordable workspace should therefore be viable on most developments, but not on small scale schemes. The Council's emerging policy indicates that affordable workspace requirements will be sought on schemes of 3,000 square metres or greater, which is supported by the results of our appraisals.
- **Reprovision of industrial floorspace:** The Council's emerging requirement for reprovision of industrial floorspace can result in viable outcomes when industrial floorspace is supplemented by residential or office floorspace, or a combination of both. In our appraisals, we have assumed that approximately half the floorspace is provided as industrial (assuming 65% plot ratio), with the remaining half as offices and/or residential. When industrial floorspace is reprovided without other uses, the developments are unviable (the existing industrial floorspace has a higher capital value than the residual values of the development opportunity). Our appraisals also indicate that when industrial floorspace is supplemented by residential and offices, developments are viable and should also be able to accommodate the affordable workspace requirement and the affordable housing requirement.
- The Council's adopted CIL rates have been in place since 1 October 2014 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough.
- We have incorporated the £60 per square metre Mayoral CIL2 in our appraisals as a development cost. While this increase may impact on the levels of affordable housing that can be secured, the effect will be marginal.

² London Affordable Rent is broadly equivalent to social rent and therefore the lowest value rented tenure. Although the Council indicates that Affordable Rent (with its higher capital value) may be accepted in some circumstances, the 35% policy target is generally viable without resorting to the higher value tenure. We have nevertheless tested affordable housing provision at both rent levels.

³ For testing purposes, we have assumed that 100% of the affordable housing is let at London Living Rents, being the lowest value tenure that is likely to be provided on a PRS development.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Draft Local Plan policies alongside the rates contained in the Council's adopted Charging Schedule (subject to indexation). 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 to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's emerging planning policies alongside adopted levels of CIL. 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 must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and National Planning Practice Guidance are satisfied. The key underlying principle is that planning authorities should use evidence to strike an appropriate balance between the desirability of policy requirements and the potential impact upon the economic viability of development across their area.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Brent and cannot account for 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 sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance⁴, 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."* This approach is reflected in the NPPG which indicates 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"*.

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015.

⁴ 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. The same cannot be said of some of the approaches advocated in the RICS guidance (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated in the draft PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

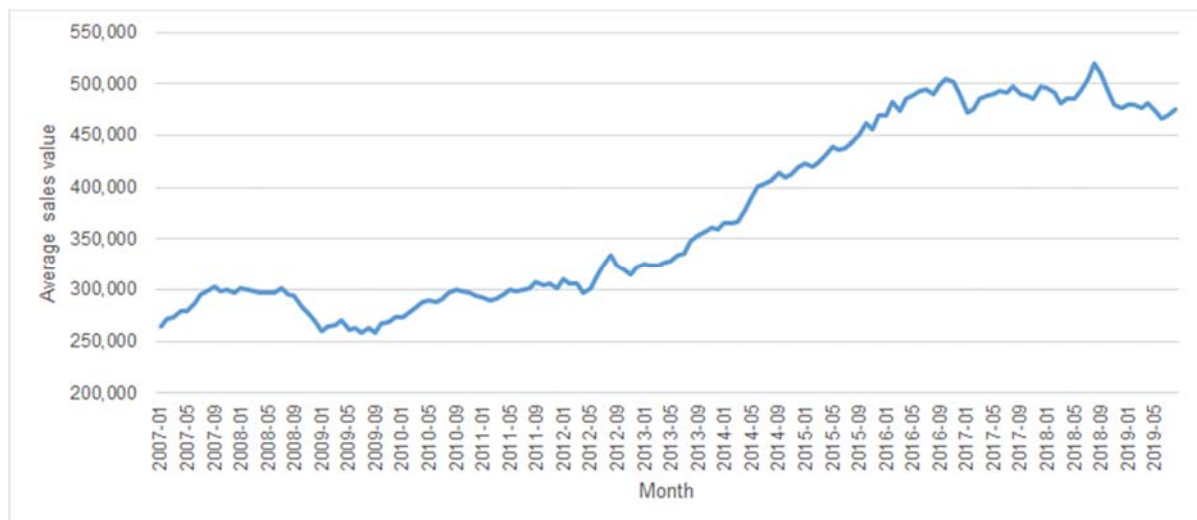
The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.

- 2.7 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However in other areas there are tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.
- 2.8 Initial expectations were that the better than expected GDP figures would deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, Phillip Hammond, noted at the time that "the fundamentals of the UK economy are strong and today's data show that the economy is resilient". Production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period.
- 2.9 It was further expected that manufacturing would be bolstered by the fall in the value of the pound; however this failed to materialise. Despite this, the ONS Head of GDP Darren Morgan observed that "the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing".
- 2.10 The Office of Budgetary Responsibility's 'Economic and fiscal outlook' report (March 2019) indicates that UK GDP slowed to an annualised rate of 1.2% over the first two quarters of 2019, caused largely by the impact of the fall in sterling feeding through into consumer facing services. In addition, the construction sector saw output fall in the second and third quarters of the year. Growth is forecast to remain at relatively low levels of 1.4% in 2020 and 1.6% in 2021, 2022 and 2023.
- 2.11 The May 2019 Halifax House Price Index Report identifies that overall prices in the three months to April were 4.2% higher than in the preceding three months. The annual rate of growth was 5%, marginally higher than the 4.3% annual average since 2009. Russell Galley, Halifax Managing Director observed that "the index has seen a weaker pace of growth over the last three years, which is consistent with the easing of transaction volumes and housing market activity reflected in RICS, Bank of England and HMRC figures".
- 2.12 This view is shared by the Nationwide Building Society, whose June 2019 release notes a model 0.1% price increase during the previous month and an annual change of 0.5%. Robert Garner, Nationwide's Chief Economist, comments that the survey "suggests that new buyer inquiries and consumer confidence have remained subdued in recent months. Nevertheless, indicators of housing market activity, such as the number of mortgages approved for house purchase, have remained broadly stable". However, he balances this by highlighting that, "while healthy labour market conditions and low borrowing costs will provide underlying support, uncertainty is likely to continue to act as a drag on sentiment and activity, with price growth and transaction levels remaining close to current levels over the coming months".

Local Housing Market Context

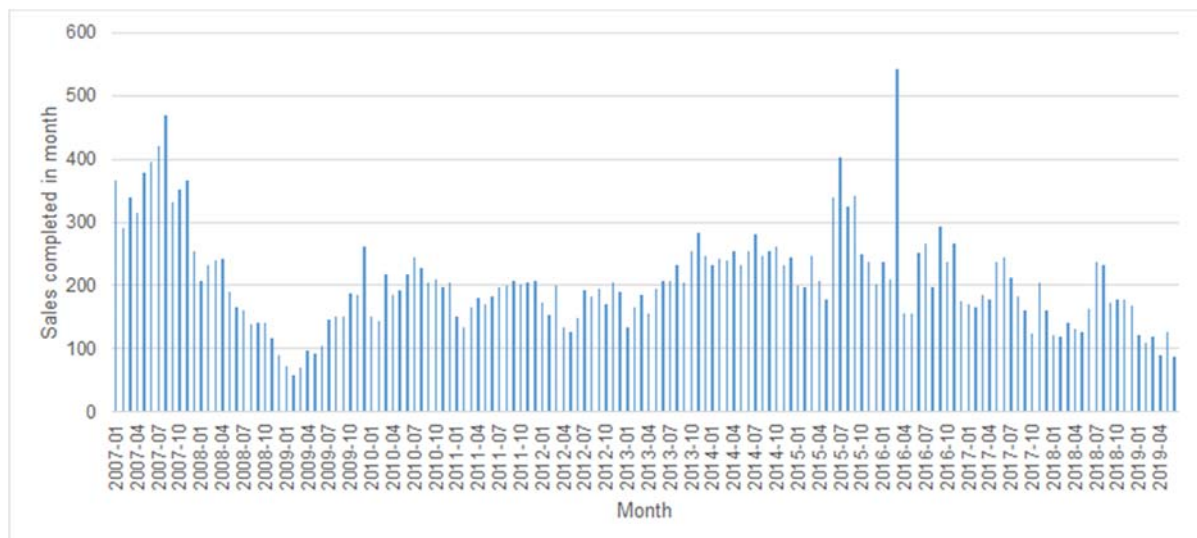
- 2.13 House prices in the London Borough of Brent have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.13.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.13.2). By August 2019, sales values had increased by 83.46% in comparison to the lowest point in the cycle in July 2009, or 57% higher than the previous peak in September 2007.

Figure 2.13.1: Average sales value in Brent



Source: Land Registry

Figure 2.13.2: Sales volumes in Brent (sales per month)

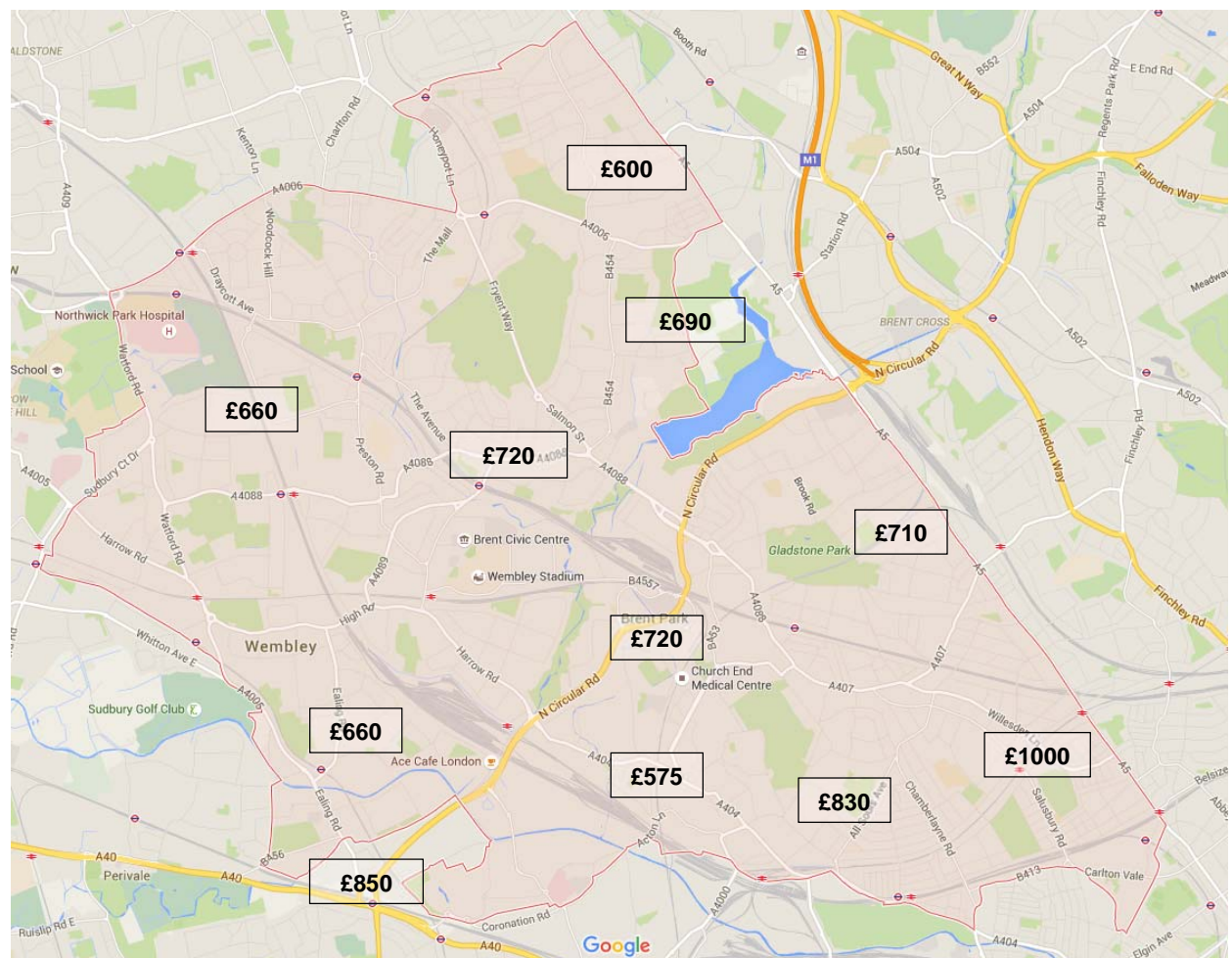


Source: Land Registry

- 2.14 The future trajectory of house prices is currently uncertain, although Savills' *UK Housing Market Update (September 2018)* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2018 and 2022. Savills predict that values in mainstream London markets (i.e. non-prime) will fall by 2% in 2018, remain unchanged in 2019 but will increase by 5% in 2020, 2% in 2021 and 2% in 2022. This equates to cumulative growth of 7.1% between 2018 and 2022 inclusive.
- 2.15 In common with other Boroughs in London, there are variations in sales values between different

parts of Brent, as shown in Figure 2.15.1⁵. Highest sales values are achieved in Brondesbury and Queens Park, while values in the north-west and Stonebridge park areas of the borough are lowest.

Figure 2.15.1: Sales values in Brent (approx. £s per square foot)



Sources: Map – Google; Values – Molior and scheme specific evidence

Private rented sector market context

- 2.16 The proportion of households privately renting is 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 occupy⁶. Over the same period, the proportion of households owner occupying is 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 in the capital.
- 2.17 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. 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.

⁵ Some of the price points in Figure 2.17.1 are for schemes in neighbouring boroughs close to the border with Brent

⁶ Knight Frank PRS Update August 2017

- 2.18 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.
- 2.19 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% 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.
- 2.20 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

- 2.21 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 have 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.
- 2.22 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 56 of the NPPF, and to the provision of affordable housing.
- 2.23 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. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.24 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.25 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres 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 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.

- 2.26 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.
- 2.27 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.
- 2.28 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 NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to “apply differential rates in a flexible way [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 NPPG 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. The NPPG 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.
- 2.29 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 the Council will 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).
- 2.30 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government “continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area”. The White Paper summarised the main finding of the CIL review to be that “the current system is not as fast, simple, certain or transparent as originally intended.”
- 2.31 As a result the Government committed to “examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017”. 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 will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of 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 to be 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 to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.32 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation⁷ which will be used to fund strategic transport infrastructure projects across London, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

- 2.33 The Council approved its CIL Charging Schedule on 25 February 2013 and it came into effect on 1 July 2013. Table 2.33.1 below summarises the prevailing rates of CIL (the indexed rates are shown in italics⁸). Residential developments attract a rate of £200 per square metre across the borough and hotels attract a rate of £100 per square metre. Retail (A1-A5), offices and other uses identified attract a rate of £40 per square metre. Low rates of £14 and £5 per square metre apply to warehouse clubs and D2 developments respectively.

Table 2.33.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

| Intended use of development | Rate per square metre (Borough wide) |
|--|--------------------------------------|
| Residential (Use Classes C3 & C4), Residential Institutions except Hospitals (Use Class C2), Student Accommodation, Hostels and HMOs (Sui Generis) | £200 <i>(£282)</i> |
| Hotel (C1) | £100 <i>(£141)</i> |
| Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants & Cafes (Use Class A3), Drinking Establishments (Use Class A4), Hot Food Take-aways (Use Class A5), Office (Use Class B1a), All Sui Generis uses except Student Accommodation, Hostels, HMOs, Public Transport Stations, Theatres, Water and wastewater infrastructure, Fire stations and fire service facilities, Police stations and police facilities, and Warehouse Clubs | £40 <i>(£56)</i> |
| Warehouse Clubs (sui generis) | £14 <i>(£20)</i> |
| Assembly and leisure, excluding swimming pools (D2) | £5 <i>(£7)</i> |
| All other uses | £0 |

Local Policy context

- 2.34 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, internal space standards, car parking, waste storage,

⁷ The impact of indexation is discussed in section 6.

⁸ As per the CIL regulations, indexation applies to rates from the November in the year prior to implementation to the current date by reference to the BCIS All-In Tender Price Index. November 2012: 224; June 2018: 316. Change is 41.1%. The indexed rates are used in the appraisals.

tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements.

- 2.35 Although the Council is not proposing to change its CIL rates, it is necessary to factor in the pre-existing requirement in the adopted CIL Charging Schedule. The affordable housing policy is tested also 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.
- 2.36 The emerging plan policies are attached as Appendix 1. To inform further work on the draft Local Plan, the Council has instructed us to test the following emerging plan policies alongside emerging or adopted London Plan policies:
- Policy BH3 which encourages Build to Rent schemes in growth areas or in schemes providing more than 500 units.
 - For build to rent schemes, we have tested the impact of draft London Plan policy H13C which requires 35% affordable housing, comprising at least 30% of units as London Living Rent with the balance at a range of discounts below market rent.
 - Policy BH5 which seeks 35% affordable housing (in line with the threshold approach in the Mayor of London's Viability and Affordable Housing Supplementary Planning Guidance) with a tenure mix of 70% London Affordable rent; and 30% intermediate housing including London Living Rent and shared ownership.
 - Policy BH7 relating to accommodation with shared facilities or additional support. For large-scale purpose built shared housing, we have also tested the impact of London Plan policy H18B which requires 35% affordable housing provided at a 50% discount to market rent.
 - Policy BH8 seeking the provision of specialist housing for older people including 10% of all dwellings in a growth area and on sites with a capacity for 500 or more dwellings.
 - For purpose built student housing, we have tested the impact of London Plan policy H17A4 which requires 35% of units to be provided at affordable rent levels (defined by reference to maximum maintenance loans available to students).
 - For specialist housing for older people (C3 use class), we have tested the impact of London Plan policy H15B(1) which applies the affordable housing policy approach for general needs housing to this sector.
 - Draft London Plan space standards set out in Policy D4 and the residential amenity space requirement in Policy BH13.
 - Policy BE1 and Policy BE3 which seek provision of affordable workspace in commercial developments.

2.37 **Development context**

- 2.38 Brent is a Borough which extends from inner London to outer North-West London (from Burnt Oak, Kenton and Kingsbury in the north, to Harlesden, Queen's Park and Kilburn in the south). The National Stadium, constructed in 2007, is located at Wembley and is the focal point of an extensive regeneration area, which is expected to provide significant growth over the next fifteen years.
- 2.39 The Borough benefits from high levels of public transport accessibility, with 15 London Underground Stations (Jubilee, Bakerloo and Metropolitan lines) and 12 National Rail stations (London Overground, West Midlands, Southern and Chiltern Railways).
- 2.40 In recent years, the Borough has seen significant change of land use, including the redevelopment of office and industrial sites predominantly for residential use with some replacement of employment uses. Release of employment sites has helped to address some of the housing needs identified by the Borough's Strategic Housing Market Assessment.
- 2.41 The Borough's high streets have suffered as a result of competition from retail facilities in neighbouring boroughs and one of the major challenges is improving town centres. Some progress

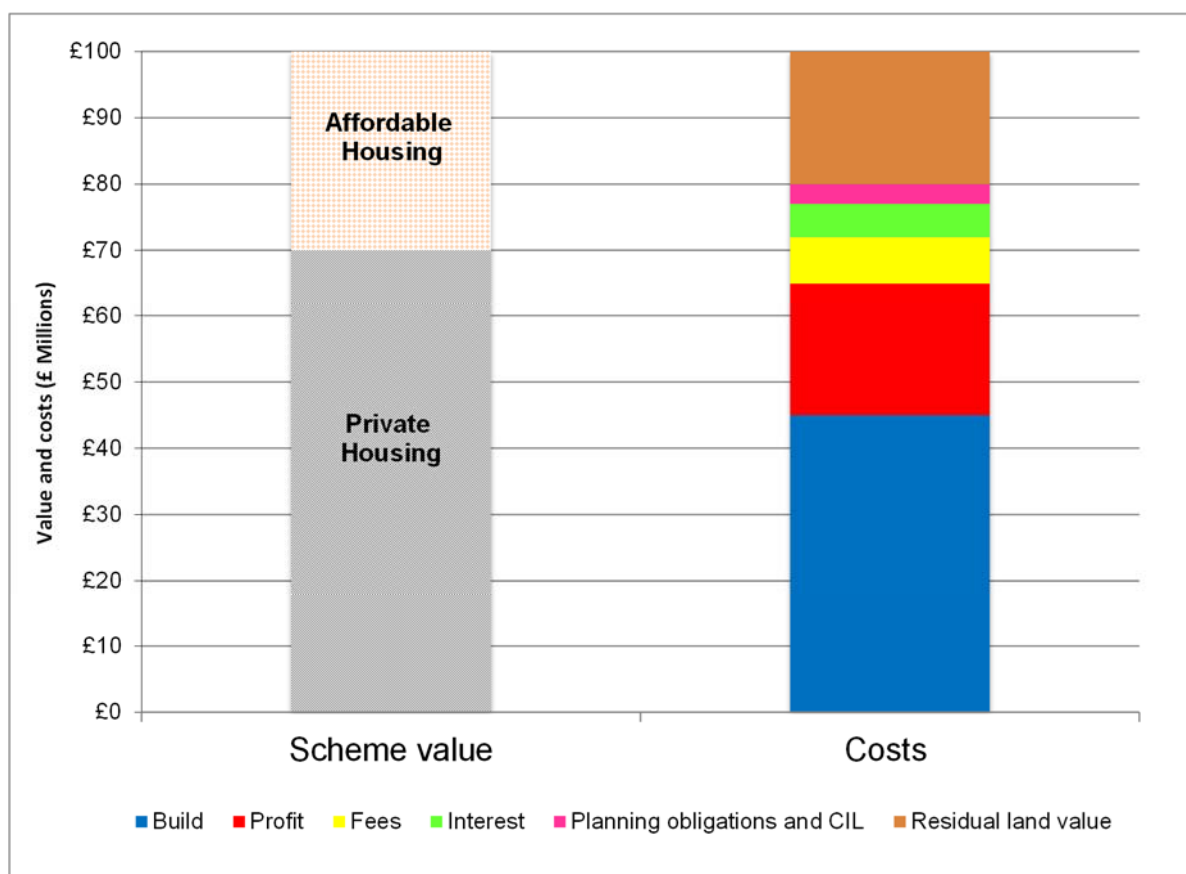
is already being made, with extensive retail facilities opening at Wembley Park adjacent to Wembley Stadium.

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 Brent and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

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, CIL 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.



- 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 Brent, many sites will be

previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys 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 the obligations are deferred, the less 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. Typically developers and banks are targeting around 17-20% 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'⁹ 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 current 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 takes place 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 those 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 (and investors) to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In July 2018, the government published a revised NPPF, which indicates at paragraph 34 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 Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "*fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses*".
- 3.9 The Local Housing Delivery Group published guidance¹⁰ 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*".

⁹ 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'.

¹⁰ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

3.10 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “*is based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”.

3.11 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:

“The market value approach... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).

3.12 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*

3.13 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 current use in comparison to others; 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.

3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ (which pre-dates the 2018 NPPF and NPPG) and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. This is acknowledged by the NPPG, which states that prices paid for sites should not be taken into account.

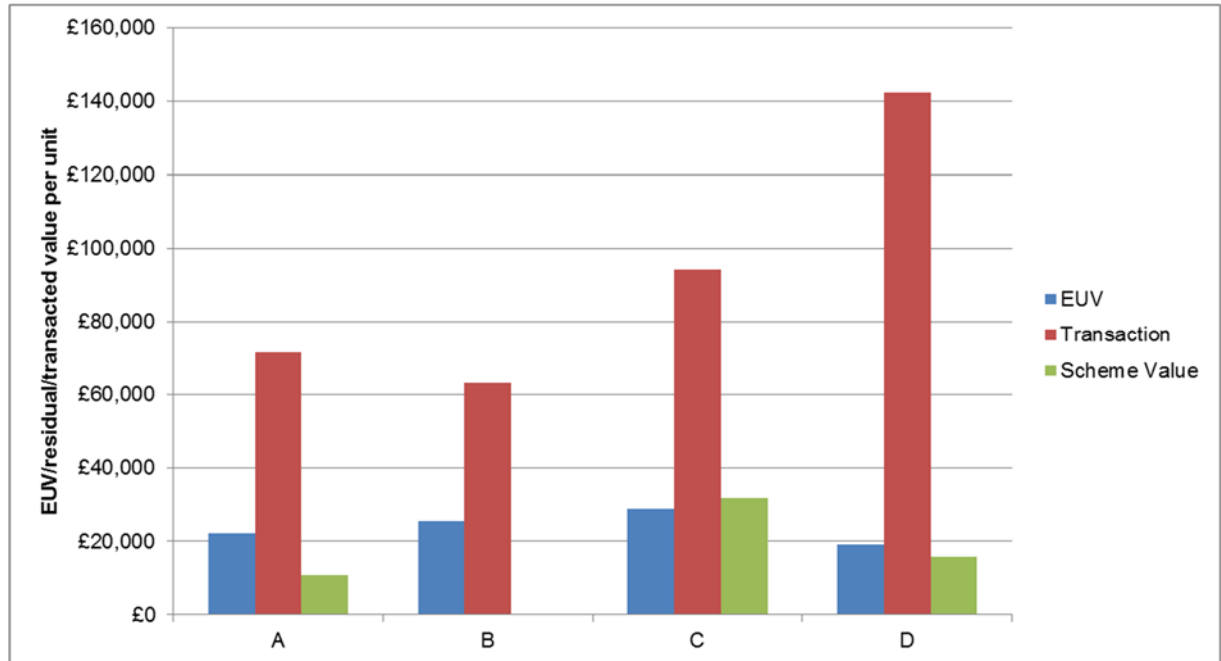
3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have 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 Brent, where the vast majority of sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on ‘Financial Viability in Planning’:

“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted

return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use value”.

- 3.16 The Guidance goes on to state that “*it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites*”.
- 3.17 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. 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 respondents who advocate this 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’ planning policies, 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 either no longer available or available at much reduced rates.
 - 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.
- 3.18 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 3.18.1. This chart compares the residual value of four central London 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 3.18.1: Comparison of scheme residual value to existing use value and price paid for site



- 3.19 For the reasons set out above, the approach of using current 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.
- 3.20 The NPPG 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 should 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 NPPG 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 3.17 and 3.18.

4 Appraisal assumptions

- 4.1 We have appraised 31 development typologies on sites across the borough to represent the types of sites that the Council expects to come forward over the life of the new Local Plan, and/or types of sites that may be affected by emerging Plan policies. The development typologies are identified in Table 4.1.1 overleaf. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the housing mix identified in Local Plan Policy H4, amenity space requirements in policy BH13, space standards in Policy D4 of the draft London Plan and policy BH6 which requires 25% of new homes to be provided as family housing (3 beds or larger).
- 4.2 All scenarios include amenity space provision in line with DMP 19 (i.e. 20 square metres per unit). The Council has been operating this policy for some time and applications have been able to achieve the densities assumed in our development scenarios whilst also meeting the amenity space requirement (see Table 4.2.1 for examples).

Table 4.2.1: Examples of scheme achieving amenity space requirement

| Scheme | Planning reference | No of dwellings | Density (units per hectare) | Amenity space (sqm) |
|----------------------------------|--------------------|-----------------|-----------------------------|-----------------------|
| Wembley Park | 10/3032 | 1,300 | 354-361 | 13.5 – 18.5 |
| Wembley – Elizabeth House | 09/2506 | 115 | 410 | 18.85 |
| Wembley | 14/4981 | 211 | 530 | 17.85 |
| Wembley Forty Hill Texaco Garage | 11/2976 | 34 | 110 | 28 flats 50 houses |
| Lovett Way | 10/1764 | 12 | 56 | 61 |
| Alperton – L&Q | 09/2116 | 440 | 259 | 26 |

Residential sales values

- 4.3 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in Brent will attract average sales values ranging from circa £6,189 per square metre (£575 per square foot) to £10,764 per square metre (£1,000 per square foot), as shown in Figure 2.17.1. As noted in Section 2, the highest sales values are achieved in Brondesbury and Queens Park. Developments in parts of the North West of the borough and Stonebridge Park are lowest, but there are fewer sites available in this area than in other parts of the borough.
- 4.4 We have tested the impact of the provision of private units as rented by discounting the market value for these units by 20%, 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 15%.
- 4.5 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 4.5.1. This sensitivity analysis reflects a prudent approach given that the Plan period will run to 2041. 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 increased the benchmark land values in the growth scenarios by 20%, reflecting some improvement in the value of secondary assets. These sensitivity analyses have been prudently undertaken given the long term nature of the Local Plan, which is expected to run for 15 years.

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

| Site | Description | Site area (ha) | Units | Ave GIA sqm per unit | Residential floorspace sqm | A use | Super-market | B1 | B2 | B8 | C2 | Gross floorspace | No of floors |
|------|--|----------------|-------|----------------------|----------------------------|-------|--------------|----|----|----|----|------------------|--------------|
| 1 | Res1 - low density mix of terrace and flats | 0.03 | 5 | 91 | 453 | | | | | | | 453 | 3 |
| 2 | Res 2 - med density small flatted scheme | 0.03 | 7 | 91 | 634 | | | | | | | 634 | 4 |
| 3 | Res 3 - high density small flatted scheme | 0.03 | 9 | 91 | 815 | | | | | | | 815 | 5 |
| 4 | Res2 - relatively low density - flats | 0.10 | 24 | 91 | 2,172 | | | | | | | 2,172 | 4 |
| 5 | Res3 - Med size site - mix of terrace and flats | 0.30 | 80 | 91 | 7,240 | | | | | | | 7,240 | 4 |
| 6 | Res4 - Med size site - flats | 0.15 | 80 | 91 | 7,240 | | | | | | | 7,240 | 8 |
| 7 | Res5 - Larger low density scheme | 0.60 | 150 | 91 | 13,575 | | | | | | | 13,575 | 4 |
| 8 | Res6 - Mid-size flatted scheme | 0.40 | 225 | 91 | 20,363 | | | | | | | 20,363 | 9 |
| 9 | Res7 - large flatted scheme | 0.60 | 300 | 91 | 27,150 | | 250 | | | | | 27,400 | 12 |
| 10 | Res8 - Lower density scheme mix of terrace and flats | 1.50 | 300 | 91 | 27,150 | | | | | | | 27,150 | 3 |
| 11 | Res9 - Large higher density scheme | 1.40 | 750 | 91 | 67,875 | | 250 | | | | | 68,125 | 8 |
| 12 | Res10 - Large very high density scheme | 1.00 | 750 | 91 | 67,875 | | 250 | | | | | 68,125 | 15 |
| 13 | Res11 - Large very high density scheme | 0.90 | 1000 | 91 | 90,500 | | 250 | | | | | 90,750 | 25 |
| 14 | Shelt1 - Self-contained sheltered scheme | 0.30 | 80 | 73 | 5,800 | | | | | | | 5,800 | 3 |
| 15 | Exc1 - Self-contained extra care scheme | 0.40 | 80 | 73 | 5,800 | | | | | | | 5,800 | 3 |
| 16 | CH1 - Care Home C2 - tall building | 0.05 | 60 | 63 | 3,750 | | | | | | | 3,750 | 20 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 0.50 | 60 | 63 | 3,750 | | | | | | | 3,750 | 2 |

| Site | Description | Site area (ha) | Units | Ave GIA sqm per unit | Residential floorspace sqm | A use | Super-market | B1 | B2 | B8 | C2 | Gross floorspace | No of floors |
|------|--|----------------|-------|----------------------|----------------------------|-------|--------------|--------|-------|-------|--------|------------------|--------------|
| 18 | Stu1 - student accommodation 9 storey | 0.10 | | 21 | | | | | | | 6,300 | 6,300 | 9 |
| 19 | Stu2 - Student accommodation 18 storey | 0.10 | | 21 | | | | | | | 12,600 | 12,600 | 18 |
| 20 | CoL1 - Co-living scheme | 0.13 | 300 | 25 | 7,500 | | | | | | | 7,500 | 10 |
| 21 | Off1 - small scale office scheme | 0.10 | | 0 | - | | | 3,400 | | | | 3,400 | 4 |
| 22 | Off2 - med scale office scheme | 0.15 | | 0 | - | | | 7,650 | | | | 7,650 | 6 |
| 23 | Off3 - large scale office scheme | 0.20 | | 0 | - | | | 13,600 | | | | 13,600 | 8 |
| 24 | Ret1 - small retail | 0.03 | | 0 | - | 450 | | | | | | 450 | 2 |
| 25 | Ret2 - medium retail | 0.06 | | 0 | - | 900 | | | | | | 900 | 2 |
| 26 | Ret2 - large retail | 0.25 | | 0 | - | | 3,000 | | | | | 3,000 | 1.5 |
| 27 | Ind1 - industrial | 1.00 | | 0 | - | | | | 5,000 | | | 5,000 | 1 |
| 28 | Sto1 - Storage | 1.00 | | 0 | - | | | | | 5,000 | | 5,000 | 1 |
| 29 | Ind2 - industrial with offices | 1.00 | | | | | | 2,500 | 5,000 | | | 7,500 | 1 |
| 30 | Ind3 - Industrial with residential | 1.00 | | | | | | 5,000 | 5,000 | | | 10,000 | 2 |
| 31 | Ind4 - industrial with offices and residential | 1.00 | 27 | 91 | 2,457 | | | 2,543 | 5,000 | | | 10,000 | 2 |

Table 4.5.1: Growth scenario

| Year | 1 2018 | 2 2019 | 3 2020 | 4 2021 | 5 2022 | 6 2023 and each year thereafter |
|--------|-----------|-----------|-----------|-----------|-----------|---------------------------------------|
| Values | 0% | 2% | 5% | 5% | 4% | 4% |
| Costs | 2.0% | 2.0% | 2.5% | 2.5% | 2.5% | 2.5% |

Affordable housing tenure and values

- 4.6 Emerging Policy BH5 requires schemes capable of providing 10 or more units to provide at least 35% affordable housing (or 50% if public subsidy is available; or if the site is in public ownership; or if the lawful existing use of the site is industrial). The Council is identifying the tenure mix required for the draft London Plan fast track affordable housing policy to apply in the borough. Although policies seeking affordable housing on schemes of 9 or fewer units may be prevented by paragraph 63 of the NPPF (although this is open to interpretation), we have assumed for testing purposes that such sites are required to provide the equivalent amount of affordable housing as a payment in lieu.
- 4.7 For the purposes of establishing the viability of emerging plan policies, our appraisals assume that the rented housing is let at two rent levels; London Affordable Rents, and Affordable Rents (not exceeding Local Housing Allowance levels), as shown in Table 4.7.1.

Table 4.7.1: Affordable housing rents (per week)

| Rent type | 1 bed | 2 bed | 3 bed | 4 bed |
|--|---------|---------|---------|---------|
| London Affordable Rent | £150.03 | £158.84 | £167.67 | £176.49 |
| Affordable Rent (not exceeding LHA) ¹¹ | £197.12 | £249.60 | £312.09 | £385.63 |
| London Living Rent (intermediate tenure) ¹² | £171 | £190 | £209 | £228 |

- 4.8 In the July 2015 Budget, the Chancellor announced that Registered Providers ('RPs') will be required to reduce rents by 1% per annum for the next four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. From 2019/20 onwards, RPs will be permitted to increase rents by CPI plus 1% per annum. Given that rents will be increasing by CPI plus 1% by the time the Local Plan is adopted, we have applied this assumption to our appraisals.
- 4.9 For the purposes of testing the emerging Local Plan policy, we have tested a range of affordable housing tenure options, as summarised in Table 4.9.1.

Table 4.9.1: Affordable housing options tested

| Option | Grant | % rented | Type of rented housing | % inter- mediate | Intermediate housing income thresholds (per annum) |
|--------|-------|----------|------------------------|---------------------|---|
| A1 | No | 70% | London Affordable Rent | 30% | £90,000 |
| A2 | No | 70% | London Affordable Rent | 30% | £60,000 |
| A3 | Yes | 70% | London Affordable Rent | 30% | £90,000 |
| A4 | Yes | 70% | London Affordable Rent | 30% | £60,000 |
| A5 | No | 70% | Affordable Rent | 30% | £90,000 |

¹¹ Brent is within three Broad Rental Market Areas (Inner North London, Inner West London and North West London). For our appraisals, we have adopted the North West London Local Housing Allowance rates which are marginally lower than the other two BRMAs.

¹² Based on borough average of ward data produced by GLA at <https://www.london.gov.uk/what-we-do/housing-and-land/renting/london-living-rent>

| Option | Grant | % rented | Type of rented housing | % inter- mediate | Intermediate housing income thresholds (per annum) |
|--------|-------|----------|------------------------|---------------------|---|
| A6 | No | 70% | Affordable Rent | 30% | £60,000 |
| A7 | Yes | 70% | Affordable Rent | 30% | £90,000 |
| A8 | Yes | 70% | Affordable Rent | 30% | £60,000 |
| B1 | No | 100% | London Affordable Rent | - | - |
| B2 | Yes | 100% | London Affordable Rent | - | - |
| B3 | No | 100% | Affordable Rent | - | - |
| B4 | Yes | 100% | Affordable Rent | - | - |

- 4.10 The 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 would generate, using a mix of 25% one beds, 55% two beds and 30% three beds for rented units and 50% one beds and 50% two beds for shared ownership.

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

| Tenure | 1 bed | 2 bed | 3 bed | 4 bed | Blended value |
|---|-------|-------|-------|-------|------------------|
| London Affordable Rent –with grant | £476 | £369 | £294 | £289 | £341 |
| London Affordable Rent –no grant | £312 | £246 | £199 | £200 | £228 |
| Affordable Rent – with grant | £551 | £487 | £433 | £485 | £461 |
| Affordable Rent – no grant | £387 | £364 | £338 | £395 | £347 |
| London Living Rent – with grant | £444 | £437 | £368 | £383 | £393 |
| London Living Rent – no grant | £322 | £253 | £190 | £181 | £228 |
| Shared ownership (incomes of £90k) – with grant | £508 | £526 | - | - | £492 |
| Shared ownership (incomes of £90k) – no grant | £453 | £485 | - | - | £448 |
| Shared ownership (incomes of £60k) – with grant | £508 | £357 | - | - | £401 |
| Shared ownership (incomes of £60k) – no grant | £453 | £316 | - | - | £356 |

- 4.11 The CLG/HCA 'Shared Ownership and Affordable Homes Programme 2016-2021: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. However, grant funding is sometimes made available by the GLA and we have tested the impact at £90,000 per rented unit and £30,000 per intermediate unit.
- 4.12 For shared ownership units, the Council could impose a planning requirement that caps the maximum household income of purchasers to £60,000 (or indeed a lower income level). This will reduce the capital value as shown in Table 4.9.1 above.

Rents and yields for commercial development

- 4.13 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.13.1. These assumptions are informed by lettings of similar floorspace in the area over the past year. Our appraisals assume a 12-month rent-free period for both retail and office floorspace.

Table 4.13.1: Commercial rents (£s per square metre) and yields

| Commercial floorspace | Rent per square metre | Investment yield | Rent free period (months) |
|----------------------------|---|------------------|---------------------------|
| Retail | South-east of borough: £450 | 5.50% | 12 |
| | Mid-borough-: £400 | 5.75% | 12 |
| | North-west of borough: £325 | 6.00% | 12 |
| Workspace | South-east of borough and mid-borough: £240 | 5.50% | 12 |
| | North-west of borough: £200 | 6.00% | 12 |
| Industrial and warehousing | South-east of borough: £170 | 6.00% | 12 |
| | Mid-borough-: £170 | 6.00% | 12 |
| | North-west of borough: £170 | 6.00% | 12 |
| Student housing/Co-living | South-east of borough: £399 | 5.00% | 12 |
| | Mid-borough-: £399 | 5.00% | 12 |
| | North-west of borough: £399 | 5.00% | 12 |

Build costs

- 4.14 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BCIS multiplier) are as follows:
- Houses: £1,631 per square metre;
 - Flats (3 – 5 storeys): £1,932 per square metre;
 - Flats (6+ storeys): £2,258 per square metre;
 - Retail: £2,076 per square metre;
 - Supermarkets: £1,798 per square metre;
 - Workspace: £1,544 per square metre;
 - B2 Industrial: £1,440 per square metre;
 - Warehouse/storage: £1,277 per square metre;
 - Student housing and co-living: £2,393 per square metre;
 - Hotel: £2,364 per square metre
 - D1/D2 Education, health, leisure etc: £1,932 per square metre.
- 4.15 In addition, the base costs above are increased by 10% to account for external works (including car parking spaces) and 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations.

Zero carbon and BREEAM

- 4.16 The '*Greater London Authority Housing Standards Review: Viability Assessment*' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above.
- 4.17 For commercial developments, we have increased base build costs by 2% to allow for the extra-over

costs of achieving BREEAM 'excellent' standard¹³. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.

Accessibility standards

- 4.18 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 10% of dwellings at a cost of £22,694 per house and £7,908 per flat¹⁴. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

- 4.19 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.20 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.21 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

Mayoral CIL

- 4.22 Mayoral CIL is payable on most developments that receive planning consent from 1 April 2012 onwards. Brent falls within Zone 2, where a CIL of £35 per square metre is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.
- 4.23 The Mayor has recently issued a consultation on amendments to the CIL which will (if adopted) increase the rate in Brent to £60 per square metre. The proposed Mayoral CIL were examined in September 2018 with an anticipated date for introduction of 1 April 2019. If the Mayoral CIL rates change, the Council would need to consider any potential impact on its own rates. However, CIL rates have never increased as a result of examination and have only been reduced. Given that we have applied the full proposed CIL rates any changes will almost certainly be downwards which will improve viability.

Brent CIL

- 4.24 As previously noted, the Council approved its CIL Charging Schedule on 25 February 2013 and it came into effect on 1 July 2013. Table 4.24.1 below summarises the prevailing rates of CIL (the indexed rates are shown in italics). Residential developments attract a rate of £200 per square metre across the borough and hotels attract a rate of £100 per square metre. Retail (A1-A5), offices and other uses identified attract a rate of £40 per square metre. Low rates of £14 and £5 per square metre apply to warehouse clubs and D2 developments respectively.

¹³ Based on 'Delivering Sustainable Buildings: savings and payback', BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs

¹⁴ Based on DCLH 'Housing Standards Review: Cost Impacts' September 2014

Table 4.24.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

| Intended use of development | Rate per square metre (Borough wide) |
|--|---|
| Residential (Use Classes C3 & C4), Residential Institutions except Hospitals (Use Class C2), Student Accommodation, Hostels and HMOs (Sui Generis) | £200 <i>(£282)</i> |
| Hotel (C1) | £100 <i>(£141)</i> |
| Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants & Cafes (Use Class A3), Drinking Establishments (Use Class A4), Hot Food Take-aways (Use Class A5), Office (Use Class B1a), All Sui Generis uses except Student Accommodation, Hostels, HMOs, Public Transport Stations, Theatres, Water and wastewater infrastructure, Fire stations and fire service facilities, Police stations and police facilities, and Warehouse Clubs | £40 <i>(£56)</i> |
| Warehouse Clubs (sui generis) | £14 <i>(£20)</i> |
| Assembly and leisure, excluding swimming pools (D2) | £5 <i>(£7)</i> |
| All other uses | £0 |

- 4.25 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Brent but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.26 To account for residual Section 106 requirements, we have included an allowance of up to £20 per square metre for non-residential development and up to £2,500 per unit for residential development (the precise amount varies between the typologies, as shown at Appendix 1). This assumption is based on median figures from a range of Section 106 agreements identified by the Council. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.27 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Student housing – affordable student housing provision

- 4.28 The new draft London Plan policy H17A4 requires that student housing makes provision for affordable student accommodation, which we have applied using the £155 per week benchmark rent. In our appraisals, the percentage of affordable student accommodation is applied at the same rate as other residential schemes (i.e. 50% or 35%). Market rents for student housing in Brent are as follows:
- Scape (Wembley Park): £210 to £270 per week, 51 week tenancies
 - Felda House (Wembley Park): £210 to £300 per week, 48 week tenancies
 - Raffles House (Wembley Park): £205 to £270 per week, 51 week tenancies.

Our appraisals assume a rent of £215 per week for market units and £155 per week for affordable units.

Affordable workspace

- 4.29 The Council is seeking to secure affordable workspace in commercial developments at a rate of 10% of floorspace discounted by 50% below market rent in perpetuity. We have also tested discounts of 20% of space using the same level of discount (i.e. 50% of market rent in perpetuity).

Development and sales periods

- 4.30 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, 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 London 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 varying periods after completion, which is a conservative approach.

Developer's profit

- 4.31 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).
- 4.32 The views of the banks which fund development are more important; if the 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.
- 4.33 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 18% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.34 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. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

- 4.35 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 details 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

- 4.36 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. 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.
- 4.37 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 current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; 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 current use value in these circumstances.
- 4.38 Redevelopment proposals that generate residual land values below current 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 current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary at the planning application stage. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.39 Sites will be in various existing uses and for the purposes of the study, we have adopted a range of benchmark land values from £3.35 million to £11.7 million per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. This range is informed by lower quartile rentals of industrial and office floorspace over the last two years.
- 4.40 Our assumptions for valuing office floorspace on a one-hectare site are as follows:
- 50% site coverage;
 - Three storey building;
 - Rent of £18 per square foot;
 - Investment yield of 6.5%;
 - 2 year void and rent free period;
 - Purchaser's costs deducted at 6.8% of capital value;
 - £60 per square foot (plus 5% contingency) for basic refurbishment cost to make building capable of occupation;
 - Fees on refurbishment cost: 10%
 - Letting agents and letting legal fees: 15% of first year's rent;
 - Sales agent fee: 1% of capital value and sales legal fees 0.5% of capital value
 - Finance at 6%;
 - Residual value: £16.7 million, or £20 million with 20% premium.
- 4.41 Our assumptions for valuing industrial or warehousing floorspace on a one-hectare site are as follows:
- 40% site coverage;
 - Single storey building;
 - Rent of £10 per square foot;

- Investment yield of 6%;
- 6-month void and rent free period;
- Purchaser's costs deducted at 6.8% of capital value;
- £30 per square foot (plus 5% contingency) for basic refurbishment cost to make building capable of occupation;
- Fees on refurbishment cost: 10%
- Letting agents and letting legal fees: 15% of first year's rent;
- Sales agent fee: 1% of capital value and sales legal fees 0.5% of capital value
- Finance at 6%;
- Residual value: £3.63 million, or £4.36 million with 20% premium.

4.42 As a sense check on these benchmark land values, we have considered the benchmark land values and premiums applied in live viability assessments submitted to the Council in 2017 and 2018. The values per hectare are summarised in Table 4.42.1. These benchmarks confirm that our assumed range is reasonable.

Table 4.42.1: Benchmark land values in viability assessments submitted with planning applications

| Uses | Date | Hectares | EUV | Premium | BLV | Per ha |
|--------------------------------------|------------|----------|-------------|---------|-------------|-------------|
| Fmr industrial building and car wash | 05/10/2018 | 0.13 | £375,000 | 10% | £412,500 | £3,141,660 |
| Industrial building | 01/08/2018 | 0.25 | £1,250,000 | 10% | £1,375,000 | £5,500,000 |
| Office | 01/03/2018 | 0.44 | £13,990,000 | 20% | £16,788,000 | £38,154,545 |
| Car park | 01/09/2018 | 0.7 | £4,445,000 | 10% | £4,890,000 | £6,985,714 |
| Vacant land | 01/09/2018 | 1.83 | £4,500,000 | 10% | £4,950,000 | £2,704,918 |
| Retail park and TV studio | 01/09/2017 | 1.66 | £21,842,358 | 20% | £26,210,830 | £15,789,656 |
| Light industrial | 01/04/2018 | 0.27 | £2,170,000 | 15% | £2,500,000 | £9,259,259 |
| Warehouse | 01/06/2017 | 1.74 | £7,500,000 | 20% | £9,000,000 | £5,172,414 |
| Office | 01/01/2017 | 0.5 | £2,340,000 | 20% | £2,800,000 | £5,600,000 |
| Office, retail, residential | 01/08/2017 | 0.16 | £2,782,000 | 15% | £3,200,000 | £20,000,000 |

4.43 The Council has also requested that we consider publicly held land as a benchmark land value. The effect of the Mayor's requirement that all public sites provide 50% affordable housing will depress price expectations. Clearly values will vary (depending in part on how publicly-held sites are currently used) but we have adopted a benchmark land value of £2 million per hectare as a proxy for this type of development site.

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 2 to 5. We have appraised 31 development typologies, reflecting different densities and types of development across the Borough. These typologies include non-residential uses, including offices, retail and industrial floorspace.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with Policy BH5:
- 50% affordable housing (public land or land released from industrial use); 70% social/affordable rent and 30% intermediate;
 - 35% affordable housing (Mayor of London’s ‘threshold’ approach); 70% social/affordable rent and 30% intermediate.
- 5.3 In addition, we have tested alternative levels and tenure mixes of affordable, as follows:
- 30% affordable housing; 100% social/affordable rent;
 - 25% affordable housing; 100% social/affordable rent;
 - 20% affordable housing, 100% social/affordable rent.
- 5.4 The results of our appraisals with the various tenure scenarios are presented as tables showing the assumed residential sales value and the resulting residual land values for each scheme. An example is provided below. Where residual land values exceed the relevant benchmark land value, the cell is shown in green, meaning. Where the residual land value is lower than the relevant benchmark land value, the cell is shown in red, meaning unviable.

| | EUV | AH: 35.0% | | | | | | | | | |
|--|-------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--|
| | | €4,360,642 | | €4,360,642 | | €4,360,642 | | €4,360,642 | | €4,360,642 | |
| | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | €12,930,694 | €16,196,136 | €19,164,725 | €22,133,348 | €26,586,232 | €31,039,116 | €35,492,033 | €39,944,917 | €44,397,801 | |
| 2 Res2 - relatively low density - flats | 24 | €9,664,143 | €14,005,141 | €17,933,311 | €21,861,491 | €27,753,752 | €33,646,012 | €39,538,272 | €45,430,543 | €51,322,803 | |
| 3 Res3 - Med size site - mix of terrace and flats | 80 | €14,151,512 | €18,979,369 | €23,368,327 | €27,757,289 | €34,340,730 | €40,924,170 | €47,507,610 | €54,091,050 | €60,674,490 | |
| 4 Res4 - Med size site - flats | 80 | €3,313,930 | €5,215,121 | €13,374,879 | €21,534,637 | €33,774,267 | €46,013,904 | €58,253,541 | €70,493,177 | €82,732,814 | |
| 5 Res5 - Larger low density scheme | 150 | €7,996,545 | €12,264,201 | €16,121,230 | €19,960,033 | €25,718,238 | €31,476,444 | €37,234,649 | €42,992,854 | €48,751,059 | |
| 6 Res6 - Mid-size flatted scheme | 225 | €8,937,938 | €13,929,829 | €17,532,846 | €19,748,657 | €28,072,375 | €40,374,213 | €52,680,060 | €64,981,908 | €77,283,756 | |
| 7 Res7 - large flatted scheme | 300 | €8,829,148 | €13,929,829 | €17,130,178 | €14,433,123 | €25,387,538 | €36,316,443 | €47,155,419 | €57,994,394 | €68,833,369 | |
| 8 Res8 - Lower density scheme mix of terrace and flats | 300 | €14,963,987 | €18,719,520 | €22,116,052 | €25,512,244 | €30,992,240 | €35,895,841 | €40,799,443 | €45,703,044 | €50,606,645 | |
| 9 Res9 - Large higher density scheme | 750 | €7,579,949 | €15,934,474 | €23,529,497 | €31,113,257 | €42,386,733 | €53,655,210 | €64,923,687 | €76,192,164 | €87,460,640 | |
| 10 Res10 - Large very high density scheme | 750 | €3,861,318 | €13,975,440 | €24,896,356 | €7,060,543 | €22,946,696 | €36,941,199 | €51,006,253 | €65,043,038 | €79,089,823 | |
| 11 Res11 - Large very high density scheme | 1,000 | €36,548,434 | €22,576,736 | €3,996,398 | €6,504,534 | €28,044,090 | €49,352,187 | €70,629,939 | €91,883,142 | €113,132,532 | |
| 12 Shell1 - Self-contained sheltered scheme | 80 | €1,260,164 | €2,750,352 | €8,133,401 | €9,509,324 | €14,526,487 | €19,495,567 | €24,430,730 | €29,352,615 | €34,281,914 | |

- 5.5 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 a potential affordable housing requirement as well as CIL. In practice, if the Council does decide to seek affordable housing from small sites¹⁵, the practicalities of delivering units on-site will be difficult and payments in lieu are likely to be a more practical option. The method of calculation of payments in lieu reflects our approach for viability testing¹⁶.
- 5.6 PRS schemes are tested assuming the affordable housing is provided as London Living Rent in line with the Mayor of London’s Viability and Affordable Housing SPG.
- 5.7 Student housing schemes are tested assuming that 35% of bedspaces are rented at ‘affordable rents’ which as noted previously are considered to equate to £155 per week, based on 55% of the maintenance loan available to an undergraduate studying in London.
- 5.8 All the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1.
- 5.9 Policies seeking affordable workspace are tested separately using the commercial typologies.

¹⁵ As noted previously, paragraph 63 indicates that affordable housing should not be sought for residential development which are not “major developments”. However, some authorities have adopted an alternative interpretation of the NPPF enabling them to seek financial contributions from developments of 9 or fewer units.

¹⁶ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery by comparing a residual value of the scheme provided as 100% private with a residual value reflecting the required amount of affordable housing.

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 firstly tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable workspace

6.2 The Council is considering an affordable workspace policy which will require a percentage of commercial (B1(b), B1 (c), B2 and B8) floorspace to be let at a discount to market rent in perpetuity from first letting. We have tested the following discounts:

- 10% of floorspace let at a 25% discount to market rents;
- 10% of floorspace let at a 50% discount to market rents;
- 20% of floorspace let at a 25% discount to market rents;
- 20% of floorspace let at a 50% discount to market rents.

6.3 The results of our appraisals of schemes 19, 20 and 21 (small, medium and large scale workplace developments) with varying discounts to market rents are summarised in Table 6.3.1 (Table 6.3.2 shows the same results, but expressed per hectare). Workspace developments tested in the north-west of the borough (where rents are lower than in the other parts of the borough) did not generate positive residual land values and are therefore unlikely to come forward.

Table 6.3.1: Impact of affordable workspace requirement on workplace development residual values (£ millions)

| Scheme | No discount | 25% discount, 15 years | 25% discount, 30 years | 25% discount in perpetuity | 50% discount, 15 years | 50% discount, 30 years | 50% discount in perpetuity |
|------------------------------------|-------------|------------------------|------------------------|----------------------------|------------------------|------------------------|----------------------------|
| WS1 - small scale workspace scheme | £0.04 | -£0.07 | -£0.14 | -£0.19 | -£0.16 | -£0.27 | -£0.33 |
| WS2 - med scale workplace scheme | £2.17 | £1.89 | £1.71 | £1.60 | £1.67 | £1.40 | £1.24 |
| WS3 - large scale workplace scheme | £3.86 | £3.36 | £3.05 | £2.84 | £2.97 | £2.48 | £2.20 |

Table 6.3.2: Impact of affordable workspace requirement on workplace development residual values per hectare (£ millions)

| Scheme | No discount | 25% discount, 15 years | 25% discount, 30 years | 25% discount in perpetuity | 50% discount, 15 years | 50% discount, 30 years | 50% discount in perpetuity |
|------------------------------------|-------------|------------------------|------------------------|----------------------------|------------------------|------------------------|----------------------------|
| WS1 - small scale workplace scheme | £0.41 | -£0.69 -271% | -£1.41 -446% | -£1.87 -562% | -£1.57 -488% | -£2.67 -757% | -£3.31 -915% |
| WS2 - med scale workplace scheme | £14.46 | £12.62 -13% | £11.43 -21% | £10.65 -26% | £11.15 -23% | £9.32 -36% | £8.25 -43% |
| WS3 - large scale workplace scheme | £19.28 | £16.82 -13% | £15.23 -21% | £14.19 -26% | £14.86 -23% | £12.42 -36% | £10.99 -43% |

- 6.4 Disregarding the small workspace scheme (WS1 which provides 1,000 square metres of floorspace), the impact of a requirement for 10% of floorspace to be let at discounted rents of 25% below market rent on the residual land values of each development ranges from 13% to 26%. The impact is of a similar magnitude on the larger-scale office developments (WS3 with 2,000 square metres) as the medium-scale scheme (WS2 with 1,500 square metres). This indicates that the Council's 3,000 square metre threshold for affordable workspace is sufficiently high to reflect the lack of viability of smaller schemes.
- 6.5 The impact of a 50% reduction in rents ranges from 23% to 43% regardless of the scale of the scheme.
- 6.6 The results of the appraisals indicate that a discount of 25% to 10% of floorspace in perpetuity has the lowest impact on viability, but it may be possible to increase the discount to 50% in the highest value parts of the borough. When expressed on a per hectare basis, the residual values for the medium and large scale workspace schemes exceed the industrial benchmark after the discount has been applied.

Payment in lieu of affordable workspace

- 6.7 The Council has indicated that it may consider payments in lieu of affordable workspace through a tariff system. A tariff would need to reflect the uplift in capital value arising from re-instating the 10% of floorspace that should have been discounted to market rent levels. A formula to calculate the payment in lieu is provided as follows:

$$X = (A - B) \times (1 \div C)$$

Where:

X = Payment in lieu per square metre of space that is required as affordable workspace

A = Market rent per square metre

B = Discounted rent per square metre)

C = Investment yield

Worked example:

X = Payment in lieu per square metre of space that is required as affordable workspace

A = £240

B = £216

C = 6%

£240 - £216 = £24

£24 x (1 ÷ 6%) = £400 per square metre

Policies seeking reprovion of industrial floorspace

- 6.8 The Council is considering policies which require reprovion of industrial floorspace, potentially supported by other uses, including residential and offices. We have run appraisals of schemes incorporating standalone industrial/warehousing floorspace, and industrial/warehousing floorspace alongside residential and offices. These are schemes 25 to 29 in the typologies, as follows:
- 25 – Industrial
 - 26 – Storage
 - 27 – Industrial with offices

- 28 – Industrial with residential
- 29 – Industrial with residential and offices

6.9 Each scheme provides the same amount of industrial/warehousing floorspace, with the supplementary offices or residential provided in addition. The results of our appraisals are summarised in Table 6.8.1. We have not tested this scheme against office floorspace and public land benchmark land values as these would not be relevant scenarios (industrial floorspace would never be provided to replace office floorspace and public land is not typically in existing industrial use). We have also tested the schemes with an affordable office requirement assuming 10% of floorspace discounted by 25% for 25 years (see Table 6.8.2) – the impact on the residual land value is much lower than shown previously for standalone workspace schemes, as the capital value of the workspace is a small component of overall development value (with residential being more significant)¹⁷.

Table 6.9.1: Reprovision of industrial space (residual values per hectare) – no affordable workspace

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 70% | | | CIL: Adopted | | |
|--|--|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 |
| 27 | Ind1 - industrial | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 |
| 28 | Sto1 - Storage | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 |
| 29 | Ind2 - industrial with offices | -£2,680,440 | -£2,680,440 | -£2,680,440 | -£2,680,440 | -£1,492,354 | -£1,492,354 | -£1,492,354 | -£1,492,354 | -£1,492,354 |
| 30 | Ind3 - industrial with residential | £14,003,417 | £15,014,050 | £15,932,808 | £16,851,567 | £18,229,704 | £19,607,840 | £20,985,977 | £22,364,114 | £23,742,252 |
| 31 | Ind4 - industrial with offices and residential | £4,901,416 | £5,369,862 | £5,793,812 | £6,218,762 | £6,830,235 | £8,667,661 | £9,305,086 | £9,942,511 | £10,579,936 |

Table 6.9.2: Reprovision of industrial space (residual values per hectare) – 10% affordable workspace (50% discount)

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 70% | | | CIL: Adopted | | |
|--|--|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 |
| 27 | Ind1 - industrial | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 | -£2,100,433 |
| 28 | Sto1 - Storage | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 | -£924,759 |
| 29 | Ind2 - industrial with offices | -£2,784,046 | -£2,784,046 | -£2,784,046 | -£2,784,046 | -£1,623,302 | -£1,623,302 | -£1,623,302 | -£1,623,302 | -£1,623,302 |
| 30 | Ind3 - industrial with residential | £14,003,417 | £15,014,050 | £15,932,808 | £16,851,567 | £18,229,704 | £19,607,840 | £20,985,977 | £22,364,114 | £23,742,252 |
| 31 | Ind4 - industrial with offices and residential | £4,799,034 | £5,266,479 | £5,691,429 | £6,116,380 | £7,900,834 | £8,538,259 | £9,175,684 | £9,813,110 | £10,450,536 |

Student housing

- 6.10 London Plan policy H17A4 requires that 35% of units should be provided at affordable rent levels. For the purposes of the policy, 'affordable' is defined as 55% of the maximum loan income that a new full-time student studying in London and living away from home could receive from the government's maintenance loan. This currently equates to a rent of £155 per week.
- 6.11 With no affordable housing requirement, the two student housing schemes we have tested generate residual land values of £11.44 million (scheme 18) and £58.61 million (scheme 19). These residual land values fall to £5.42 million and £46.19 million respectively as a result of incorporating 35% of rooms at affordable rents. The residual land values for both schemes are higher than benchmark land values and can therefore be considered viable.

Table 6.11.1: Impact of student housing affordable requirement on residual land values £m

| Scheme | 100% market rent | 100% market rent (per hectare) | 35% affordable | 35% affordable (per hectare) |
|------------------------|------------------|--------------------------------|----------------|------------------------------|
| Scheme 18 (9 storeys) | 11.44 | 114.44 | 5.42 | 54.21 |
| Scheme 19 (18 storeys) | 58.61 | 586.05 | 46.19 | 461.95 |

Affordable housing

- 6.12 As noted in Section 4.9, we have tested a series of tenure scenarios, which are summarised in Table 6.12.1 below. For scenarios A1 to A8, we have tested an overall tenure split of 70% rented/30%

¹⁷ It should be noted that we apply different assumptions from those underpinning the 'West London Employment Land Evidence' by GL Hearn. In particular, we assume that the developments are single storey whereas GL Hearn include four storey stacked developments. Their prime rents are £20 per square foot, whereas our prime rents are £15.79 per square foot.

intermediate (see tables 6.12.2 to 6.12.9) and for scenarios B1 to B4, the tenure is 100% rented (tables 6.12.12 to 6.12.14). The appraisals assume an affordable housing unit mix of 25% one beds, 45% two beds, 20% three beds and 10% three beds.

Table 6.12.1: Tenure scenarios

| Option | Grant | % rented | Type of rented housing | % inter-mediate | Intermediate housing income thresholds (per annum) |
|--------|-------|----------|------------------------|-----------------|--|
| A1 | No | 70% | London Affordable Rent | 30% | £90,000 |
| A2 | No | 70% | London Affordable Rent | 30% | £60,000 |
| A3 | Yes | 70% | London Affordable Rent | 30% | £90,000 |
| A4 | Yes | 70% | London Affordable Rent | 30% | £60,000 |
| A5 | No | 70% | Affordable Rent | 30% | £90,000 |
| A6 | No | 70% | Affordable Rent | 30% | £60,000 |
| A7 | Yes | 70% | Affordable Rent | 30% | £90,000 |
| A8 | Yes | 70% | Affordable Rent | 30% | £60,000 |
| B1 | No | 100% | London Affordable Rent | - | - |
| B2 | No | 100% | London Affordable Rent | - | - |
| B3 | Yes | 100% | Affordable Rent | - | - |
| B4 | Yes | 100% | Affordable Rent | - | - |

Table 6.12.2: Residual values with 35% affordable housing, tenure scenario A1

| Appraisal results - BLV 1 (offices) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|-------------------------------------|---|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 |
| Units | | €6,450/sqm | €7,000/sqm | €7,500/sqm | €8,000/sqm | €8,750/sqm | €9,500/sqm | €10,250/sqm | €11,000/sqm | €11,750/sqm | €11,750/sqm |
| 1 | Res1 - low density mix of terrace and flats | 5 | €15,765,505 | €19,030,947 | €21,999,536 | €24,968,159 | €29,421,042 | €33,873,926 | €38,326,844 | €42,779,728 | €47,232,612 |
| 2 | Res 2 - med density small flatted scheme | 7 | €15,053,741 | €20,094,909 | €24,677,793 | €29,260,676 | €36,134,982 | €43,009,287 | €49,883,593 | €56,757,898 | €63,632,204 |
| 3 | Res 3 - high density small flatted scheme | 9 | €14,110,044 | €19,784,785 | €24,943,637 | €30,102,489 | €37,840,786 | €45,579,046 | €53,316,434 | €61,000,360 | €68,684,249 |
| 4 | Res4 - relatively low density - flats | 24 | €1,379,642 | €5,418,719 | €9,090,616 | €12,762,503 | €18,270,338 | €23,778,174 | €29,286,009 | €34,793,845 | €40,301,680 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €17,344,760 | €22,047,672 | €26,323,042 | €30,598,416 | €37,011,479 | €43,385,538 | €49,753,381 | €56,121,226 | €62,489,072 |
| 6 | Res6 - Med size site - flats | 80 | €2,423,366 | €6,179,231 | €13,969,039 | €21,758,848 | €33,443,557 | €45,012,265 | €56,573,833 | €68,135,407 | €79,696,982 |
| 7 | Res7 - Larger low density scheme | 150 | €954,452 | €3,075,485 | €6,726,956 | €10,378,428 | €15,855,637 | €21,275,971 | €26,695,458 | €32,114,945 | €37,534,432 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €26,456,641 | €35,981,767 | €44,619,074 | €53,256,382 | €66,212,346 | €79,168,308 | €92,078,462 | €104,943,080 | €117,807,696 |
| 9 | Res9 - large flatted scheme | 300 | €13,752,719 | €21,550,275 | €28,609,971 | €35,623,957 | €46,144,935 | €56,665,913 | €67,186,891 | €77,703,746 | €88,150,547 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €6,295,062 | €9,524,188 | €12,435,569 | €15,340,041 | €19,683,409 | €24,001,523 | €28,319,637 | €32,619,790 | €36,907,246 |
| 11 | Res11 - Large higher density scheme | 750 | €11,362,990 | €3,639,447 | €3,334,764 | €10,258,193 | €20,560,035 | €30,817,505 | €40,980,269 | €51,129,081 | €61,243,915 |
| 12 | Res12 - Large very high density scheme | 750 | €8,067,060 | €18,574,255 | €28,029,808 | €37,433,006 | €51,408,542 | €65,274,180 | €79,093,904 | €92,821,384 | €106,546,006 |
| 13 | Res13 - Large very high density scheme | 1,000 | €25,614,363 | €42,613,857 | €58,067,944 | €73,522,030 | €96,703,158 | €119,884,288 | €143,065,417 | €166,246,545 | €189,335,745 |

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|--|---|------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 |
| Units | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | €11,750 |
| 1 | Res1 - low density mix of terrace and flats | 5 | €15,765,505 | €19,030,947 | €21,999,536 | €24,968,159 | €29,421,042 | €33,873,926 | €38,326,844 | €42,779,728 | €47,232,612 |
| 2 | Res 2 - med density small flatted scheme | 24 | €15,053,741 | €20,094,909 | €24,677,793 | €29,260,676 | €36,134,982 | €43,009,287 | €49,883,593 | €56,757,898 | €63,632,204 |
| 3 | Res 3 - high density small flatted scheme | 80 | €14,110,044 | €19,784,785 | €24,943,637 | €30,102,489 | €37,840,786 | €45,579,046 | €53,316,434 | €61,000,360 | €68,684,249 |
| 4 | Res4 - relatively low density - flats | 80 | €1,379,642 | €5,418,719 | €9,090,616 | €12,762,503 | €18,270,338 | €23,778,174 | €29,286,009 | €34,793,845 | €40,301,680 |
| 5 | Res5 - Med size site - mix of terrace and flats | 150 | €17,344,760 | €22,047,672 | €26,323,042 | €30,598,416 | €37,011,479 | €43,385,538 | €49,753,381 | €56,121,226 | €62,489,072 |
| 6 | Res6 - Med size site - flats | 225 | €2,423,366 | €6,179,231 | €13,969,039 | €21,758,848 | €33,443,557 | €45,012,265 | €56,573,833 | €68,135,407 | €79,696,982 |
| 7 | Res7 - Larger low density scheme | 300 | €954,452 | €3,075,485 | €6,726,956 | €10,378,428 | €15,855,637 | €21,275,971 | €26,695,458 | €32,114,945 | €37,534,432 |
| 8 | Res8 - Mid-size flatted scheme | 300 | €26,456,641 | €35,981,767 | €44,619,074 | €53,256,382 | €66,212,346 | €79,168,308 | €92,078,462 | €104,943,080 | €117,807,696 |
| 9 | Res9 - large flatted scheme | 750 | €13,752,719 | €21,550,275 | €28,609,971 | €35,623,957 | €46,144,935 | €56,665,913 | €67,186,891 | €77,703,746 | €88,150,547 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 750 | €6,295,062 | €9,524,188 | €12,435,569 | €15,340,041 | €19,683,409 | €24,001,523 | €28,319,637 | €32,619,790 | €36,907,246 |
| 11 | Res11 - Large higher density scheme | 1,000 | €11,362,990 | €3,639,447 | €3,334,764 | €10,258,193 | €20,560,035 | €30,817,505 | €40,980,269 | €51,129,081 | €61,243,915 |
| 12 | Res12 - Large very high density scheme | 80 | €8,067,060 | €18,574,255 | €28,029,808 | €37,433,006 | €51,408,542 | €65,274,180 | €79,093,904 | €92,821,384 | €106,546,006 |
| 13 | Res13 - Large very high density scheme | 80 | €25,614,363 | €42,613,857 | €58,067,944 | €73,522,030 | €96,703,158 | €119,884,288 | €143,065,417 | €166,246,545 | €189,335,745 |

| Appraisal results - BLV 3 (public land) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|---|---|------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 |
| Units | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | €11,750 |
| 1 | Res1 - low density mix of terrace and flats | 5 | €15,765,505 | €19,030,947 | €21,999,536 | €24,968,159 | €29,421,042 | €33,873,926 | €38,326,844 | €42,779,728 | €47,232,612 |
| 2 | Res 2 - med density small flatted scheme | 24 | €15,053,741 | €20,094,909 | €24,677,793 | €29,260,676 | €36,134,982 | €43,009,287 | €49,883,593 | €56,757,898 | €63,632,204 |
| 3 | Res 3 - high density small flatted scheme | 80 | €14,110,044 | €19,784,785 | €24,943,637 | €30,102,489 | €37,840,786 | €45,579,046 | €53,316,434 | €61,000,360 | €68,684,249 |
| 4 | Res4 - relatively low density - flats | 80 | €1,379,642 | €5,418,719 | €9,090,616 | €12,762,503 | €18,270,338 | €23,778,174 | €29,286,009 | €34,793,845 | €40,301,680 |
| 5 | Res5 - Med size site - mix of terrace and flats | 150 | €17,344,760 | €22,047,672 | €26,323,042 | €30,598,416 | €37,011,479 | €43,385,538 | €49,753,381 | €56,121,226 | €62,489,072 |
| 6 | Res6 - Med size site - flats | 225 | €2,423,366 | €6,179,231 | €13,969,039 | €21,758,848 | €33,443,557 | €45,012,265 | €56,573,833 | €68,135,407 | €79,696,982 |
| 7 | Res7 - Larger low density scheme | 300 | €954,452 | €3,075,485 | €6,726,956 | €10,378,428 | €15,855,637 | €21,275,971 | €26,695,458 | €32,114,945 | €37,534,432 |
| 8 | Res8 - Mid-size flatted scheme | 300 | €26,456,641 | €35,981,767 | €44,619,074 | €53,256,382 | €66,212,346 | €79,168,308 | €92,078,462 | €104,943,080 | €117,807,696 |
| 9 | Res9 - large flatted scheme | 750 | €13,752,719 | €21,550,275 | €28,609,971 | €35,623,957 | €46,144,935 | €56,665,913 | €67,186,891 | €77,703,746 | €88,150,547 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 750 | €6,295,062 | €9,524,188 | €12,435,569 | €15,340,041 | €19,683,409 | €24,001,523 | €28,319,637 | €32,619,790 | €36,907,246 |
| 11 | Res11 - Large higher density scheme | 1,000 | €11,362,990 | €3,639,447 | €3,334,764 | €10,258,193 | €20,560,035 | €30,817,505 | €40,980,269 | €51,129,081 | €61,243,915 |
| 12 | Res12 - Large very high density scheme | 80 | €8,067,060 | €18,574,255 | €28,029,808 | €37,433,006 | €51,408,542 | €65,274,180 | €79,093,904 | €92,821,384 | €106,546,006 |
| 13 | Res13 - Large very high density scheme | 80 | €25,614,363 | €42,613,857 | €58,067,944 | €73,522,030 | €96,703,158 | €119,884,288 | €143,065,417 | €166,246,545 | €189,335,745 |

Table 6.12.3: Residual values with 35% affordable housing, tenure scenario A2

| Appraisal results - BLV 1 (offices) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|-------------------------------------|---|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | |
| | Units | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm | £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £14,580,045 | £17,845,486 | £20,814,076 | £23,782,665 | £28,235,582 | £32,688,466 | £37,141,350 | £41,594,268 | £46,047,151 |
| 2 | Res 2 - med density small flatted scheme | 7 | £13,223,670 | £18,264,798 | £22,847,681 | £27,430,565 | £34,304,870 | £41,179,176 | £48,053,481 | £54,927,786 | £61,802,092 |
| 3 | Res 3 - high density small flatted scheme | 9 | £12,005,598 | £17,680,339 | £22,839,227 | £27,998,079 | £35,736,339 | £43,474,635 | £51,212,895 | £58,925,274 | £66,609,200 |
| 4 | Res4 - relatively low density - flats | 24 | £119,889 | £3,920,862 | £7,592,750 | £11,264,647 | £16,772,482 | £22,280,318 | £27,788,153 | £33,295,989 | £38,803,824 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £15,582,323 | £20,285,232 | £24,560,605 | £28,835,979 | £35,249,038 | £41,647,691 | £48,015,536 | £54,383,382 | £60,751,228 |
| 6 | Res6 - Med size site - flats | 80 | £5,691,279 | £2,956,919 | £10,746,727 | £18,536,529 | £30,221,245 | £41,834,909 | £53,396,484 | £64,958,058 | £76,519,626 |
| 7 | Res7 - Larger low density scheme | 150 | £2,486,286 | £1,565,025 | £5,216,496 | £8,867,968 | £14,345,177 | £19,786,586 | £25,206,074 | £30,625,561 | £36,045,048 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £22,845,699 | £32,421,211 | £41,058,518 | £49,695,826 | £62,651,788 | £75,607,750 | £88,563,711 | £101,432,204 | £114,296,822 |
| 9 | Res9 - large flatted scheme | 300 | £10,778,052 | £18,575,609 | £25,664,298 | £32,690,798 | £43,211,776 | £53,732,754 | £64,253,732 | £74,774,711 | £85,258,316 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £5,030,710 | £8,259,836 | £11,188,858 | £14,093,331 | £18,450,040 | £22,772,209 | £27,090,322 | £31,407,629 | £35,695,085 |
| 11 | Res11 - Large higher density scheme | 750 | £14,436,162 | £6,712,639 | £304,454 | £7,227,883 | £17,572,009 | £27,829,478 | £38,033,935 | £48,182,748 | £58,331,561 |
| 12 | Res12 - Large very high density scheme | 750 | £3,847,237 | £14,413,314 | £23,926,927 | £33,344,220 | £47,362,911 | £61,284,998 | £75,127,797 | £88,887,866 | £102,615,346 |
| 13 | Res13 - Large very high density scheme | 1,000 | £19,310,238 | £36,309,732 | £51,763,819 | £67,217,904 | £90,399,033 | £113,580,163 | £136,761,292 | £159,942,420 | £183,119,584 |

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|--|---|------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | |
| | Units | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £14,580,045 | £17,845,486 | £20,814,076 | £23,782,665 | £28,235,582 | £32,688,466 | £37,141,350 | £41,594,268 | £46,047,151 |
| 2 | Res 2 - med density small flatted scheme | 7 | £13,223,670 | £18,264,798 | £22,847,681 | £27,430,565 | £34,304,870 | £41,179,176 | £48,053,481 | £54,927,786 | £61,802,092 |
| 3 | Res 3 - high density small flatted scheme | 9 | £12,005,598 | £17,680,339 | £22,839,227 | £27,998,079 | £35,736,339 | £43,474,635 | £51,212,895 | £58,925,274 | £66,609,200 |
| 4 | Res4 - relatively low density - flats | 24 | £119,889 | £3,920,862 | £7,592,750 | £11,264,647 | £16,772,482 | £22,280,318 | £27,788,153 | £33,295,989 | £38,803,824 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £15,582,323 | £20,285,232 | £24,560,605 | £28,835,979 | £35,249,038 | £41,647,691 | £48,015,536 | £54,383,382 | £60,751,228 |
| 6 | Res6 - Med size site - flats | 80 | £5,691,279 | £2,956,919 | £10,746,727 | £18,536,529 | £30,221,245 | £41,834,909 | £53,396,484 | £64,958,058 | £76,519,626 |
| 7 | Res7 - Larger low density scheme | 150 | £2,486,286 | £1,565,025 | £5,216,496 | £8,867,968 | £14,345,177 | £19,786,586 | £25,206,074 | £30,625,561 | £36,045,048 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £22,845,699 | £32,421,211 | £41,058,518 | £49,695,826 | £62,651,788 | £75,607,750 | £88,563,711 | £101,432,204 | £114,296,822 |
| 9 | Res9 - large flatted scheme | 300 | £10,778,052 | £18,575,609 | £25,664,298 | £32,690,798 | £43,211,776 | £53,732,754 | £64,253,732 | £74,774,711 | £85,258,316 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £5,030,710 | £8,259,836 | £11,188,858 | £14,093,331 | £18,450,040 | £22,772,209 | £27,090,322 | £31,407,629 | £35,695,085 |
| 11 | Res11 - Large higher density scheme | 750 | £14,436,162 | £6,712,639 | £304,454 | £7,227,883 | £17,572,009 | £27,829,478 | £38,033,935 | £48,182,748 | £58,331,561 |
| 12 | Res12 - Large very high density scheme | 750 | £3,847,237 | £14,413,314 | £23,926,927 | £33,344,220 | £47,362,911 | £61,284,998 | £75,127,797 | £88,887,866 | £102,615,346 |
| 13 | Res13 - Large very high density scheme | 1,000 | £19,310,238 | £36,309,732 | £51,763,819 | £67,217,904 | £90,399,033 | £113,580,163 | £136,761,292 | £159,942,420 | £183,119,584 |

| Appraisal results - BLV 3 (public land) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|---|---|------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | |
| | Units | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £14,580,045 | £17,845,486 | £20,814,076 | £23,782,665 | £28,235,582 | £32,688,466 | £37,141,350 | £41,594,268 | £46,047,151 |
| 2 | Res 2 - med density small flatted scheme | 7 | £13,223,670 | £18,264,798 | £22,847,681 | £27,430,565 | £34,304,870 | £41,179,176 | £48,053,481 | £54,927,786 | £61,802,092 |
| 3 | Res 3 - high density small flatted scheme | 9 | £12,005,598 | £17,680,339 | £22,839,227 | £27,998,079 | £35,736,339 | £43,474,635 | £51,212,895 | £58,925,274 | £66,609,200 |
| 4 | Res4 - relatively low density - flats | 24 | £119,889 | £3,920,862 | £7,592,750 | £11,264,647 | £16,772,482 | £22,280,318 | £27,788,153 | £33,295,989 | £38,803,824 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £15,582,323 | £20,285,232 | £24,560,605 | £28,835,979 | £35,249,038 | £41,647,691 | £48,015,536 | £54,383,382 | £60,751,228 |
| 6 | Res6 - Med size site - flats | 80 | £5,691,279 | £2,956,919 | £10,746,727 | £18,536,529 | £30,221,245 | £41,834,909 | £53,396,484 | £64,958,058 | £76,519,626 |
| 7 | Res7 - Larger low density scheme | 150 | £2,486,286 | £1,565,025 | £5,216,496 | £8,867,968 | £14,345,177 | £19,786,586 | £25,206,074 | £30,625,561 | £36,045,048 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £22,845,699 | £32,421,211 | £41,058,518 | £49,695,826 | £62,651,788 | £75,607,750 | £88,563,711 | £101,432,204 | £114,296,822 |
| 9 | Res9 - large flatted scheme | 300 | £10,778,052 | £18,575,609 | £25,664,298 | £32,690,798 | £43,211,776 | £53,732,754 | £64,253,732 | £74,774,711 | £85,258,316 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £5,030,710 | £8,259,836 | £11,188,858 | £14,093,331 | £18,450,040 | £22,772,209 | £27,090,322 | £31,407,629 | £35,695,085 |
| 11 | Res11 - Large higher density scheme | 750 | £14,436,162 | £6,712,639 | £304,454 | £7,227,883 | £17,572,009 | £27,829,478 | £38,033,935 | £48,182,748 | £58,331,561 |
| 12 | Res12 - Large very high density scheme | 750 | £3,847,237 | £14,413,314 | £23,926,927 | £33,344,220 | £47,362,911 | £61,284,998 | £75,127,797 | £88,887,866 | £102,615,346 |
| 13 | Res13 - Large very high density scheme | 1,000 | £19,310,238 | £36,309,732 | £51,763,819 | £67,217,904 | £90,399,033 | £113,580,163 | £136,761,292 | £159,942,420 | £183,119,584 |

Table 6.12.4: Residual values with 35% affordable housing, tenure scenario A3

| Appraisal results - BLV 1 (offices) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|-------------------------------------|---|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | Units | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | |
| | | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm | £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £19,729,931 | £22,995,408 | £25,963,996 | £28,932,585 | £33,385,469 | £37,838,388 | £42,291,270 | £46,744,154 | £51,197,072 |
| 2 | Res 2 - med density small flatted scheme | 7 | £21,174,004 | £26,215,172 | £30,798,015 | £35,380,899 | £42,255,204 | £49,129,510 | £56,003,815 | £62,878,121 | £69,752,426 |
| 3 | Res 3 - high density small flatted scheme | 9 | £21,147,676 | £26,822,417 | £31,981,305 | £37,140,157 | £44,878,417 | £52,571,975 | £60,255,865 | £67,939,790 | £75,623,716 |
| 4 | Res4 - relatively low density - flats | 24 | £6,388,794 | £10,427,871 | £14,099,758 | £17,771,655 | £23,279,491 | £28,787,326 | £34,295,162 | £39,802,997 | £45,284,005 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £23,238,709 | £27,941,617 | £32,216,322 | £36,461,553 | £42,829,399 | £49,197,242 | £55,565,087 | £61,932,933 | £68,300,779 |
| 6 | Res6 - Med size site - flats | 80 | £8,386,517 | £16,955,308 | £24,745,109 | £32,514,824 | £44,076,399 | £55,637,974 | £67,199,541 | £78,761,116 | £90,322,691 |
| 7 | Res7 - Larger low density scheme | 150 | £4,110,150 | £8,126,769 | £11,778,241 | £15,417,797 | £20,837,284 | £26,256,771 | £31,676,258 | £37,095,746 | £42,515,233 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £38,387,957 | £47,888,994 | £56,526,302 | £65,163,610 | £78,090,307 | £90,954,925 | £103,819,540 | £116,684,158 | £129,548,776 |
| 9 | Res9 - large flatted scheme | 300 | £23,689,683 | £31,405,067 | £38,419,052 | £45,433,038 | £55,954,016 | £66,474,994 | £76,929,154 | £87,375,955 | £97,822,756 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £10,505,427 | £13,700,347 | £16,597,628 | £19,476,370 | £23,794,484 | £28,098,589 | £32,386,045 | £36,673,501 | £40,960,958 |
| 11 | Res11 - Large higher density scheme | 750 | £1,085,612 | £6,545,308 | £13,456,821 | £20,295,134 | £30,535,780 | £40,684,593 | £50,833,406 | £60,900,659 | £70,959,567 |
| 12 | Res12 - Large very high density scheme | 750 | £21,974,361 | £32,328,373 | £41,645,397 | £50,929,215 | £64,772,013 | £78,520,907 | £92,248,387 | £105,887,599 | £119,516,938 |
| 13 | Res13 - Large very high density scheme | 1,000 | £46,696,636 | £63,696,131 | £79,150,216 | £94,604,303 | £117,785,432 | £140,966,561 | £164,087,318 | £187,105,583 | £210,123,847 |

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|--|---|------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | Units | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £19,729,931 | £22,995,408 | £25,963,996 | £28,932,585 | £33,385,469 | £37,838,388 | £42,291,270 | £46,744,154 | £51,197,072 |
| 2 | Res 2 - med density small flatted scheme | 7 | £21,174,004 | £26,215,172 | £30,798,015 | £35,380,899 | £42,255,204 | £49,129,510 | £56,003,815 | £62,878,121 | £69,752,426 |
| 3 | Res 3 - high density small flatted scheme | 9 | £21,147,676 | £26,822,417 | £31,981,305 | £37,140,157 | £44,878,417 | £52,571,975 | £60,255,865 | £67,939,790 | £75,623,716 |
| 4 | Res4 - relatively low density - flats | 24 | £6,388,794 | £10,427,871 | £14,099,758 | £17,771,655 | £23,279,491 | £28,787,326 | £34,295,162 | £39,802,997 | £45,284,005 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £23,238,709 | £27,941,617 | £32,216,322 | £36,461,553 | £42,829,399 | £49,197,242 | £55,565,087 | £61,932,933 | £68,300,779 |
| 6 | Res6 - Med size site - flats | 80 | £8,386,517 | £16,955,308 | £24,745,109 | £32,514,824 | £44,076,399 | £55,637,974 | £67,199,541 | £78,761,116 | £90,322,691 |
| 7 | Res7 - Larger low density scheme | 150 | £4,110,150 | £8,126,769 | £11,778,241 | £15,417,797 | £20,837,284 | £26,256,771 | £31,676,258 | £37,095,746 | £42,515,233 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £38,387,957 | £47,888,994 | £56,526,302 | £65,163,610 | £78,090,307 | £90,954,925 | £103,819,540 | £116,684,158 | £129,548,776 |
| 9 | Res9 - large flatted scheme | 300 | £23,689,683 | £31,405,067 | £38,419,052 | £45,433,038 | £55,954,016 | £66,474,994 | £76,929,154 | £87,375,955 | £97,822,756 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £10,505,427 | £13,700,347 | £16,597,628 | £19,476,370 | £23,794,484 | £28,098,589 | £32,386,045 | £36,673,501 | £40,960,958 |
| 11 | Res11 - Large higher density scheme | 750 | £1,085,612 | £6,545,308 | £13,456,821 | £20,295,134 | £30,535,780 | £40,684,593 | £50,833,406 | £60,900,659 | £70,959,567 |
| 12 | Res12 - Large very high density scheme | 750 | £21,974,361 | £32,328,373 | £41,645,397 | £50,929,215 | £64,772,013 | £78,520,907 | £92,248,387 | £105,887,599 | £119,516,938 |
| 13 | Res13 - Large very high density scheme | 1,000 | £46,696,636 | £63,696,131 | £79,150,216 | £94,604,303 | £117,785,432 | £140,966,561 | £164,087,318 | £187,105,583 | £210,123,847 |

| Appraisal results - BLV 3 (public land) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|---|---|------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | Units | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £19,729,931 | £22,995,408 | £25,963,996 | £28,932,585 | £33,385,469 | £37,838,388 | £42,291,270 | £46,744,154 | £51,197,072 |
| 2 | Res 2 - med density small flatted scheme | 7 | £21,174,004 | £26,215,172 | £30,798,015 | £35,380,899 | £42,255,204 | £49,129,510 | £56,003,815 | £62,878,121 | £69,752,426 |
| 3 | Res 3 - high density small flatted scheme | 9 | £21,147,676 | £26,822,417 | £31,981,305 | £37,140,157 | £44,878,417 | £52,571,975 | £60,255,865 | £67,939,790 | £75,623,716 |
| 4 | Res4 - relatively low density - flats | 24 | £6,388,794 | £10,427,871 | £14,099,758 | £17,771,655 | £23,279,491 | £28,787,326 | £34,295,162 | £39,802,997 | £45,284,005 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £23,238,709 | £27,941,617 | £32,216,322 | £36,461,553 | £42,829,399 | £49,197,242 | £55,565,087 | £61,932,933 | £68,300,779 |
| 6 | Res6 - Med size site - flats | 80 | £8,386,517 | £16,955,308 | £24,745,109 | £32,514,824 | £44,076,399 | £55,637,974 | £67,199,541 | £78,761,116 | £90,322,691 |
| 7 | Res7 - Larger low density scheme | 150 | £4,110,150 | £8,126,769 | £11,778,241 | £15,417,797 | £20,837,284 | £26,256,771 | £31,676,258 | £37,095,746 | £42,515,233 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £38,387,957 | £47,888,994 | £56,526,302 | £65,163,610 | £78,090,307 | £90,954,925 | £103,819,540 | £116,684,158 | £129,548,776 |
| 9 | Res9 - large flatted scheme | 300 | £23,689,683 | £31,405,067 | £38,419,052 | £45,433,038 | £55,954,016 | £66,474,994 | £76,929,154 | £87,375,955 | £97,822,756 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £10,505,427 | £13,700,347 | £16,597,628 | £19,476,370 | £23,794,484 | £28,098,589 | £32,386,045 | £36,673,501 | £40,960,958 |
| 11 | Res11 - Large higher density scheme | 750 | £1,085,612 | £6,545,308 | £13,456,821 | £20,295,134 | £30,535,780 | £40,684,593 | £50,833,406 | £60,900,659 | £70,959,567 |
| 12 | Res12 - Large very high density scheme | 750 | £21,974,361 | £32,328,373 | £41,645,397 | £50,929,215 | £64,772,013 | £78,520,907 | £92,248,387 | £105,887,599 | £119,516,938 |
| 13 | Res13 - Large very high density scheme | 1,000 | £46,696,636 | £63,696,131 | £79,150,216 | £94,604,303 | £117,785,432 | £140,966,561 | £164,087,318 | £187,105,583 | £210,123,847 |

Table 6.12.5: Residual values with 35% affordable housing, tenure scenario A4
Appraisal results - BLV 1 (offices)

| | EUV | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | |
|--|-------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| | | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 |
| | | Units | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm |
| 1 Res1 - low density mix of terrace and flats | 5 | £18,557,384 | £21,822,805 | £24,791,428 | £27,760,017 | £32,212,901 | £36,665,785 | £41,118,702 | £45,571,586 | £50,024,470 |
| 2 Res 2 - med density small flatted scheme | 7 | £19,363,796 | £24,404,964 | £28,987,807 | £33,570,691 | £40,444,997 | £47,319,302 | £54,193,607 | £61,067,913 | £67,942,218 |
| 3 Res 3 - high density small flatted scheme | 9 | £19,066,136 | £24,740,877 | £29,899,729 | £35,058,581 | £42,796,878 | £50,519,454 | £58,203,380 | £66,887,269 | £73,571,195 |
| 4 Res4 - relatively low density - flats | 24 | £4,907,207 | £8,946,294 | £12,618,181 | £16,290,068 | £21,797,904 | £27,305,749 | £32,813,585 | £38,321,420 | £43,829,099 |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £21,495,426 | £26,198,338 | £30,473,712 | £34,742,597 | £41,110,443 | £47,478,289 | £53,846,135 | £60,213,980 | £66,581,826 |
| 6 Res6 - Med size site - flats | 80 | £5,199,232 | £13,768,016 | £21,557,824 | £29,347,626 | £40,933,580 | £52,495,154 | £64,056,729 | £75,618,303 | £87,179,871 |
| 7 Res7 - Larger low density scheme | 150 | £2,616,108 | £6,632,727 | £10,284,198 | £13,935,671 | £19,364,090 | £24,783,577 | £30,203,064 | £35,622,551 | £41,042,039 |
| 8 Res8 - Mid-size flatted scheme | 225 | £34,866,101 | £44,367,139 | £53,004,447 | £61,641,754 | £74,597,716 | £87,482,209 | £100,346,827 | £113,211,445 | £126,076,063 |
| 9 Res9 - large flatted scheme | 300 | £20,758,274 | £28,503,790 | £35,517,775 | £42,531,761 | £53,052,739 | £63,573,717 | £74,068,359 | £84,515,161 | £94,961,963 |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £9,272,269 | £12,467,188 | £15,371,661 | £18,260,418 | £22,578,532 | £26,896,646 | £31,187,060 | £35,474,516 | £39,761,973 |
| 11 Res11 - Large higher density scheme | 750 | £4,125,399 | £3,547,936 | £10,471,365 | £17,339,586 | £27,597,055 | £37,770,284 | £47,919,098 | £58,027,016 | £68,085,924 |
| 12 Res12 - Large very high density scheme | 750 | £17,891,116 | £28,275,098 | £37,643,739 | £46,960,763 | £60,826,192 | £74,630,144 | £88,357,624 | £102,051,127 | £115,680,465 |
| 13 Res13 - Large very high density scheme | 1,000 | £40,461,034 | £57,460,529 | £72,914,615 | £88,368,700 | £111,549,830 | £134,730,959 | £157,912,087 | £180,956,990 | £203,975,253 |

Appraisal results - BLV 2 (industrial)

| | EUV | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | |
|--|-------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 |
| | | Units | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 |
| 1 Res1 - low density mix of terrace and flats | 5 | £18,557,384 | £21,822,805 | £24,791,428 | £27,760,017 | £32,212,901 | £36,665,785 | £41,118,702 | £45,571,586 | £50,024,470 |
| 2 Res 2 - med density small flatted scheme | 7 | £19,363,796 | £24,404,964 | £28,987,807 | £33,570,691 | £40,444,997 | £47,319,302 | £54,193,607 | £61,067,913 | £67,942,218 |
| 3 Res 3 - high density small flatted scheme | 9 | £19,066,136 | £24,740,877 | £29,899,729 | £35,058,581 | £42,796,878 | £50,519,454 | £58,203,380 | £66,887,269 | £73,571,195 |
| 4 Res4 - relatively low density - flats | 24 | £4,907,207 | £8,946,294 | £12,618,181 | £16,290,068 | £21,797,904 | £27,305,749 | £32,813,585 | £38,321,420 | £43,829,099 |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £21,495,426 | £26,198,338 | £30,473,712 | £34,742,597 | £41,110,443 | £47,478,289 | £53,846,135 | £60,213,980 | £66,581,826 |
| 6 Res6 - Med size site - flats | 80 | £5,199,232 | £13,768,016 | £21,557,824 | £29,347,626 | £40,933,580 | £52,495,154 | £64,056,729 | £75,618,303 | £87,179,871 |
| 7 Res7 - Larger low density scheme | 150 | £2,616,108 | £6,632,727 | £10,284,198 | £13,935,671 | £19,364,090 | £24,783,577 | £30,203,064 | £35,622,551 | £41,042,039 |
| 8 Res8 - Mid-size flatted scheme | 225 | £34,866,101 | £44,367,139 | £53,004,447 | £61,641,754 | £74,597,716 | £87,482,209 | £100,346,827 | £113,211,445 | £126,076,063 |
| 9 Res9 - large flatted scheme | 300 | £20,758,274 | £28,503,790 | £35,517,775 | £42,531,761 | £53,052,739 | £63,573,717 | £74,068,359 | £84,515,161 | £94,961,963 |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £9,272,269 | £12,467,188 | £15,371,661 | £18,260,418 | £22,578,532 | £26,896,646 | £31,187,060 | £35,474,516 | £39,761,973 |
| 11 Res11 - Large higher density scheme | 750 | £4,125,399 | £3,547,936 | £10,471,365 | £17,339,586 | £27,597,055 | £37,770,284 | £47,919,098 | £58,027,016 | £68,085,924 |
| 12 Res12 - Large very high density scheme | 750 | £17,891,116 | £28,275,098 | £37,643,739 | £46,960,763 | £60,826,192 | £74,630,144 | £88,357,624 | £102,051,127 | £115,680,465 |
| 13 Res13 - Large very high density scheme | 1,000 | £40,461,034 | £57,460,529 | £72,914,615 | £88,368,700 | £111,549,830 | £134,730,959 | £157,912,087 | £180,956,990 | £203,975,253 |

Appraisal results - BLV 3 (public land)

| | EUV | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | |
|--|-------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| | | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 |
| | | Units | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 |
| 1 Res1 - low density mix of terrace and flats | 5 | £18,557,384 | £21,822,805 | £24,791,428 | £27,760,017 | £32,212,901 | £36,665,785 | £41,118,702 | £45,571,586 | £50,024,470 |
| 2 Res 2 - med density small flatted scheme | 7 | £19,363,796 | £24,404,964 | £28,987,807 | £33,570,691 | £40,444,997 | £47,319,302 | £54,193,607 | £61,067,913 | £67,942,218 |
| 3 Res 3 - high density small flatted scheme | 9 | £19,066,136 | £24,740,877 | £29,899,729 | £35,058,581 | £42,796,878 | £50,519,454 | £58,203,380 | £66,887,269 | £73,571,195 |
| 4 Res4 - relatively low density - flats | 24 | £4,907,207 | £8,946,294 | £12,618,181 | £16,290,068 | £21,797,904 | £27,305,749 | £32,813,585 | £38,321,420 | £43,829,099 |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £21,495,426 | £26,198,338 | £30,473,712 | £34,742,597 | £41,110,443 | £47,478,289 | £53,846,135 | £60,213,980 | £66,581,826 |
| 6 Res6 - Med size site - flats | 80 | £5,199,232 | £13,768,016 | £21,557,824 | £29,347,626 | £40,933,580 | £52,495,154 | £64,056,729 | £75,618,303 | £87,179,871 |
| 7 Res7 - Larger low density scheme | 150 | £2,616,108 | £6,632,727 | £10,284,198 | £13,935,671 | £19,364,090 | £24,783,577 | £30,203,064 | £35,622,551 | £41,042,039 |
| 8 Res8 - Mid-size flatted scheme | 225 | £34,866,101 | £44,367,139 | £53,004,447 | £61,641,754 | £74,597,716 | £87,482,209 | £100,346,827 | £113,211,445 | £126,076,063 |
| 9 Res9 - large flatted scheme | 300 | £20,758,274 | £28,503,790 | £35,517,775 | £42,531,761 | £53,052,739 | £63,573,717 | £74,068,359 | £84,515,161 | £94,961,963 |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £9,272,269 | £12,467,188 | £15,371,661 | £18,260,418 | £22,578,532 | £26,896,646 | £31,187,060 | £35,474,516 | £39,761,973 |
| 11 Res11 - Large higher density scheme | 750 | £4,125,399 | £3,547,936 | £10,471,365 | £17,339,586 | £27,597,055 | £37,770,284 | £47,919,098 | £58,027,016 | £68,085,924 |
| 12 Res12 - Large very high density scheme | 750 | £17,891,116 | £28,275,098 | £37,643,739 | £46,960,763 | £60,826,192 | £74,630,144 | £88,357,624 | £102,051,127 | £115,680,465 |
| 13 Res13 - Large very high density scheme | 1,000 | £40,461,034 | £57,460,529 | £72,914,615 | £88,368,700 | £111,549,830 | £134,730,959 | £157,912,087 | £180,956,990 | £203,975,253 |

Table 6.12.6: Residual values with 35% affordable housing, tenure scenario A5

| Appraisal results - BLV 1 (offices) | | | | | | | | | | | |
|-------------------------------------|---|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
| | | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | |
| Units | | €6,450 /sqm | €7,000 /sqm | €7,500 /sqm | €8,000 /sqm | €8,750 /sqm | €9,500 /sqm | €10,250 /sqm | €11,000 /sqm | €11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €19,343,362 | €22,608,837 | €25,577,426 | €28,546,015 | €32,998,933 | €37,451,817 | €41,904,701 | €46,357,618 | €50,810,502 |
| 2 | Res 2 - med density small flatted scheme | 7 | €20,577,209 | €25,618,377 | €30,201,261 | €34,784,144 | €41,658,450 | €48,532,755 | €55,407,060 | €62,281,366 | €69,155,671 |
| 3 | Res 3 - high density small flatted scheme | 9 | €20,461,453 | €26,136,194 | €31,295,046 | €36,453,898 | €44,192,194 | €51,895,299 | €59,579,224 | €67,263,150 | €74,947,040 |
| 4 | Res4 - relatively low density - flats | 24 | €5,900,355 | €9,939,442 | €13,611,329 | €17,283,216 | €22,791,051 | €28,298,887 | €33,806,722 | €39,314,568 | €44,802,388 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €22,664,000 | €27,366,911 | €31,642,285 | €35,894,862 | €42,262,707 | €48,630,553 | €54,998,399 | €61,366,245 | €67,734,091 |
| 6 | Res6 - Med size site - flats | 80 | €7,335,764 | €15,904,548 | €23,694,357 | €31,478,730 | €43,040,305 | €54,601,879 | €66,163,454 | €77,725,022 | €89,286,596 |
| 7 | Res7 - Larger low density scheme | 150 | €3,617,609 | €7,634,228 | €11,285,700 | €14,932,128 | €20,351,615 | €25,771,103 | €31,190,590 | €36,610,077 | €42,029,564 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €37,226,906 | €46,727,943 | €55,365,251 | €64,002,559 | €76,945,456 | €89,810,072 | €102,674,690 | €115,539,308 | €128,403,926 |
| 9 | Res9 - large flatted scheme | 300 | €22,730,607 | €30,448,602 | €37,462,587 | €44,476,573 | €54,997,551 | €65,518,529 | €75,986,035 | €86,432,836 | €96,879,637 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €10,098,891 | €13,293,811 | €16,196,765 | €19,075,507 | €23,393,621 | €27,703,319 | €31,990,775 | €36,278,232 | €40,565,688 |
| 11 | Res11 - Large higher density scheme | 750 | €2,067,740 | €5,557,163 | €12,480,592 | €19,320,777 | €29,575,018 | €39,723,832 | €49,872,645 | €59,953,304 | €70,012,212 |
| 12 | Res12 - Large very high density scheme | 750 | €20,636,464 | €30,995,487 | €40,326,168 | €49,628,394 | €63,471,193 | €77,238,238 | €90,965,718 | €104,622,828 | €118,252,167 |
| 13 | Res13 - Large very high density scheme | 1,000 | €44,640,943 | €61,640,437 | €77,094,524 | €92,548,610 | €115,729,738 | €138,910,868 | €162,060,309 | €185,078,574 | €208,096,838 |

| Appraisal results - BLV 2 (industrial) | | | | | | | | | | | |
|--|---|------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
| | | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | |
| Units | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €19,343,362 | €22,608,837 | €25,577,426 | €28,546,015 | €32,998,933 | €37,451,817 | €41,904,701 | €46,357,618 | €50,810,502 |
| 2 | Res 2 - med density small flatted scheme | 7 | €20,577,209 | €25,618,377 | €30,201,261 | €34,784,144 | €41,658,450 | €48,532,755 | €55,407,060 | €62,281,366 | €69,155,671 |
| 3 | Res 3 - high density small flatted scheme | 9 | €20,461,453 | €26,136,194 | €31,295,046 | €36,453,898 | €44,192,194 | €51,895,299 | €59,579,224 | €67,263,150 | €74,947,040 |
| 4 | Res4 - relatively low density - flats | 24 | €5,900,355 | €9,939,442 | €13,611,329 | €17,283,216 | €22,791,051 | €28,298,887 | €33,806,722 | €39,314,568 | €44,802,388 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €22,664,000 | €27,366,911 | €31,642,285 | €35,894,862 | €42,262,707 | €48,630,553 | €54,998,399 | €61,366,245 | €67,734,091 |
| 6 | Res6 - Med size site - flats | 80 | €7,335,764 | €15,904,548 | €23,694,357 | €31,478,730 | €43,040,305 | €54,601,879 | €66,163,454 | €77,725,022 | €89,286,596 |
| 7 | Res7 - Larger low density scheme | 150 | €3,617,609 | €7,634,228 | €11,285,700 | €14,932,128 | €20,351,615 | €25,771,103 | €31,190,590 | €36,610,077 | €42,029,564 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €37,226,906 | €46,727,943 | €55,365,251 | €64,002,559 | €76,945,456 | €89,810,072 | €102,674,690 | €115,539,308 | €128,403,926 |
| 9 | Res9 - large flatted scheme | 300 | €22,730,607 | €30,448,602 | €37,462,587 | €44,476,573 | €54,997,551 | €65,518,529 | €75,986,035 | €86,432,836 | €96,879,637 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €10,098,891 | €13,293,811 | €16,196,765 | €19,075,507 | €23,393,621 | €27,703,319 | €31,990,775 | €36,278,232 | €40,565,688 |
| 11 | Res11 - Large higher density scheme | 750 | €2,067,740 | €5,557,163 | €12,480,592 | €19,320,777 | €29,575,018 | €39,723,832 | €49,872,645 | €59,953,304 | €70,012,212 |
| 12 | Res12 - Large very high density scheme | 750 | €20,636,464 | €30,995,487 | €40,326,168 | €49,628,394 | €63,471,193 | €77,238,238 | €90,965,718 | €104,622,828 | €118,252,167 |
| 13 | Res13 - Large very high density scheme | 1,000 | €44,640,943 | €61,640,437 | €77,094,524 | €92,548,610 | €115,729,738 | €138,910,868 | €162,060,309 | €185,078,574 | €208,096,838 |

| Appraisal results - BLV 3 (public land) | | | | | | | | | | | |
|---|---|------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
| | | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | |
| Units | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €19,343,362 | €22,608,837 | €25,577,426 | €28,546,015 | €32,998,933 | €37,451,817 | €41,904,701 | €46,357,618 | €50,810,502 |
| 2 | Res 2 - med density small flatted scheme | 7 | €20,577,209 | €25,618,377 | €30,201,261 | €34,784,144 | €41,658,450 | €48,532,755 | €55,407,060 | €62,281,366 | €69,155,671 |
| 3 | Res 3 - high density small flatted scheme | 9 | €20,461,453 | €26,136,194 | €31,295,046 | €36,453,898 | €44,192,194 | €51,895,299 | €59,579,224 | €67,263,150 | €74,947,040 |
| 4 | Res4 - relatively low density - flats | 24 | €5,900,355 | €9,939,442 | €13,611,329 | €17,283,216 | €22,791,051 | €28,298,887 | €33,806,722 | €39,314,568 | €44,802,388 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €22,664,000 | €27,366,911 | €31,642,285 | €35,894,862 | €42,262,707 | €48,630,553 | €54,998,399 | €61,366,245 | €67,734,091 |
| 6 | Res6 - Med size site - flats | 80 | €7,335,764 | €15,904,548 | €23,694,357 | €31,478,730 | €43,040,305 | €54,601,879 | €66,163,454 | €77,725,022 | €89,286,596 |
| 7 | Res7 - Larger low density scheme | 150 | €3,617,609 | €7,634,228 | €11,285,700 | €14,932,128 | €20,351,615 | €25,771,103 | €31,190,590 | €36,610,077 | €42,029,564 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €37,226,906 | €46,727,943 | €55,365,251 | €64,002,559 | €76,945,456 | €89,810,072 | €102,674,690 | €115,539,308 | €128,403,926 |
| 9 | Res9 - large flatted scheme | 300 | €22,730,607 | €30,448,602 | €37,462,587 | €44,476,573 | €54,997,551 | €65,518,529 | €75,986,035 | €86,432,836 | €96,879,637 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €10,098,891 | €13,293,811 | €16,196,765 | €19,075,507 | €23,393,621 | €27,703,319 | €31,990,775 | €36,278,232 | €40,565,688 |
| 11 | Res11 - Large higher density scheme | 750 | €2,067,740 | €5,557,163 | €12,480,592 | €19,320,777 | €29,575,018 | €39,723,832 | €49,872,645 | €59,953,304 | €70,012,212 |
| 12 | Res12 - Large very high density scheme | 750 | €20,636,464 | €30,995,487 | €40,326,168 | €49,628,394 | €63,471,193 | €77,238,238 | €90,965,718 | €104,622,828 | €118,252,167 |
| 13 | Res13 - Large very high density scheme | 1,000 | €44,640,943 | €61,640,437 | €77,094,524 | €92,548,610 | €115,729,738 | €138,910,868 | €162,060,309 | €185,078,574 | €208,096,838 |

Table 6.12.7: Residual values with 35% affordable housing, tenure scenario A6

| Appraisal results - BLV 1 (offices) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|-------------------------------------|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| EUV | Units | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,737,756 | £22,003,198 | £24,971,820 | £27,940,410 | £32,393,294 | £36,846,211 | £41,299,095 | £45,751,979 | £50,204,863 |
| 2 | Res 2 - med density small flatted scheme | 7 | £19,642,289 | £24,683,457 | £29,266,301 | £33,849,185 | £40,723,490 | £47,597,795 | £54,472,101 | £61,346,406 | £68,220,712 |
| 3 | Res 3 - high density small flatted scheme | 9 | £19,386,359 | £25,061,100 | £30,219,989 | £35,378,841 | £43,117,100 | £50,835,210 | £58,519,136 | £66,203,061 | £73,886,951 |
| 4 | Res4 - relatively low density - flats | 24 | £5,135,143 | £9,174,230 | £12,846,117 | £16,518,004 | £22,025,839 | £27,533,675 | £33,041,520 | £38,549,356 | £44,047,853 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £21,763,625 | £26,466,536 | £30,741,907 | £35,007,050 | £41,374,896 | £47,742,742 | £54,110,588 | £60,478,433 | £66,846,279 |
| 6 | Res6 - Med size site - flats | 80 | £5,689,581 | £14,258,365 | £22,048,173 | £29,837,982 | £41,417,094 | £52,978,668 | £64,540,236 | £76,101,811 | £87,663,385 |
| 7 | Res7 - Larger low density scheme | 150 | £2,845,961 | £6,862,580 | £10,514,051 | £14,165,523 | £19,590,735 | £25,010,222 | £30,429,709 | £35,849,196 | £41,268,684 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £35,407,925 | £44,908,963 | £53,546,270 | £62,183,578 | £75,139,540 | £88,016,474 | £100,881,092 | £113,745,710 | £126,610,328 |
| 9 | Res9 - large flatted scheme | 300 | £21,210,940 | £28,950,140 | £35,964,125 | £42,978,111 | £53,499,089 | £64,020,067 | £74,508,481 | £84,955,284 | £95,402,085 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £9,461,986 | £12,656,905 | £15,561,378 | £18,447,488 | £22,765,602 | £27,083,715 | £31,371,519 | £35,658,975 | £39,946,432 |
| 11 | Res11 - Large higher density scheme | 750 | £3,657,740 | £4,009,070 | £10,932,499 | £17,794,285 | £28,051,756 | £38,218,640 | £48,367,453 | £58,469,114 | £68,528,022 |
| 12 | Res12 - Large very high density scheme | 750 | £18,524,302 | £28,899,449 | £38,259,378 | £47,576,402 | £61,433,241 | £75,228,723 | £88,956,203 | £102,641,353 | £116,270,692 |
| 13 | Res13 - Large very high density scheme | 1,000 | £41,420,357 | £58,419,852 | £73,873,938 | £89,328,024 | £112,509,153 | £135,690,283 | £158,871,411 | £181,902,926 | £204,921,191 |

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|--|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|--------------|
| EUV | Units | £4,360,642 £6,450 | £4,360,642 £7,000 | £4,360,642 £7,500 | £4,360,642 £8,000 | £4,360,642 £8,750 | £4,360,642 £9,500 | £4,360,642 £10,250 | £4,360,642 £11,000 | £4,360,642 £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,737,756 | £22,003,198 | £24,971,820 | £27,940,410 | £32,393,294 | £36,846,211 | £41,299,095 | £45,751,979 | £50,204,863 |
| 2 | Res 2 - med density small flatted scheme | 7 | £19,642,289 | £24,683,457 | £29,266,301 | £33,849,185 | £40,723,490 | £47,597,795 | £54,472,101 | £61,346,406 | £68,220,712 |
| 3 | Res 3 - high density small flatted scheme | 9 | £19,386,359 | £25,061,100 | £30,219,989 | £35,378,841 | £43,117,100 | £50,835,210 | £58,519,136 | £66,203,061 | £73,886,951 |
| 4 | Res4 - relatively low density - flats | 24 | £5,135,143 | £9,174,230 | £12,846,117 | £16,518,004 | £22,025,839 | £27,533,675 | £33,041,520 | £38,549,356 | £44,047,853 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £21,763,625 | £26,466,536 | £30,741,907 | £35,007,050 | £41,374,896 | £47,742,742 | £54,110,588 | £60,478,433 | £66,846,279 |
| 6 | Res6 - Med size site - flats | 80 | £5,689,581 | £14,258,365 | £22,048,173 | £29,837,982 | £41,417,094 | £52,978,668 | £64,540,236 | £76,101,811 | £87,663,385 |
| 7 | Res7 - Larger low density scheme | 150 | £2,845,961 | £6,862,580 | £10,514,051 | £14,165,523 | £19,590,735 | £25,010,222 | £30,429,709 | £35,849,196 | £41,268,684 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £35,407,925 | £44,908,963 | £53,546,270 | £62,183,578 | £75,139,540 | £88,016,474 | £100,881,092 | £113,745,710 | £126,610,328 |
| 9 | Res9 - large flatted scheme | 300 | £21,210,940 | £28,950,140 | £35,964,125 | £42,978,111 | £53,499,089 | £64,020,067 | £74,508,481 | £84,955,284 | £95,402,085 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £9,461,986 | £12,656,905 | £15,561,378 | £18,447,488 | £22,765,602 | £27,083,715 | £31,371,519 | £35,658,975 | £39,946,432 |
| 11 | Res11 - Large higher density scheme | 750 | £3,657,740 | £4,009,070 | £10,932,499 | £17,794,285 | £28,051,756 | £38,218,640 | £48,367,453 | £58,469,114 | £68,528,022 |
| 12 | Res12 - Large very high density scheme | 750 | £18,524,302 | £28,899,449 | £38,259,378 | £47,576,402 | £61,433,241 | £75,228,723 | £88,956,203 | £102,641,353 | £116,270,692 |
| 13 | Res13 - Large very high density scheme | 1,000 | £41,420,357 | £58,419,852 | £73,873,938 | £89,328,024 | £112,509,153 | £135,690,283 | £158,871,411 | £181,902,926 | £204,921,191 |

| Appraisal results - BLV 3 (public land) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | | |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|--------------|
| EUV | Units | £2,000,000 £6,450 | £2,000,000 £7,000 | £2,000,000 £7,500 | £2,000,000 £8,000 | £2,000,000 £8,750 | £2,000,000 £9,500 | £2,000,000 £10,250 | £2,000,000 £11,000 | £2,000,000 £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,737,756 | £22,003,198 | £24,971,820 | £27,940,410 | £32,393,294 | £36,846,211 | £41,299,095 | £45,751,979 | £50,204,863 |
| 2 | Res 2 - med density small flatted scheme | 7 | £19,642,289 | £24,683,457 | £29,266,301 | £33,849,185 | £40,723,490 | £47,597,795 | £54,472,101 | £61,346,406 | £68,220,712 |
| 3 | Res 3 - high density small flatted scheme | 9 | £19,386,359 | £25,061,100 | £30,219,989 | £35,378,841 | £43,117,100 | £50,835,210 | £58,519,136 | £66,203,061 | £73,886,951 |
| 4 | Res4 - relatively low density - flats | 24 | £5,135,143 | £9,174,230 | £12,846,117 | £16,518,004 | £22,025,839 | £27,533,675 | £33,041,520 | £38,549,356 | £44,047,853 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £21,763,625 | £26,466,536 | £30,741,907 | £35,007,050 | £41,374,896 | £47,742,742 | £54,110,588 | £60,478,433 | £66,846,279 |
| 6 | Res6 - Med size site - flats | 80 | £5,689,581 | £14,258,365 | £22,048,173 | £29,837,982 | £41,417,094 | £52,978,668 | £64,540,236 | £76,101,811 | £87,663,385 |
| 7 | Res7 - Larger low density scheme | 150 | £2,845,961 | £6,862,580 | £10,514,051 | £14,165,523 | £19,590,735 | £25,010,222 | £30,429,709 | £35,849,196 | £41,268,684 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £35,407,925 | £44,908,963 | £53,546,270 | £62,183,578 | £75,139,540 | £88,016,474 | £100,881,092 | £113,745,710 | £126,610,328 |
| 9 | Res9 - large flatted scheme | 300 | £21,210,940 | £28,950,140 | £35,964,125 | £42,978,111 | £53,499,089 | £64,020,067 | £74,508,481 | £84,955,284 | £95,402,085 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £9,461,986 | £12,656,905 | £15,561,378 | £18,447,488 | £22,765,602 | £27,083,715 | £31,371,519 | £35,658,975 | £39,946,432 |
| 11 | Res11 - Large higher density scheme | 750 | £3,657,740 | £4,009,070 | £10,932,499 | £17,794,285 | £28,051,756 | £38,218,640 | £48,367,453 | £58,469,114 | £68,528,022 |
| 12 | Res12 - Large very high density scheme | 750 | £18,524,302 | £28,899,449 | £38,259,378 | £47,576,402 | £61,433,241 | £75,228,723 | £88,956,203 | £102,641,353 | £116,270,692 |
| 13 | Res13 - Large very high density scheme | 1,000 | £41,420,357 | £58,419,852 | £73,873,938 | £89,328,024 | £112,509,153 | £135,690,283 | £158,871,411 | £181,902,926 | £204,921,191 |

Table 6.12.8: Residual values with 35% affordable housing, tenure scenario A7
Appraisal results - BLV 1 (offices)

| Units | EUV | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | €20,046,069 | €20,046,069 |
|-------|---|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | | |
| | | €6,450 /sqm | €7,000 /sqm | €7,500 /sqm | €8,000 /sqm | €8,750 /sqm | €9,500 /sqm | €10,250 /sqm | €11,000 /sqm | | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €23,337,881 | €26,603,356 | €29,571,946 | €32,540,535 | €36,993,419 | €41,446,336 | €45,899,220 | €50,352,104 | €54,805,022 |
| 2 | Res 2 - med density small flatted scheme | 7 | €26,743,874 | €31,785,042 | €36,367,925 | €40,950,769 | €47,825,074 | €54,699,380 | €61,573,685 | €68,447,991 | €75,322,336 |
| 3 | Res 3 - high density small flatted scheme | 9 | €27,552,497 | €33,227,238 | €38,386,090 | €43,519,564 | €51,203,454 | €58,887,379 | €66,571,305 | €74,255,231 | €81,939,121 |
| 4 | Res4 - relatively low density - flats | 24 | €10,947,498 | €14,986,575 | €18,658,462 | €22,330,359 | €27,838,195 | €33,346,030 | €38,840,817 | €44,309,953 | €49,779,098 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €28,590,432 | €33,260,184 | €37,505,415 | €41,750,647 | €48,118,493 | €54,486,338 | €60,854,184 | €67,222,030 | €73,589,876 |
| 6 | Res6 - Med size site - flats | 80 | €18,193,562 | €26,762,346 | €34,477,309 | €42,185,023 | €53,746,598 | €65,308,172 | €76,869,747 | €88,431,321 | €99,992,896 |
| 7 | Res7 - Larger low density scheme | 150 | €8,707,201 | €12,723,821 | €16,337,712 | €19,950,704 | €25,370,191 | €30,789,678 | €36,209,166 | €41,604,197 | €46,985,475 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €49,224,436 | €58,725,474 | €67,334,551 | €75,910,962 | €88,775,580 | €101,640,198 | €114,504,816 | €127,369,434 | €140,234,049 |
| 9 | Res9 - large flatted scheme | 300 | €32,616,690 | €40,332,074 | €47,346,059 | €54,360,045 | €64,837,996 | €75,284,797 | €85,731,598 | €96,178,399 | €106,625,200 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €14,293,659 | €17,460,275 | €20,339,018 | €23,212,861 | €27,500,317 | €31,787,774 | €36,075,230 | €40,346,299 | €44,610,925 |
| 11 | Res11 - Large higher density scheme | 750 | €8,152,220 | €15,712,503 | €22,550,816 | €29,354,069 | €39,502,882 | €49,624,823 | €59,683,731 | €69,742,639 | €79,782,785 |
| 12 | Res12 - Large very high density scheme | 750 | €34,392,438 | €44,613,136 | €53,841,669 | €63,037,524 | €76,765,004 | €90,433,454 | €104,062,793 | €117,672,125 | €131,220,259 |
| 13 | Res13 - Large very high density scheme | 1,000 | €65,883,103 | €82,882,599 | €98,336,684 | €113,790,770 | €136,969,540 | €159,987,804 | €183,006,068 | €206,024,333 | €229,042,596 |

Appraisal results - BLV 2 (industrial)

| Units | EUV | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | €4,360,642 | €4,360,642 |
|-------|---|------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | | | |
| | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €23,337,881 | €26,603,356 | €29,571,946 | €32,540,535 | €36,993,419 | €41,446,336 | €45,899,220 | €50,352,104 | €54,805,022 |
| 2 | Res 2 - med density small flatted scheme | 7 | €26,743,874 | €31,785,042 | €36,367,925 | €40,950,769 | €47,825,074 | €54,699,380 | €61,573,685 | €68,447,991 | €75,322,336 |
| 3 | Res 3 - high density small flatted scheme | 9 | €27,552,497 | €33,227,238 | €38,386,090 | €43,519,564 | €51,203,454 | €58,887,379 | €66,571,305 | €74,255,231 | €81,939,121 |
| 4 | Res4 - relatively low density - flats | 24 | €10,947,498 | €14,986,575 | €18,658,462 | €22,330,359 | €27,838,195 | €33,346,030 | €38,840,817 | €44,309,953 | €49,779,098 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €28,590,432 | €33,260,184 | €37,505,415 | €41,750,647 | €48,118,493 | €54,486,338 | €60,854,184 | €67,222,030 | €73,589,876 |
| 6 | Res6 - Med size site - flats | 80 | €18,193,562 | €26,762,346 | €34,477,309 | €42,185,023 | €53,746,598 | €65,308,172 | €76,869,747 | €88,431,321 | €99,992,896 |
| 7 | Res7 - Larger low density scheme | 150 | €8,707,201 | €12,723,821 | €16,337,712 | €19,950,704 | €25,370,191 | €30,789,678 | €36,209,166 | €41,604,197 | €46,985,475 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €49,224,436 | €58,725,474 | €67,334,551 | €75,910,962 | €88,775,580 | €101,640,198 | €114,504,816 | €127,369,434 | €140,234,049 |
| 9 | Res9 - large flatted scheme | 300 | €32,616,690 | €40,332,074 | €47,346,059 | €54,360,045 | €64,837,996 | €75,284,797 | €85,731,598 | €96,178,399 | €106,625,200 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €14,293,659 | €17,460,275 | €20,339,018 | €23,212,861 | €27,500,317 | €31,787,774 | €36,075,230 | €40,346,299 | €44,610,925 |
| 11 | Res11 - Large higher density scheme | 750 | €8,152,220 | €15,712,503 | €22,550,816 | €29,354,069 | €39,502,882 | €49,624,823 | €59,683,731 | €69,742,639 | €79,782,785 |
| 12 | Res12 - Large very high density scheme | 750 | €34,392,438 | €44,613,136 | €53,841,669 | €63,037,524 | €76,765,004 | €90,433,454 | €104,062,793 | €117,672,125 | €131,220,259 |
| 13 | Res13 - Large very high density scheme | 1,000 | €65,883,103 | €82,882,599 | €98,336,684 | €113,790,770 | €136,969,540 | €159,987,804 | €183,006,068 | €206,024,333 | €229,042,596 |

Appraisal results - BLV 3 (public land)

| Units | EUV | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | | €2,000,000 | €2,000,000 |
|-------|---|------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | | | |
| | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €23,337,881 | €26,603,356 | €29,571,946 | €32,540,535 | €36,993,419 | €41,446,336 | €45,899,220 | €50,352,104 | €54,805,022 |
| 2 | Res 2 - med density small flatted scheme | 7 | €26,743,874 | €31,785,042 | €36,367,925 | €40,950,769 | €47,825,074 | €54,699,380 | €61,573,685 | €68,447,991 | €75,322,336 |
| 3 | Res 3 - high density small flatted scheme | 9 | €27,552,497 | €33,227,238 | €38,386,090 | €43,519,564 | €51,203,454 | €58,887,379 | €66,571,305 | €74,255,231 | €81,939,121 |
| 4 | Res4 - relatively low density - flats | 24 | €10,947,498 | €14,986,575 | €18,658,462 | €22,330,359 | €27,838,195 | €33,346,030 | €38,840,817 | €44,309,953 | €49,779,098 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €28,590,432 | €33,260,184 | €37,505,415 | €41,750,647 | €48,118,493 | €54,486,338 | €60,854,184 | €67,222,030 | €73,589,876 |
| 6 | Res6 - Med size site - flats | 80 | €18,193,562 | €26,762,346 | €34,477,309 | €42,185,023 | €53,746,598 | €65,308,172 | €76,869,747 | €88,431,321 | €99,992,896 |
| 7 | Res7 - Larger low density scheme | 150 | €8,707,201 | €12,723,821 | €16,337,712 | €19,950,704 | €25,370,191 | €30,789,678 | €36,209,166 | €41,604,197 | €46,985,475 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €49,224,436 | €58,725,474 | €67,334,551 | €75,910,962 | €88,775,580 | €101,640,198 | €114,504,816 | €127,369,434 | €140,234,049 |
| 9 | Res9 - large flatted scheme | 300 | €32,616,690 | €40,332,074 | €47,346,059 | €54,360,045 | €64,837,996 | €75,284,797 | €85,731,598 | €96,178,399 | €106,625,200 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €14,293,659 | €17,460,275 | €20,339,018 | €23,212,861 | €27,500,317 | €31,787,774 | €36,075,230 | €40,346,299 | €44,610,925 |
| 11 | Res11 - Large higher density scheme | 750 | €8,152,220 | €15,712,503 | €22,550,816 | €29,354,069 | €39,502,882 | €49,624,823 | €59,683,731 | €69,742,639 | €79,782,785 |
| 12 | Res12 - Large very high density scheme | 750 | €34,392,438 | €44,613,136 | €53,841,669 | €63,037,524 | €76,765,004 | €90,433,454 | €104,062,793 | €117,672,125 | €131,220,259 |
| 13 | Res13 - Large very high density scheme | 1,000 | €65,883,103 | €82,882,599 | €98,336,684 | €113,790,770 | €136,969,540 | €159,987,804 | €183,006,068 | €206,024,333 | €229,042,596 |

Table 6.12.9: Residual values with 35% affordable housing, tenure scenario A8

| Appraisal results - BLV 1 (offices) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|-------------------------------------|---|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | | |
| | Units | €6,450 /sqm | €7,000 /sqm | €7,500 /sqm | €8,000 /sqm | €8,750 /sqm | €9,500 /sqm | €10,250 /sqm | €11,000 /sqm | €11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €22,185,314 | €25,430,755 | €28,399,344 | €31,367,967 | €35,820,851 | €40,273,735 | €44,726,619 | €49,179,536 | €53,632,420 |
| 2 | Res 2 - med density small flatted scheme | 7 | €24,933,666 | €29,974,834 | €34,557,718 | €39,140,561 | €46,014,867 | €52,889,172 | €59,763,477 | €66,637,783 | €73,512,088 |
| 3 | Res 3 - high density small flatted scheme | 9 | €25,470,921 | €31,145,662 | €36,304,514 | €41,463,366 | €49,150,969 | €56,834,859 | €64,518,784 | €72,202,710 | €79,886,600 |
| 4 | Res4 - relatively low density - flats | 24 | €9,465,911 | €13,504,998 | €17,176,885 | €20,848,772 | €26,356,618 | €31,864,453 | €37,372,289 | €42,849,047 | €48,318,193 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €26,859,366 | €31,541,231 | €35,786,459 | €40,031,691 | €46,399,536 | €52,767,382 | €59,135,228 | €65,503,074 | €71,870,920 |
| 6 | Res6 - Med size site - flats | 80 | €15,006,271 | €23,575,062 | €31,334,496 | €39,042,210 | €50,603,785 | €62,165,360 | €73,726,927 | €85,288,441 | €96,849,955 |
| 7 | Res7 - Larger low density scheme | 150 | €7,213,160 | €11,229,779 | €14,864,517 | €18,477,508 | €23,896,995 | €29,316,482 | €34,735,971 | €40,151,559 | €45,532,837 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €45,702,581 | €55,203,618 | €63,840,926 | €72,438,247 | €85,302,865 | €98,167,483 | €111,032,101 | €123,896,718 | €136,761,336 |
| 9 | Res9 - large flatted scheme | 300 | €29,715,413 | €37,430,797 | €44,444,783 | €51,458,768 | €61,977,201 | €72,424,002 | €82,870,803 | €93,317,606 | €103,764,407 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €13,066,603 | €16,244,324 | €19,123,066 | €22,001,809 | €26,301,332 | €30,588,788 | €34,876,245 | €39,163,701 | €43,428,689 |
| 11 | Res11 - Large higher density scheme | 750 | €5,154,848 | €12,756,955 | €19,595,267 | €26,433,580 | €36,588,573 | €46,737,387 | €56,810,087 | €66,868,996 | €76,927,903 |
| 12 | Res12 - Large very high density scheme | 750 | €30,390,781 | €40,639,508 | €49,895,848 | €59,124,380 | €72,874,241 | €86,596,981 | €100,226,320 | €113,855,659 | €127,437,318 |
| 13 | Res13 - Large very high density scheme | 1,000 | €59,647,502 | €76,646,996 | €92,101,083 | €107,555,168 | €130,736,297 | €153,839,211 | €176,857,474 | €199,875,738 | €222,894,003 |

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|--|---|------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | | |
| | Units | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €22,185,314 | €25,430,755 | €28,399,344 | €31,367,967 | €35,820,851 | €40,273,735 | €44,726,619 | €49,179,536 | €53,632,420 |
| 2 | Res 2 - med density small flatted scheme | 7 | €24,933,666 | €29,974,834 | €34,557,718 | €39,140,561 | €46,014,867 | €52,889,172 | €59,763,477 | €66,637,783 | €73,512,088 |
| 3 | Res 3 - high density small flatted scheme | 9 | €25,470,921 | €31,145,662 | €36,304,514 | €41,463,366 | €49,150,969 | €56,834,859 | €64,518,784 | €72,202,710 | €79,886,600 |
| 4 | Res4 - relatively low density - flats | 24 | €9,465,911 | €13,504,998 | €17,176,885 | €20,848,772 | €26,356,618 | €31,864,453 | €37,372,289 | €42,849,047 | €48,318,193 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €26,859,366 | €31,541,231 | €35,786,459 | €40,031,691 | €46,399,536 | €52,767,382 | €59,135,228 | €65,503,074 | €71,870,920 |
| 6 | Res6 - Med size site - flats | 80 | €15,006,271 | €23,575,062 | €31,334,496 | €39,042,210 | €50,603,785 | €62,165,360 | €73,726,927 | €85,288,441 | €96,849,955 |
| 7 | Res7 - Larger low density scheme | 150 | €7,213,160 | €11,229,779 | €14,864,517 | €18,477,508 | €23,896,995 | €29,316,482 | €34,735,971 | €40,151,559 | €45,532,837 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €45,702,581 | €55,203,618 | €63,840,926 | €72,438,247 | €85,302,865 | €98,167,483 | €111,032,101 | €123,896,718 | €136,761,336 |
| 9 | Res9 - large flatted scheme | 300 | €29,715,413 | €37,430,797 | €44,444,783 | €51,458,768 | €61,977,201 | €72,424,002 | €82,870,803 | €93,317,606 | €103,764,407 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €13,066,603 | €16,244,324 | €19,123,066 | €22,001,809 | €26,301,332 | €30,588,788 | €34,876,245 | €39,163,701 | €43,428,689 |
| 11 | Res11 - Large higher density scheme | 750 | €5,154,848 | €12,756,955 | €19,595,267 | €26,433,580 | €36,588,573 | €46,737,387 | €56,810,087 | €66,868,996 | €76,927,903 |
| 12 | Res12 - Large very high density scheme | 750 | €30,390,781 | €40,639,508 | €49,895,848 | €59,124,380 | €72,874,241 | €86,596,981 | €100,226,320 | €113,855,659 | €127,437,318 |
| 13 | Res13 - Large very high density scheme | 1,000 | €59,647,502 | €76,646,996 | €92,101,083 | €107,555,168 | €130,736,297 | €153,839,211 | €176,857,474 | €199,875,738 | €222,894,003 |

| Appraisal results - BLV 3 (public land) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|---|---|------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | | |
| | Units | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €22,185,314 | €25,430,755 | €28,399,344 | €31,367,967 | €35,820,851 | €40,273,735 | €44,726,619 | €49,179,536 | €53,632,420 |
| 2 | Res 2 - med density small flatted scheme | 7 | €24,933,666 | €29,974,834 | €34,557,718 | €39,140,561 | €46,014,867 | €52,889,172 | €59,763,477 | €66,637,783 | €73,512,088 |
| 3 | Res 3 - high density small flatted scheme | 9 | €25,470,921 | €31,145,662 | €36,304,514 | €41,463,366 | €49,150,969 | €56,834,859 | €64,518,784 | €72,202,710 | €79,886,600 |
| 4 | Res4 - relatively low density - flats | 24 | €9,465,911 | €13,504,998 | €17,176,885 | €20,848,772 | €26,356,618 | €31,864,453 | €37,372,289 | €42,849,047 | €48,318,193 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €26,859,366 | €31,541,231 | €35,786,459 | €40,031,691 | €46,399,536 | €52,767,382 | €59,135,228 | €65,503,074 | €71,870,920 |
| 6 | Res6 - Med size site - flats | 80 | €15,006,271 | €23,575,062 | €31,334,496 | €39,042,210 | €50,603,785 | €62,165,360 | €73,726,927 | €85,288,441 | €96,849,955 |
| 7 | Res7 - Larger low density scheme | 150 | €7,213,160 | €11,229,779 | €14,864,517 | €18,477,508 | €23,896,995 | €29,316,482 | €34,735,971 | €40,151,559 | €45,532,837 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €45,702,581 | €55,203,618 | €63,840,926 | €72,438,247 | €85,302,865 | €98,167,483 | €111,032,101 | €123,896,718 | €136,761,336 |
| 9 | Res9 - large flatted scheme | 300 | €29,715,413 | €37,430,797 | €44,444,783 | €51,458,768 | €61,977,201 | €72,424,002 | €82,870,803 | €93,317,606 | €103,764,407 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €13,066,603 | €16,244,324 | €19,123,066 | €22,001,809 | €26,301,332 | €30,588,788 | €34,876,245 | €39,163,701 | €43,428,689 |
| 11 | Res11 - Large higher density scheme | 750 | €5,154,848 | €12,756,955 | €19,595,267 | €26,433,580 | €36,588,573 | €46,737,387 | €56,810,087 | €66,868,996 | €76,927,903 |
| 12 | Res12 - Large very high density scheme | 750 | €30,390,781 | €40,639,508 | €49,895,848 | €59,124,380 | €72,874,241 | €86,596,981 | €100,226,320 | €113,855,659 | €127,437,318 |
| 13 | Res13 - Large very high density scheme | 1,000 | €59,647,502 | €76,646,996 | €92,101,083 | €107,555,168 | €130,736,297 | €153,839,211 | €176,857,474 | €199,875,738 | €222,894,003 |

Table 6.12.10: Residual values with 35% affordable housing, tenure scenario B1

| Appraisal results - BLV 1 (offices) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|-------------------------------------|---|-------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | | |
| | Units | €6,450 /sqm | €7,000 /sqm | €7,500 /sqm | €8,000 /sqm | €8,750 /sqm | €9,500 /sqm | €10,250 /sqm | €11,000 /sqm | €11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €12,930,694 | €16,196,136 | €19,164,725 | €22,133,348 | €26,586,232 | €31,039,116 | €35,492,033 | €39,944,917 | €44,397,801 |
| 2 | Res 2 - med density small flatted scheme | 7 | €10,677,420 | €15,718,588 | €20,301,432 | €24,884,316 | €31,758,621 | €38,632,926 | €45,507,232 | €52,381,537 | €59,255,843 |
| 3 | Res 3 - high density small flatted scheme | 9 | €9,077,706 | €14,752,446 | €19,911,299 | €25,070,151 | €32,808,447 | €40,546,743 | €48,285,003 | €56,023,299 | €63,722,125 |
| 4 | Res4 - relatively low density - flats | 24 | €2,233,360 | €1,836,883 | €5,508,770 | €9,180,687 | €14,688,503 | €20,196,338 | €25,704,174 | €31,212,010 | €36,719,845 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €13,119,858 | €17,833,147 | €22,108,521 | €26,383,891 | €32,796,954 | €39,210,013 | €45,597,667 | €51,965,510 | €58,333,355 |
| 6 | Res6 - Med size site - flats | 80 | €10,237,945 | €11,547,897 | €6,263,506 | €14,053,314 | €25,738,023 | €37,414,248 | €48,975,823 | €60,537,391 | €72,098,965 |
| 7 | Res7 - Larger low density scheme | 150 | €4,617,534 | €544,076 | €3,114,988 | €6,786,460 | €12,243,667 | €17,714,401 | €23,133,888 | €28,553,375 | €33,972,863 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €17,821,776 | €27,424,008 | €36,104,699 | €44,742,007 | €57,697,969 | €70,653,930 | €83,609,892 | €96,547,508 | €109,412,124 |
| 9 | Res9 - large flatted scheme | 300 | €6,639,386 | €14,436,942 | €21,525,630 | €28,609,879 | €39,130,858 | €49,651,836 | €60,172,814 | €70,693,792 | €81,214,770 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €3,252,520 | €6,500,737 | €9,436,306 | €12,358,778 | €16,715,487 | €21,061,859 | €25,379,973 | €29,698,086 | €34,008,601 |
| 11 | Res11 - Large higher density scheme | 750 | €18,711,927 | €10,968,385 | €3,966,963 | €3,011,799 | €13,396,942 | €23,672,223 | €33,929,693 | €44,083,501 | €54,232,314 |
| 12 | Res12 - Large very high density scheme | 750 | €2,052,459 | €8,595,396 | €18,153,685 | €27,635,863 | €41,734,205 | €55,709,742 | €69,577,631 | €83,415,144 | €97,142,625 |
| 13 | Res13 - Large very high density scheme | 1,000 | €10,539,281 | €27,538,776 | €42,992,862 | €58,446,947 | €81,628,077 | €104,809,206 | €127,990,334 | €151,171,464 | €174,352,593 |

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|--|---|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | | |
| | Units | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €12,930,694 | €16,196,136 | €19,164,725 | €22,133,348 | €26,586,232 | €31,039,116 | €35,492,033 | €39,944,917 | €44,397,801 |
| 2 | Res 2 - med density small flatted scheme | 7 | €10,677,420 | €15,718,588 | €20,301,432 | €24,884,316 | €31,758,621 | €38,632,926 | €45,507,232 | €52,381,537 | €59,255,843 |
| 3 | Res 3 - high density small flatted scheme | 9 | €9,077,706 | €14,752,446 | €19,911,299 | €25,070,151 | €32,808,447 | €40,546,743 | €48,285,003 | €56,023,299 | €63,722,125 |
| 4 | Res4 - relatively low density - flats | 24 | €2,233,360 | €1,836,883 | €5,508,770 | €9,180,687 | €14,688,503 | €20,196,338 | €25,704,174 | €31,212,010 | €36,719,845 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €13,119,858 | €17,833,147 | €22,108,521 | €26,383,891 | €32,796,954 | €39,210,013 | €45,597,667 | €51,965,510 | €58,333,355 |
| 6 | Res6 - Med size site - flats | 80 | €10,237,945 | €11,547,897 | €6,263,506 | €14,053,314 | €25,738,023 | €37,414,248 | €48,975,823 | €60,537,391 | €72,098,965 |
| 7 | Res7 - Larger low density scheme | 150 | €4,617,534 | €544,076 | €3,114,988 | €6,786,460 | €12,243,667 | €17,714,401 | €23,133,888 | €28,553,375 | €33,972,863 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €17,821,776 | €27,424,008 | €36,104,699 | €44,742,007 | €57,697,969 | €70,653,930 | €83,609,892 | €96,547,508 | €109,412,124 |
| 9 | Res9 - large flatted scheme | 300 | €6,639,386 | €14,436,942 | €21,525,630 | €28,609,879 | €39,130,858 | €49,651,836 | €60,172,814 | €70,693,792 | €81,214,770 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €3,252,520 | €6,500,737 | €9,436,306 | €12,358,778 | €16,715,487 | €21,061,859 | €25,379,973 | €29,698,086 | €34,008,601 |
| 11 | Res11 - Large higher density scheme | 750 | €18,711,927 | €10,968,385 | €3,966,963 | €3,011,799 | €13,396,942 | €23,672,223 | €33,929,693 | €44,083,501 | €54,232,314 |
| 12 | Res12 - Large very high density scheme | 750 | €2,052,459 | €8,595,396 | €18,153,685 | €27,635,863 | €41,734,205 | €55,709,742 | €69,577,631 | €83,415,144 | €97,142,625 |
| 13 | Res13 - Large very high density scheme | 1,000 | €10,539,281 | €27,538,776 | €42,992,862 | €58,446,947 | €81,628,077 | €104,809,206 | €127,990,334 | €151,171,464 | €174,352,593 |

| Appraisal results - BLV 3 (public land) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|---|---|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | | |
| | Units | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €12,930,694 | €16,196,136 | €19,164,725 | €22,133,348 | €26,586,232 | €31,039,116 | €35,492,033 | €39,944,917 | €44,397,801 |
| 2 | Res 2 - med density small flatted scheme | 7 | €10,677,420 | €15,718,588 | €20,301,432 | €24,884,316 | €31,758,621 | €38,632,926 | €45,507,232 | €52,381,537 | €59,255,843 |
| 3 | Res 3 - high density small flatted scheme | 9 | €9,077,706 | €14,752,446 | €19,911,299 | €25,070,151 | €32,808,447 | €40,546,743 | €48,285,003 | €56,023,299 | €63,722,125 |
| 4 | Res4 - relatively low density - flats | 24 | €2,233,360 | €1,836,883 | €5,508,770 | €9,180,687 | €14,688,503 | €20,196,338 | €25,704,174 | €31,212,010 | €36,719,845 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €13,119,858 | €17,833,147 | €22,108,521 | €26,383,891 | €32,796,954 | €39,210,013 | €45,597,667 | €51,965,510 | €58,333,355 |
| 6 | Res6 - Med size site - flats | 80 | €10,237,945 | €11,547,897 | €6,263,506 | €14,053,314 | €25,738,023 | €37,414,248 | €48,975,823 | €60,537,391 | €72,098,965 |
| 7 | Res7 - Larger low density scheme | 150 | €4,617,534 | €544,076 | €3,114,988 | €6,786,460 | €12,243,667 | €17,714,401 | €23,133,888 | €28,553,375 | €33,972,863 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €17,821,776 | €27,424,008 | €36,104,699 | €44,742,007 | €57,697,969 | €70,653,930 | €83,609,892 | €96,547,508 | €109,412,124 |
| 9 | Res9 - large flatted scheme | 300 | €6,639,386 | €14,436,942 | €21,525,630 | €28,609,879 | €39,130,858 | €49,651,836 | €60,172,814 | €70,693,792 | €81,214,770 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €3,252,520 | €6,500,737 | €9,436,306 | €12,358,778 | €16,715,487 | €21,061,859 | €25,379,973 | €29,698,086 | €34,008,601 |
| 11 | Res11 - Large higher density scheme | 750 | €18,711,927 | €10,968,385 | €3,966,963 | €3,011,799 | €13,396,942 | €23,672,223 | €33,929,693 | €44,083,501 | €54,232,314 |
| 12 | Res12 - Large very high density scheme | 750 | €2,052,459 | €8,595,396 | €18,153,685 | €27,635,863 | €41,734,205 | €55,709,742 | €69,577,631 | €83,415,144 | €97,142,625 |
| 13 | Res13 - Large very high density scheme | 1,000 | €10,539,281 | €27,538,776 | €42,992,862 | €58,446,947 | €81,628,077 | €104,809,206 | €127,990,334 | €151,171,464 | €174,352,593 |

Table 6.12.11: Residual values with 35% affordable housing, tenure scenario B2

| Appraisal results - BLV 1 (offices) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|-------------------------------------|---|-------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | |
| Units | | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm | £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £17,784,224 | £21,049,699 | £24,018,288 | £26,986,878 | £31,439,762 | £35,892,679 | £40,345,563 | £44,798,447 | £49,251,364 |
| 2 | Res 2 - med density small flatted scheme | 7 | £18,170,247 | £23,211,415 | £27,794,258 | £32,377,142 | £39,251,447 | £46,125,753 | £53,000,058 | £59,874,363 | £66,748,669 |
| 3 | Res 3 - high density small flatted scheme | 9 | £17,693,690 | £23,368,431 | £28,527,263 | £33,686,135 | £41,424,395 | £49,162,691 | £56,850,063 | £64,533,989 | £72,217,879 |
| 4 | Res4 - relatively low density - flats | 24 | £3,930,348 | £7,969,425 | £11,641,312 | £15,313,209 | £20,821,045 | £26,328,880 | £31,836,716 | £37,344,552 | £42,852,387 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,346,011 | £25,048,923 | £29,324,296 | £33,599,670 | £39,977,066 | £46,344,912 | £52,712,754 | £59,080,600 | £65,448,446 |
| 6 | Res6 - Med size site - flats | 80 | £3,097,720 | £11,666,505 | £19,456,313 | £27,246,121 | £38,861,397 | £50,422,972 | £61,984,540 | £73,546,114 | £85,107,689 |
| 7 | Res7 - Larger low density scheme | 150 | £1,631,028 | £5,647,645 | £9,299,116 | £12,950,588 | £18,392,752 | £23,812,240 | £29,231,727 | £34,651,214 | £40,070,701 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £32,543,997 | £42,045,037 | £50,682,345 | £59,319,653 | £72,275,614 | £85,192,508 | £98,057,126 | £110,921,744 | £123,786,362 |
| 9 | Res9 - large flatted scheme | 300 | £18,818,274 | £26,590,860 | £33,604,845 | £40,618,831 | £51,139,809 | £61,660,787 | £72,181,765 | £82,628,922 | £93,075,724 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,448,126 | £11,654,116 | £14,558,589 | £17,458,692 | £21,776,806 | £26,094,920 | £30,396,520 | £34,683,977 | £38,971,433 |
| 11 | Res11 - Large higher density scheme | 750 | £6,129,655 | £1,571,647 | £8,495,076 | £15,390,872 | £25,648,342 | £35,848,762 | £45,997,575 | £56,132,306 | £66,191,213 |
| 12 | Res12 - Large very high density scheme | 750 | £15,177,458 | £25,599,306 | £35,005,283 | £44,322,308 | £58,224,553 | £72,064,806 | £85,792,286 | £99,519,766 | £113,150,922 |
| 13 | Res13 - Large very high density scheme | 1,000 | £36,349,648 | £53,349,143 | £68,803,229 | £84,257,315 | £107,438,444 | £130,619,573 | £153,800,702 | £176,902,972 | £199,921,236 |

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|--|---|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | |
| Units | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £17,784,224 | £21,049,699 | £24,018,288 | £26,986,878 | £31,439,762 | £35,892,679 | £40,345,563 | £44,798,447 | £49,251,364 |
| 2 | Res 2 - med density small flatted scheme | 7 | £18,170,247 | £23,211,415 | £27,794,258 | £32,377,142 | £39,251,447 | £46,125,753 | £53,000,058 | £59,874,363 | £66,748,669 |
| 3 | Res 3 - high density small flatted scheme | 9 | £17,693,690 | £23,368,431 | £28,527,263 | £33,686,135 | £41,424,395 | £49,162,691 | £56,850,063 | £64,533,989 | £72,217,879 |
| 4 | Res4 - relatively low density - flats | 24 | £3,930,348 | £7,969,425 | £11,641,312 | £15,313,209 | £20,821,045 | £26,328,880 | £31,836,716 | £37,344,552 | £42,852,387 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,346,011 | £25,048,923 | £29,324,296 | £33,599,670 | £39,977,066 | £46,344,912 | £52,712,754 | £59,080,600 | £65,448,446 |
| 6 | Res6 - Med size site - flats | 80 | £3,097,720 | £11,666,505 | £19,456,313 | £27,246,121 | £38,861,397 | £50,422,972 | £61,984,540 | £73,546,114 | £85,107,689 |
| 7 | Res7 - Larger low density scheme | 150 | £1,631,028 | £5,647,645 | £9,299,116 | £12,950,588 | £18,392,752 | £23,812,240 | £29,231,727 | £34,651,214 | £40,070,701 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £32,543,997 | £42,045,037 | £50,682,345 | £59,319,653 | £72,275,614 | £85,192,508 | £98,057,126 | £110,921,744 | £123,786,362 |
| 9 | Res9 - large flatted scheme | 300 | £18,818,274 | £26,590,860 | £33,604,845 | £40,618,831 | £51,139,809 | £61,660,787 | £72,181,765 | £82,628,922 | £93,075,724 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,448,126 | £11,654,116 | £14,558,589 | £17,458,692 | £21,776,806 | £26,094,920 | £30,396,520 | £34,683,977 | £38,971,433 |
| 11 | Res11 - Large higher density scheme | 750 | £6,129,655 | £1,571,647 | £8,495,076 | £15,390,872 | £25,648,342 | £35,848,762 | £45,997,575 | £56,132,306 | £66,191,213 |
| 12 | Res12 - Large very high density scheme | 750 | £15,177,458 | £25,599,306 | £35,005,283 | £44,322,308 | £58,224,553 | £72,064,806 | £85,792,286 | £99,519,766 | £113,150,922 |
| 13 | Res13 - Large very high density scheme | 1,000 | £36,349,648 | £53,349,143 | £68,803,229 | £84,257,315 | £107,438,444 | £130,619,573 | £153,800,702 | £176,902,972 | £199,921,236 |

| Appraisal results - BLV 3 (public land) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|---|---|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | |
| Units | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £17,784,224 | £21,049,699 | £24,018,288 | £26,986,878 | £31,439,762 | £35,892,679 | £40,345,563 | £44,798,447 | £49,251,364 |
| 2 | Res 2 - med density small flatted scheme | 7 | £18,170,247 | £23,211,415 | £27,794,258 | £32,377,142 | £39,251,447 | £46,125,753 | £53,000,058 | £59,874,363 | £66,748,669 |
| 3 | Res 3 - high density small flatted scheme | 9 | £17,693,690 | £23,368,431 | £28,527,263 | £33,686,135 | £41,424,395 | £49,162,691 | £56,850,063 | £64,533,989 | £72,217,879 |
| 4 | Res4 - relatively low density - flats | 24 | £3,930,348 | £7,969,425 | £11,641,312 | £15,313,209 | £20,821,045 | £26,328,880 | £31,836,716 | £37,344,552 | £42,852,387 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,346,011 | £25,048,923 | £29,324,296 | £33,599,670 | £39,977,066 | £46,344,912 | £52,712,754 | £59,080,600 | £65,448,446 |
| 6 | Res6 - Med size site - flats | 80 | £3,097,720 | £11,666,505 | £19,456,313 | £27,246,121 | £38,861,397 | £50,422,972 | £61,984,540 | £73,546,114 | £85,107,689 |
| 7 | Res7 - Larger low density scheme | 150 | £1,631,028 | £5,647,645 | £9,299,116 | £12,950,588 | £18,392,752 | £23,812,240 | £29,231,727 | £34,651,214 | £40,070,701 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £32,543,997 | £42,045,037 | £50,682,345 | £59,319,653 | £72,275,614 | £85,192,508 | £98,057,126 | £110,921,744 | £123,786,362 |
| 9 | Res9 - large flatted scheme | 300 | £18,818,274 | £26,590,860 | £33,604,845 | £40,618,831 | £51,139,809 | £61,660,787 | £72,181,765 | £82,628,922 | £93,075,724 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,448,126 | £11,654,116 | £14,558,589 | £17,458,692 | £21,776,806 | £26,094,920 | £30,396,520 | £34,683,977 | £38,971,433 |
| 11 | Res11 - Large higher density scheme | 750 | £6,129,655 | £1,571,647 | £8,495,076 | £15,390,872 | £25,648,342 | £35,848,762 | £45,997,575 | £56,132,306 | £66,191,213 |
| 12 | Res12 - Large very high density scheme | 750 | £15,177,458 | £25,599,306 | £35,005,283 | £44,322,308 | £58,224,553 | £72,064,806 | £85,792,286 | £99,519,766 | £113,150,922 |
| 13 | Res13 - Large very high density scheme | 1,000 | £36,349,648 | £53,349,143 | £68,803,229 | £84,257,315 | £107,438,444 | £130,619,573 | £153,800,702 | £176,902,972 | £199,921,236 |

Table 6.12.12: Residual values with 35% affordable housing, tenure scenario B3

| Appraisal results - BLV 1 (offices) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|-------------------------------------|---|-------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 |
| | Units | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm | £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,041,937 | £21,307,379 | £24,276,002 | £27,244,591 | £31,697,475 | £36,150,392 | £40,603,276 | £45,056,160 | £49,509,077 |
| 2 | Res 2 - med density small flatted scheme | 7 | £18,568,083 | £23,609,251 | £28,192,135 | £32,774,978 | £39,649,284 | £46,523,589 | £53,397,894 | £60,272,200 | £67,146,505 |
| 3 | Res 3 - high density small flatted scheme | 9 | £18,151,172 | £23,825,913 | £28,984,765 | £34,143,617 | £41,881,913 | £49,617,243 | £57,301,169 | £64,985,058 | £72,668,984 |
| 4 | Res4 - relatively low density - flats | 24 | £4,255,968 | £8,295,045 | £11,966,942 | £15,638,829 | £21,146,664 | £26,654,500 | £32,162,336 | £37,670,171 | £43,178,007 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,729,151 | £25,432,062 | £29,707,433 | £33,982,806 | £40,354,856 | £46,722,702 | £53,090,548 | £59,458,394 | £65,826,239 |
| 6 | Res6 - Med size site - flats | 80 | £3,798,220 | £12,367,011 | £20,156,819 | £27,946,620 | £39,552,123 | £51,113,697 | £62,675,272 | £74,236,846 | £85,798,414 |
| 7 | Res7 - Larger low density scheme | 150 | £1,959,388 | £5,976,005 | £9,627,478 | £13,278,950 | £18,716,531 | £24,136,019 | £29,555,506 | £34,974,993 | £40,394,480 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £33,318,031 | £42,819,071 | £51,456,379 | £60,093,687 | £73,049,648 | £85,955,741 | £98,820,359 | £111,684,977 | £124,549,595 |
| 9 | Res9 - large flatted scheme | 300 | £19,464,941 | £27,228,503 | £34,242,489 | £41,256,474 | £51,777,452 | £62,298,430 | £72,810,867 | £83,257,669 | £93,704,470 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,722,985 | £11,925,140 | £14,829,613 | £17,725,934 | £22,044,048 | £26,362,162 | £30,680,034 | £34,947,490 | £39,234,947 |
| 11 | Res11 - Large higher density scheme | 750 | £5,461,570 | £2,230,410 | £9,153,839 | £16,040,444 | £26,297,913 | £36,489,270 | £46,638,083 | £56,763,876 | £66,822,783 |
| 12 | Res12 - Large very high density scheme | 750 | £16,082,010 | £26,491,236 | £35,884,769 | £45,201,792 | £59,091,766 | £72,919,919 | £86,647,399 | £100,364,765 | £113,994,104 |
| 13 | Res13 - Large very high density scheme | 1,000 | £37,720,110 | £54,719,604 | £70,173,691 | £85,627,777 | £108,808,906 | £131,990,035 | £155,171,164 | £178,254,311 | £201,272,575 |

| Appraisal results - BLV 2 (industrial) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|--|---|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 |
| | Units | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,041,937 | £21,307,379 | £24,276,002 | £27,244,591 | £31,697,475 | £36,150,392 | £40,603,276 | £45,056,160 | £49,509,077 |
| 2 | Res 2 - med density small flatted scheme | 7 | £18,568,083 | £23,609,251 | £28,192,135 | £32,774,978 | £39,649,284 | £46,523,589 | £53,397,894 | £60,272,200 | £67,146,505 |
| 3 | Res 3 - high density small flatted scheme | 9 | £18,151,172 | £23,825,913 | £28,984,765 | £34,143,617 | £41,881,913 | £49,617,243 | £57,301,169 | £64,985,058 | £72,668,984 |
| 4 | Res4 - relatively low density - flats | 24 | £4,255,968 | £8,295,045 | £11,966,942 | £15,638,829 | £21,146,664 | £26,654,500 | £32,162,336 | £37,670,171 | £43,178,007 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,729,151 | £25,432,062 | £29,707,433 | £33,982,806 | £40,354,856 | £46,722,702 | £53,090,548 | £59,458,394 | £65,826,239 |
| 6 | Res6 - Med size site - flats | 80 | £3,798,220 | £12,367,011 | £20,156,819 | £27,946,620 | £39,552,123 | £51,113,697 | £62,675,272 | £74,236,846 | £85,798,414 |
| 7 | Res7 - Larger low density scheme | 150 | £1,959,388 | £5,976,005 | £9,627,478 | £13,278,950 | £18,716,531 | £24,136,019 | £29,555,506 | £34,974,993 | £40,394,480 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £33,318,031 | £42,819,071 | £51,456,379 | £60,093,687 | £73,049,648 | £85,955,741 | £98,820,359 | £111,684,977 | £124,549,595 |
| 9 | Res9 - large flatted scheme | 300 | £19,464,941 | £27,228,503 | £34,242,489 | £41,256,474 | £51,777,452 | £62,298,430 | £72,810,867 | £83,257,669 | £93,704,470 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,722,985 | £11,925,140 | £14,829,613 | £17,725,934 | £22,044,048 | £26,362,162 | £30,680,034 | £34,947,490 | £39,234,947 |
| 11 | Res11 - Large higher density scheme | 750 | £5,461,570 | £2,230,410 | £9,153,839 | £16,040,444 | £26,297,913 | £36,489,270 | £46,638,083 | £56,763,876 | £66,822,783 |
| 12 | Res12 - Large very high density scheme | 750 | £16,082,010 | £26,491,236 | £35,884,769 | £45,201,792 | £59,091,766 | £72,919,919 | £86,647,399 | £100,364,765 | £113,994,104 |
| 13 | Res13 - Large very high density scheme | 1,000 | £37,720,110 | £54,719,604 | £70,173,691 | £85,627,777 | £108,808,906 | £131,990,035 | £155,171,164 | £178,254,311 | £201,272,575 |

| Appraisal results - BLV 3 (public land) | | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|---|---|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 |
| | Units | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,041,937 | £21,307,379 | £24,276,002 | £27,244,591 | £31,697,475 | £36,150,392 | £40,603,276 | £45,056,160 | £49,509,077 |
| 2 | Res 2 - med density small flatted scheme | 7 | £18,568,083 | £23,609,251 | £28,192,135 | £32,774,978 | £39,649,284 | £46,523,589 | £53,397,894 | £60,272,200 | £67,146,505 |
| 3 | Res 3 - high density small flatted scheme | 9 | £18,151,172 | £23,825,913 | £28,984,765 | £34,143,617 | £41,881,913 | £49,617,243 | £57,301,169 | £64,985,058 | £72,668,984 |
| 4 | Res4 - relatively low density - flats | 24 | £4,255,968 | £8,295,045 | £11,966,942 | £15,638,829 | £21,146,664 | £26,654,500 | £32,162,336 | £37,670,171 | £43,178,007 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,729,151 | £25,432,062 | £29,707,433 | £33,982,806 | £40,354,856 | £46,722,702 | £53,090,548 | £59,458,394 | £65,826,239 |
| 6 | Res6 - Med size site - flats | 80 | £3,798,220 | £12,367,011 | £20,156,819 | £27,946,620 | £39,552,123 | £51,113,697 | £62,675,272 | £74,236,846 | £85,798,414 |
| 7 | Res7 - Larger low density scheme | 150 | £1,959,388 | £5,976,005 | £9,627,478 | £13,278,950 | £18,716,531 | £24,136,019 | £29,555,506 | £34,974,993 | £40,394,480 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £33,318,031 | £42,819,071 | £51,456,379 | £60,093,687 | £73,049,648 | £85,955,741 | £98,820,359 | £111,684,977 | £124,549,595 |
| 9 | Res9 - large flatted scheme | 300 | £19,464,941 | £27,228,503 | £34,242,489 | £41,256,474 | £51,777,452 | £62,298,430 | £72,810,867 | £83,257,669 | £93,704,470 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,722,985 | £11,925,140 | £14,829,613 | £17,725,934 | £22,044,048 | £26,362,162 | £30,680,034 | £34,947,490 | £39,234,947 |
| 11 | Res11 - Large higher density scheme | 750 | £5,461,570 | £2,230,410 | £9,153,839 | £16,040,444 | £26,297,913 | £36,489,270 | £46,638,083 | £56,763,876 | £66,822,783 |
| 12 | Res12 - Large very high density scheme | 750 | £16,082,010 | £26,491,236 | £35,884,769 | £45,201,792 | £59,091,766 | £72,919,919 | £86,647,399 | £100,364,765 | £113,994,104 |
| 13 | Res13 - Large very high density scheme | 1,000 | £37,720,110 | £54,719,604 | £70,173,691 | £85,627,777 | £108,808,906 | £131,990,035 | £155,171,164 | £178,254,311 | £201,272,575 |

Table 6.12.13: Residual values with 35% affordable housing, tenure scenario B4

| Appraisal results - BLV 1 (offices) | | | | | | | | | | |
|--|-------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| EUV | Units | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | |
| | | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 |
| | | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm | £11,750 /sqm |
| 1 Res1 - low density mix of terrace and flats | 5 | £22,938,419 | £26,203,894 | £29,172,484 | £32,141,073 | £36,593,990 | £41,046,874 | £45,499,758 | £49,952,676 | £54,405,560 |
| 2 Res2 - med density small flatted scheme | 7 | £26,127,215 | £31,168,383 | £35,751,227 | £40,334,110 | £47,208,416 | £54,082,721 | £60,957,027 | £67,831,332 | £74,705,638 |
| 3 Res3 - high density small flatted scheme | 9 | £26,843,368 | £32,518,108 | £37,676,960 | £42,820,360 | £50,504,249 | £58,188,175 | £65,872,101 | £73,555,990 | £81,239,916 |
| 4 Res4 - relatively low density - flats | 24 | £10,442,780 | £14,481,857 | £18,153,754 | £21,825,641 | £27,333,476 | £32,841,312 | £38,343,145 | £43,812,291 | £49,281,426 |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £28,004,852 | £32,674,607 | £36,919,836 | £41,165,067 | £47,532,913 | £53,900,759 | £60,268,605 | £66,636,450 | £73,004,296 |
| 6 Res6 - Med size site - flats | 80 | £17,107,782 | £25,676,567 | £33,406,678 | £41,114,399 | £52,675,967 | £64,237,542 | £75,799,116 | £87,328,713 | £98,808,767 |
| 7 Res7 - Larger low density scheme | 150 | £8,198,242 | £12,214,861 | £15,835,855 | £19,448,845 | £24,868,332 | £30,287,820 | £35,707,307 | £41,109,344 | £46,490,620 |
| 8 Res8 - Mid-size flatted scheme | 225 | £48,024,682 | £57,525,723 | £66,151,537 | £74,727,948 | £87,592,566 | £100,457,184 | £113,321,802 | £126,186,420 | £139,051,038 |
| 9 Res9 - large flatted scheme | 300 | £31,628,343 | £39,343,727 | £46,357,713 | £53,371,698 | £63,863,438 | £74,310,241 | £84,757,042 | £95,203,843 | £105,650,644 |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £13,879,433 | £17,046,050 | £19,924,793 | £22,803,535 | £27,091,872 | £31,379,328 | £35,666,785 | £39,943,552 | £44,208,178 |
| 11 Res11 - Large higher density scheme | 750 | £7,131,137 | £14,705,668 | £21,543,981 | £28,361,283 | £38,510,096 | £48,645,890 | £58,704,797 | £68,763,705 | £78,817,512 |
| 12 Res12 - Large very high density scheme | 750 | £33,029,237 | £43,268,956 | £52,497,488 | £61,712,099 | £75,439,579 | £89,126,523 | £102,755,862 | £116,383,431 | £129,931,565 |
| 13 Res13 - Large very high density scheme | 1,000 | £63,758,888 | £80,758,382 | £96,212,469 | £111,666,554 | £134,847,683 | £157,893,228 | £180,911,492 | £203,929,756 | £226,948,021 |

| Appraisal results - BLV 2 (industrial) | | | | | | | | | | |
|--|-------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| EUV | Units | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | |
| | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 |
| 1 Res1 - low density mix of terrace and flats | 5 | £22,938,419 | £26,203,894 | £29,172,484 | £32,141,073 | £36,593,990 | £41,046,874 | £45,499,758 | £49,952,676 | £54,405,560 |
| 2 Res2 - med density small flatted scheme | 7 | £26,127,215 | £31,168,383 | £35,751,227 | £40,334,110 | £47,208,416 | £54,082,721 | £60,957,027 | £67,831,332 | £74,705,638 |
| 3 Res3 - high density small flatted scheme | 9 | £26,843,368 | £32,518,108 | £37,676,960 | £42,820,360 | £50,504,249 | £58,188,175 | £65,872,101 | £73,555,990 | £81,239,916 |
| 4 Res4 - relatively low density - flats | 24 | £10,442,780 | £14,481,857 | £18,153,754 | £21,825,641 | £27,333,476 | £32,841,312 | £38,343,145 | £43,812,291 | £49,281,426 |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £28,004,852 | £32,674,607 | £36,919,836 | £41,165,067 | £47,532,913 | £53,900,759 | £60,268,605 | £66,636,450 | £73,004,296 |
| 6 Res6 - Med size site - flats | 80 | £17,107,782 | £25,676,567 | £33,406,678 | £41,114,399 | £52,675,967 | £64,237,542 | £75,799,116 | £87,328,713 | £98,808,767 |
| 7 Res7 - Larger low density scheme | 150 | £8,198,242 | £12,214,861 | £15,835,855 | £19,448,845 | £24,868,332 | £30,287,820 | £35,707,307 | £41,109,344 | £46,490,620 |
| 8 Res8 - Mid-size flatted scheme | 225 | £48,024,682 | £57,525,723 | £66,151,537 | £74,727,948 | £87,592,566 | £100,457,184 | £113,321,802 | £126,186,420 | £139,051,038 |
| 9 Res9 - large flatted scheme | 300 | £31,628,343 | £39,343,727 | £46,357,713 | £53,371,698 | £63,863,438 | £74,310,241 | £84,757,042 | £95,203,843 | £105,650,644 |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £13,879,433 | £17,046,050 | £19,924,793 | £22,803,535 | £27,091,872 | £31,379,328 | £35,666,785 | £39,943,552 | £44,208,178 |
| 11 Res11 - Large higher density scheme | 750 | £7,131,137 | £14,705,668 | £21,543,981 | £28,361,283 | £38,510,096 | £48,645,890 | £58,704,797 | £68,763,705 | £78,817,512 |
| 12 Res12 - Large very high density scheme | 750 | £33,029,237 | £43,268,956 | £52,497,488 | £61,712,099 | £75,439,579 | £89,126,523 | £102,755,862 | £116,383,431 | £129,931,565 |
| 13 Res13 - Large very high density scheme | 1,000 | £63,758,888 | £80,758,382 | £96,212,469 | £111,666,554 | £134,847,683 | £157,893,228 | £180,911,492 | £203,929,756 | £226,948,021 |

| Appraisal results - BLV 3 (public land) | | | | | | | | | | |
|--|-------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| EUV | Units | AH: 35.0% | | | Rented: 100% | | CIL: Adopted | | | |
| | | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 |
| 1 Res1 - low density mix of terrace and flats | 5 | £22,938,419 | £26,203,894 | £29,172,484 | £32,141,073 | £36,593,990 | £41,046,874 | £45,499,758 | £49,952,676 | £54,405,560 |
| 2 Res2 - med density small flatted scheme | 7 | £26,127,215 | £31,168,383 | £35,751,227 | £40,334,110 | £47,208,416 | £54,082,721 | £60,957,027 | £67,831,332 | £74,705,638 |
| 3 Res3 - high density small flatted scheme | 9 | £26,843,368 | £32,518,108 | £37,676,960 | £42,820,360 | £50,504,249 | £58,188,175 | £65,872,101 | £73,555,990 | £81,239,916 |
| 4 Res4 - relatively low density - flats | 24 | £10,442,780 | £14,481,857 | £18,153,754 | £21,825,641 | £27,333,476 | £32,841,312 | £38,343,145 | £43,812,291 | £49,281,426 |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £28,004,852 | £32,674,607 | £36,919,836 | £41,165,067 | £47,532,913 | £53,900,759 | £60,268,605 | £66,636,450 | £73,004,296 |
| 6 Res6 - Med size site - flats | 80 | £17,107,782 | £25,676,567 | £33,406,678 | £41,114,399 | £52,675,967 | £64,237,542 | £75,799,116 | £87,328,713 | £98,808,767 |
| 7 Res7 - Larger low density scheme | 150 | £8,198,242 | £12,214,861 | £15,835,855 | £19,448,845 | £24,868,332 | £30,287,820 | £35,707,307 | £41,109,344 | £46,490,620 |
| 8 Res8 - Mid-size flatted scheme | 225 | £48,024,682 | £57,525,723 | £66,151,537 | £74,727,948 | £87,592,566 | £100,457,184 | £113,321,802 | £126,186,420 | £139,051,038 |
| 9 Res9 - large flatted scheme | 300 | £31,628,343 | £39,343,727 | £46,357,713 | £53,371,698 | £63,863,438 | £74,310,241 | £84,757,042 | £95,203,843 | £105,650,644 |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £13,879,433 | £17,046,050 | £19,924,793 | £22,803,535 | £27,091,872 | £31,379,328 | £35,666,785 | £39,943,552 | £44,208,178 |
| 11 Res11 - Large higher density scheme | 750 | £7,131,137 | £14,705,668 | £21,543,981 | £28,361,283 | £38,510,096 | £48,645,890 | £58,704,797 | £68,763,705 | £78,817,512 |
| 12 Res12 - Large very high density scheme | 750 | £33,029,237 | £43,268,956 | £52,497,488 | £61,712,099 | £75,439,579 | £89,126,523 | £102,755,862 | £116,383,431 | £129,931,565 |
| 13 Res13 - Large very high density scheme | 1,000 | £63,758,888 | £80,758,382 | £96,212,469 | £111,666,554 | £134,847,683 | £157,893,228 | £180,911,492 | £203,929,756 | £226,948,021 |

Table 6.12.14: Residual values with 31% affordable housing, tenure scenario B1

| Appraisal results - BLV 1 (offices) | | AH: 31.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|-------------------------------------|---|-------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 |
| Units | | €6,450 /sqm | €7,000 /sqm | €7,500 /sqm | €8,000 /sqm | €8,750 /sqm | €9,500 /sqm | €10,250 /sqm | €11,000 /sqm | €11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €13,987,285 | €17,453,706 | €20,804,974 | €23,756,242 | €28,483,176 | €33,210,078 | €37,937,013 | €42,663,914 | €47,390,849 |
| 2 | Res 2 - med density small flatted scheme | 7 | €12,280,265 | €17,631,652 | €22,496,575 | €27,361,459 | €34,658,784 | €41,956,148 | €49,253,473 | €56,550,798 | €63,848,163 |
| 3 | Res 3 - high density small flatted scheme | 9 | €10,827,827 | €16,851,771 | €22,328,091 | €27,804,410 | €36,018,889 | €44,233,368 | €52,447,883 | €60,660,960 | €68,817,733 |
| 4 | Res4 - relatively low density - flats | 24 | €9,777,912 | €3,323,370 | €7,221,226 | €11,119,082 | €16,965,861 | €22,812,640 | €28,659,419 | €34,506,199 | €40,352,976 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €14,572,702 | €19,566,842 | €24,105,315 | €28,643,789 | €35,451,498 | €42,259,208 | €49,030,689 | €55,790,403 | €62,550,114 |
| 6 | Res6 - Med size site - flats | 80 | €7,843,165 | €1,559,586 | €9,828,763 | €18,097,940 | €30,501,711 | €42,851,596 | €55,124,650 | €67,397,710 | €79,670,763 |
| 7 | Res7 - Larger low density scheme | 150 | €3,401,230 | €910,024 | €4,786,202 | €8,662,381 | €14,476,646 | €20,263,158 | €26,016,152 | €31,769,148 | €37,522,142 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €20,727,370 | €30,920,507 | €40,109,621 | €49,278,454 | €63,031,707 | €76,784,960 | €90,538,211 | €104,246,039 | €117,902,327 |
| 9 | Res9 - large flatted scheme | 300 | €8,912,546 | €17,189,952 | €24,714,868 | €32,208,593 | €43,377,016 | €54,545,439 | €65,713,862 | €76,882,285 | €88,044,913 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €4,185,845 | €7,623,671 | €10,739,890 | €13,832,016 | €18,456,830 | €23,060,570 | €27,644,414 | €32,228,258 | €36,794,023 |
| 11 | Res11 - Large higher density scheme | 750 | €16,629,469 | €8,430,652 | €9,777,164 | €6,385,957 | €17,384,372 | €28,273,071 | €39,122,750 | €49,896,105 | €60,669,461 |
| 12 | Res12 - Large very high density scheme | 750 | €1,005,414 | €12,264,456 | €22,380,394 | €32,402,280 | €47,324,803 | €62,143,995 | €76,838,657 | €91,485,085 | €106,057,333 |
| 13 | Res13 - Large very high density scheme | 1,000 | €15,883,936 | €33,929,553 | €50,334,660 | €66,739,767 | €91,347,426 | €115,955,086 | €140,562,746 | €165,170,406 | €189,778,066 |

| Appraisal results - BLV 2 (industrial) | | AH: 31.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|--|---|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | |
| Units | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €13,987,285 | €17,453,706 | €20,804,974 | €23,756,242 | €28,483,176 | €33,210,078 | €37,937,013 | €42,663,914 | €47,390,849 |
| 2 | Res 2 - med density small flatted scheme | 7 | €12,280,265 | €17,631,652 | €22,496,575 | €27,361,459 | €34,658,784 | €41,956,148 | €49,253,473 | €56,550,798 | €63,848,163 |
| 3 | Res 3 - high density small flatted scheme | 9 | €10,827,827 | €16,851,771 | €22,328,091 | €27,804,410 | €36,018,889 | €44,233,368 | €52,447,883 | €60,660,960 | €68,817,733 |
| 4 | Res4 - relatively low density - flats | 24 | €9,777,912 | €3,323,370 | €7,221,226 | €11,119,082 | €16,965,861 | €22,812,640 | €28,659,419 | €34,506,199 | €40,352,976 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €14,572,702 | €19,566,842 | €24,105,315 | €28,643,789 | €35,451,498 | €42,259,208 | €49,030,689 | €55,790,403 | €62,550,114 |
| 6 | Res6 - Med size site - flats | 80 | €7,843,165 | €1,559,586 | €9,828,763 | €18,097,940 | €30,501,711 | €42,851,596 | €55,124,650 | €67,397,710 | €79,670,763 |
| 7 | Res7 - Larger low density scheme | 150 | €3,401,230 | €910,024 | €4,786,202 | €8,662,381 | €14,476,646 | €20,263,158 | €26,016,152 | €31,769,148 | €37,522,142 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €20,727,370 | €30,920,507 | €40,109,621 | €49,278,454 | €63,031,707 | €76,784,960 | €90,538,211 | €104,246,039 | €117,902,327 |
| 9 | Res9 - large flatted scheme | 300 | €8,912,546 | €17,189,952 | €24,714,868 | €32,208,593 | €43,377,016 | €54,545,439 | €65,713,862 | €76,882,285 | €88,044,913 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €4,185,845 | €7,623,671 | €10,739,890 | €13,832,016 | €18,456,830 | €23,060,570 | €27,644,414 | €32,228,258 | €36,794,023 |
| 11 | Res11 - Large higher density scheme | 750 | €16,629,469 | €8,430,652 | €9,777,164 | €6,385,957 | €17,384,372 | €28,273,071 | €39,122,750 | €49,896,105 | €60,669,461 |
| 12 | Res12 - Large very high density scheme | 750 | €1,005,414 | €12,264,456 | €22,380,394 | €32,402,280 | €47,324,803 | €62,143,995 | €76,838,657 | €91,485,085 | €106,057,333 |
| 13 | Res13 - Large very high density scheme | 1,000 | €15,883,936 | €33,929,553 | €50,334,660 | €66,739,767 | €91,347,426 | €115,955,086 | €140,562,746 | €165,170,406 | €189,778,066 |

| Appraisal results - BLV 3 (public land) | | AH: 31.0% | | | Rented: 100% | | CIL: Adopted | | | | |
|---|---|------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|
| EUV | | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | |
| Units | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | €13,987,285 | €17,453,706 | €20,804,974 | €23,756,242 | €28,483,176 | €33,210,078 | €37,937,013 | €42,663,914 | €47,390,849 |
| 2 | Res 2 - med density small flatted scheme | 7 | €12,280,265 | €17,631,652 | €22,496,575 | €27,361,459 | €34,658,784 | €41,956,148 | €49,253,473 | €56,550,798 | €63,848,163 |
| 3 | Res 3 - high density small flatted scheme | 9 | €10,827,827 | €16,851,771 | €22,328,091 | €27,804,410 | €36,018,889 | €44,233,368 | €52,447,883 | €60,660,960 | €68,817,733 |
| 4 | Res4 - relatively low density - flats | 24 | €9,777,912 | €3,323,370 | €7,221,226 | €11,119,082 | €16,965,861 | €22,812,640 | €28,659,419 | €34,506,199 | €40,352,976 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | €14,572,702 | €19,566,842 | €24,105,315 | €28,643,789 | €35,451,498 | €42,259,208 | €49,030,689 | €55,790,403 | €62,550,114 |
| 6 | Res6 - Med size site - flats | 80 | €7,843,165 | €1,559,586 | €9,828,763 | €18,097,940 | €30,501,711 | €42,851,596 | €55,124,650 | €67,397,710 | €79,670,763 |
| 7 | Res7 - Larger low density scheme | 150 | €3,401,230 | €910,024 | €4,786,202 | €8,662,381 | €14,476,646 | €20,263,158 | €26,016,152 | €31,769,148 | €37,522,142 |
| 8 | Res8 - Mid-size flatted scheme | 225 | €20,727,370 | €30,920,507 | €40,109,621 | €49,278,454 | €63,031,707 | €76,784,960 | €90,538,211 | €104,246,039 | €117,902,327 |
| 9 | Res9 - large flatted scheme | 300 | €8,912,546 | €17,189,952 | €24,714,868 | €32,208,593 | €43,377,016 | €54,545,439 | €65,713,862 | €76,882,285 | €88,044,913 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | €4,185,845 | €7,623,671 | €10,739,890 | €13,832,016 | €18,456,830 | €23,060,570 | €27,644,414 | €32,228,258 | €36,794,023 |
| 11 | Res11 - Large higher density scheme | 750 | €16,629,469 | €8,430,652 | €9,777,164 | €6,385,957 | €17,384,372 | €28,273,071 | €39,122,750 | €49,896,105 | €60,669,461 |
| 12 | Res12 - Large very high density scheme | 750 | €1,005,414 | €12,264,456 | €22,380,394 | €32,402,280 | €47,324,803 | €62,143,995 | €76,838,657 | €91,485,085 | €106,057,333 |
| 13 | Res13 - Large very high density scheme | 1,000 | €15,883,936 | €33,929,553 | €50,334,660 | €66,739,767 | €91,347,426 | €115,955,086 | €140,562,746 | €165,170,406 | €189,778,066 |

- 6.13 The results indicate that there are many development scenarios where 35% affordable is viable, regardless of existing use and location within the borough. While viability is more challenging in the lower value parts of the borough, there are also scenarios in this area where 35% affordable housing can be achieved. Consequently, there is no justification for adopting a lower affordable housing target in these areas. A lower target would result in schemes that can viably provide 35% not doing so, resulting in a reduction in overall delivery of affordable housing.
- 6.14 Where schemes cannot meet the required 35% affordable housing, the Council will need to apply a flexible approach on the basis of evidence produced by the applicant (which will need to be robustly scrutinised on the Council's behalf).
- 6.15 The Council has advised that it may consider on occasion accept a lower percentage of affordable housing if rented housing is prioritised. The scenario B appraisals test the impact of providing 100% rented housing and a reduction from 35% (70% rent and 30% intermediate) to 31% (100% rented) would generate broadly similar residual land values (see the tables for Scenario A1 to Scenario B1 with 31% affordable housing).
- 6.16 There is clearly a tension between securing affordable housing tenures that are genuinely affordable (which generate the highest capital value) and the overall percentage of units delivered on schemes. Our appraisals indicate that where the rented element is provided as London Affordable Rent (which is broadly equivalent to social rent) and the shared ownership units are targeted on households of up to £60,000 (in place of the London Plan AMR limit of £90,000), viability is more challenging, particularly in the lower value parts of the borough.
- 6.17 Grant funding can significantly improve viability outcomes if the amounts available are sufficiently meaningful. Where we assume grant in our appraisals, we have applied £90,000 per unit for rented units and £30,000 per unit for shared ownership units. The results of our appraisals show significant improvements in viability in the lower value areas when grant is applied.
- 6.18 With rented housing accounting for 70% of the affordable units, changes to rent levels for these units has the most dominant effect on residual land values. In the higher value areas in the south-east of the borough, the increases in residual land values arising from tenures changes is relatively modest. Market values of residential units are high in these areas and consequently, a larger proportion of the GDV of a scheme is made up of private housing in comparison to schemes in the north-west of the borough. Tenure changes to the affordable housing (including rent levels) therefore have little overall impact on the residual land values generated by developments in the south-east of the borough.
- 6.19 The results of our appraisals indicate that the Council could secure improvements in viability (if necessary) by adopting alternative scenarios for the rented element, while at the same time adopting intermediate tenure structures which are more affordable to households on significantly lower incomes than those in the London Plan AMR.
- 6.20 The new London Plan is seeking to secure affordable housing contributions from sheltered and extra care schemes for older people. Our testing of these schemes indicates that they should be able to make a contribution towards affordable housing, either on site or through a payment in lieu. Our appraisals indicate that these types of development are more challenging than general purpose residential developments. This is due to the specific characteristics of the developments, including significantly larger common areas and facilities.

Affordable housing contributions on schemes of between 5 and 9 units

- 6.21 As noted previously, our appraisals include development typologies of 5, 7 and 9 units which we have used to test the ability of small schemes (which are not defined as 'major developments' according to the NPPF definition of 10 or fewer units) to contribute towards affordable housing need. The results for these schemes are incorporated in tables 6.12.2 to 6.12.14 above. The results indicate that the viability of these schemes *after* notional affordable housing requirements have been included are no different from larger schemes. Consequently, the appraisals indicate that there is no justification for these schemes not providing affordable housing in line with the emerging policy.

Build for rent schemes

- 6.22 We have tested a build to rent schemes assuming that the 35% affordable housing element is provided as London Living Rent on a with and without grant basis. The capital values for London Living rent are summarised in Section 4.
- 6.23 As noted earlier, build for rent is an immature sector of the market with little information on viability metrics. As a consequence, there is little agreement on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is generally considered that build for rent units trade at a 20% 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 is therefore a 15% reduction in value in comparison to housing built for sale.
- 6.24 We have tested schemes 7, 8 and 9 as build for sale, which are all flatted schemes ranging from low to high density providing 150, 225 and 300 units respectively. The residual land values are converted to values per hectare and then compared to the benchmark land values in Section 4.

Table 6.24.1: Build for rent scheme results (all residual values expressed per hectare) – 35% affordable housing

| Appraisal results - BLV 1 (secondary offices) | | AH: 31.0% | | Rented: 100% | | CIL: Adopted | | | | | |
|---|----------------------------------|-------------|--------------|--------------|-------------|--------------|-------------|--------------|--------------|-------------|-------------|
| | | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | | |
| With grant | | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm | | |
| 7 | Res5 - Larger low density scheme | 150 | -66,483,804 | -43,359,373 | -45,011,802 | -42,314,024 | -66,527,261 | -10,740,498 | -14,945,583 | -19,114,418 | -23,283,255 |
| 8 | Res6 - Mid-size flatted scheme | 225 | -13,422,482 | -20,808,812 | -27,492,269 | -34,136,351 | -44,102,475 | -54,068,599 | -64,034,723 | -73,994,853 | -83,990,513 |
| 9 | Res7 - large flatted scheme | 300 | -3,320,238 | -9,318,360 | -14,771,197 | -20,224,034 | -28,340,341 | -36,433,400 | -44,526,461 | -52,619,522 | -60,712,581 |
| No grant | | | | | | | | | | | |
| 7 | Res5 - Larger low density scheme | 150 | -415,641,507 | -412,508,078 | -49,658,506 | -48,810,835 | -42,538,078 | -1,710,575 | -5,923,811 | -10,137,048 | -14,350,285 |
| 8 | Res6 - Mid-size flatted scheme | 225 | -43,200,216 | -4789,361 | -5,936,500 | -12,651,345 | -22,723,616 | -32,782,657 | -42,748,781 | -52,714,905 | -62,681,029 |
| 9 | Res7 - large flatted scheme | 300 | -14,667,760 | -48,684,758 | -43,054,760 | -42,440,702 | -10,619,957 | -18,799,212 | -26,978,467 | -35,084,329 | -43,177,388 |
| Appraisal results - BLV 2 (industrial) | | AH: 31.0% | | Rented: 100% | | CIL: Adopted | | | | | |
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | | |
| With grant | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | | |
| 7 | Res5 - Larger low density scheme | 150 | -66,483,804 | -43,359,373 | -45,011,802 | -42,314,024 | -66,527,261 | -10,740,498 | -14,945,583 | -19,114,418 | -23,283,255 |
| 8 | Res6 - Mid-size flatted scheme | 225 | -13,422,482 | -20,808,812 | -27,492,269 | -34,136,351 | -44,102,475 | -54,068,599 | -64,034,723 | -73,994,853 | -83,990,513 |
| 9 | Res7 - large flatted scheme | 300 | -3,320,238 | -9,318,360 | -14,771,197 | -20,224,034 | -28,340,341 | -36,433,400 | -44,526,461 | -52,619,522 | -60,712,581 |
| No grant | | | | | | | | | | | |
| 7 | Res5 - Larger low density scheme | 150 | -415,641,507 | -412,508,078 | -49,658,506 | -48,810,835 | -42,538,078 | -1,710,575 | -5,923,811 | -10,137,048 | -14,350,285 |
| 8 | Res6 - Mid-size flatted scheme | 225 | -43,200,216 | -4789,361 | -5,936,500 | -12,651,345 | -22,723,616 | -32,782,657 | -42,748,781 | -52,714,905 | -62,681,029 |
| 9 | Res7 - large flatted scheme | 300 | -14,667,760 | -48,684,758 | -43,054,760 | -42,440,702 | -10,619,957 | -18,799,212 | -26,978,467 | -35,084,329 | -43,177,388 |
| Appraisal results - BLV 3 (public land) | | AH: 31.0% | | Rented: 100% | | CIL: Adopted | | | | | |
| EUV £m | | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | | |
| With grant | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | | |
| 7 | Res5 - Larger low density scheme | 150 | -66,483,804 | -43,359,373 | -45,011,802 | -42,314,024 | -66,527,261 | -10,740,498 | -14,945,583 | -19,114,418 | -23,283,255 |
| 8 | Res6 - Mid-size flatted scheme | 225 | -13,422,482 | -20,808,812 | -27,492,269 | -34,136,351 | -44,102,475 | -54,068,599 | -64,034,723 | -73,994,853 | -83,990,513 |
| 9 | Res7 - large flatted scheme | 300 | -3,320,238 | -9,318,360 | -14,771,197 | -20,224,034 | -28,340,341 | -36,433,400 | -44,526,461 | -52,619,522 | -60,712,581 |
| No grant | | | | | | | | | | | |
| 7 | Res5 - Larger low density scheme | 150 | -415,641,507 | -412,508,078 | -49,658,506 | -48,810,835 | -42,538,078 | -1,710,575 | -5,923,811 | -10,137,048 | -14,350,285 |
| 8 | Res6 - Mid-size flatted scheme | 225 | -43,200,216 | -4789,361 | -5,936,500 | -12,651,345 | -22,723,616 | -32,782,657 | -42,748,781 | -52,714,905 | -62,681,029 |
| 9 | Res7 - large flatted scheme | 300 | -14,667,760 | -48,684,758 | -43,054,760 | -42,440,702 | -10,619,957 | -18,799,212 | -26,978,467 | -35,084,329 | -43,177,388 |

Table 6.24.2: Build for rent scheme results (all residual values expressed per hectare) – 25% affordable housing

| Appraisal results - BLV 1 (secondary offices) | | AH: 31.0% | | | Rented: 100% | | | CIL: Adopted | | |
|--|--------|-------------|-------------|-------------|--------------|-------------|-------------|--------------|--------------|--------------|
| | | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 | €20,046,069 |
| | | €6,450 /sqm | €7,000 /sqm | €7,500 /sqm | €8,000 /sqm | €8,750 /sqm | €9,500 /sqm | €10,250 /sqm | €11,000 /sqm | €11,750 /sqm |
| With grant | | | | | | | | | | |
| 7 Res5 - Larger low density scheme | 150 | €8,059,530 | €2,299,418 | €1,103,359 | €4,473,848 | €9,529,733 | €14,585,618 | €19,607,267 | €24,609,871 | €29,612,475 |
| 8 Res6 - Mid-size flatted scheme | 225 | €14,518,705 | €23,382,302 | €31,422,877 | €39,395,775 | €51,355,125 | €63,314,476 | €75,273,823 | €87,233,173 | €99,119,178 |
| 9 Res7 - large flatted scheme | 300 | €3,922,187 | €11,119,933 | €17,683,336 | €24,206,741 | €33,945,679 | €43,657,352 | €53,369,024 | €63,080,895 | €72,792,367 |
| No grant | | | | | | | | | | |
| 7 Res5 - Larger low density scheme | 150 | €12,806,748 | €9,846,633 | €5,422,347 | €2,064,061 | €3,979,768 | €8,135,671 | €13,191,556 | €18,247,440 | €23,252,529 |
| 8 Res6 - Mid-size flatted scheme | 225 | €9,134,440 | €7,962,902 | €16,020,720 | €24,078,534 | €36,150,880 | €48,110,230 | €60,069,578 | €72,028,928 | €83,988,278 |
| 9 Res7 - large flatted scheme | 300 | €8,904,441 | €1,804,841 | €4,960,956 | €11,504,362 | €21,319,467 | €31,132,214 | €40,943,885 | €50,755,556 | €60,567,230 |
| Appraisal results - BLV 2 (industrial) | | AH: 31.0% | | | Rented: 100% | | | CIL: Adopted | | |
| | EUV £m | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 | €4,360,642 |
| | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 |
| With grant | | | | | | | | | | |
| 7 Res5 - Larger low density scheme | 150 | €8,059,530 | €2,299,418 | €1,103,359 | €4,473,848 | €9,529,733 | €14,585,618 | €19,607,267 | €24,609,871 | €29,612,475 |
| 8 Res6 - Mid-size flatted scheme | 225 | €14,518,705 | €23,382,302 | €31,422,877 | €39,395,775 | €51,355,125 | €63,314,476 | €75,273,823 | €87,233,173 | €99,119,178 |
| 9 Res7 - large flatted scheme | 300 | €3,922,187 | €11,119,933 | €17,683,336 | €24,206,741 | €33,945,679 | €43,657,352 | €53,369,024 | €63,080,895 | €72,792,367 |
| No grant | | | | | | | | | | |
| 7 Res5 - Larger low density scheme | 150 | €12,806,748 | €9,846,633 | €5,422,347 | €2,064,061 | €3,979,768 | €8,135,671 | €13,191,556 | €18,247,440 | €23,252,529 |
| 8 Res6 - Mid-size flatted scheme | 225 | €9,134,440 | €7,962,902 | €16,020,720 | €24,078,534 | €36,150,880 | €48,110,230 | €60,069,578 | €72,028,928 | €83,988,278 |
| 9 Res7 - large flatted scheme | 300 | €8,904,441 | €1,804,841 | €4,960,956 | €11,504,362 | €21,319,467 | €31,132,214 | €40,943,885 | €50,755,556 | €60,567,230 |
| Appraisal results - BLV 3 (public land) | | AH: 31.0% | | | Rented: 100% | | | CIL: Adopted | | |
| | EUV £m | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 | €2,000,000 |
| | | €6,450 | €7,000 | €7,500 | €8,000 | €8,750 | €9,500 | €10,250 | €11,000 | €11,750 |
| With grant | | | | | | | | | | |
| 7 Res5 - Larger low density scheme | 150 | €8,059,530 | €2,299,418 | €1,103,359 | €4,473,848 | €9,529,733 | €14,585,618 | €19,607,267 | €24,609,871 | €29,612,475 |
| 8 Res6 - Mid-size flatted scheme | 225 | €14,518,705 | €23,382,302 | €31,422,877 | €39,395,775 | €51,355,125 | €63,314,476 | €75,273,823 | €87,233,173 | €99,119,178 |
| 9 Res7 - large flatted scheme | 300 | €3,922,187 | €11,119,933 | €17,683,336 | €24,206,741 | €33,945,679 | €43,657,352 | €53,369,024 | €63,080,895 | €72,792,367 |
| No grant | | | | | | | | | | |
| 7 Res5 - Larger low density scheme | 150 | €12,806,748 | €9,846,633 | €5,422,347 | €2,064,061 | €3,979,768 | €8,135,671 | €13,191,556 | €18,247,440 | €23,252,529 |
| 8 Res6 - Mid-size flatted scheme | 225 | €9,134,440 | €7,962,902 | €16,020,720 | €24,078,534 | €36,150,880 | €48,110,230 | €60,069,578 | €72,028,928 | €83,988,278 |
| 9 Res7 - large flatted scheme | 300 | €8,904,441 | €1,804,841 | €4,960,956 | €11,504,362 | €21,319,467 | €31,132,214 | €40,943,885 | €50,755,556 | €60,567,230 |

6.25 Clearly there are significant differences in outcomes between the three benchmark land values which the residual values are tested against. Similar patterns would typically occur for private housing for sale. There are many circumstances where 35% affordable housing is viable, depending on the rent levels, benchmark land values and availability of grant¹⁸. The results indicate that some build to rent schemes will need to opt to use the viability route in the Mayor's SPG and will not be able to utilise the 35% threshold route.

6.26 The results indicate that schemes in lower value areas on existing secondary office sites are generally unviable. However, it is unlikely that there are many circumstances when such schemes would come forward, as offices are typically located in the centre and the south-eastern parts of the borough, where residential values are higher.

Affordable housing: financial contributions for schemes of 9 or fewer units

6.27 The Council is considering seeking financial contributions towards affordable housing from developments providing 10 or fewer residential units. The scale of contribution can be driven by the policy requirement, viability and the number, location and size of units proposed.

6.28 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. This is an approach adopted by several planning authorities in London, some of whom provide calculators to determine the contribution for developments (e.g. Richmond and Lambeth).

6.29 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. The formula would be as follows:

Formula for calculating payments in lieu

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

X = the Payment in lieu

¹⁸ We have assumed a grant rate of £30,000 per unit for our 'with grant' scenarios.

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 target in Policy LP13.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹⁹)

- 6.30 If it is established to the Council's satisfaction that a development proposal could not viably provide the required quantum of affordable housing on site, the agreed affordable housing percentage would be used when calculating the formula above. For example, if an affordable housing target is 50%, the payment in lieu for an 8 unit development would normally require 4 units to be provided as affordable housing to meet the policy target. If it is agreed that only 25% affordable housing could be viably provided on site, then the calculation is based on an assumption of 2 units of affordable housing.

Co-living schemes

- 6.31 As noted in Section 2 London Plan policy H18B requires co-living or similar forms of shared housing to provide 35% affordable housing with rent levels at 50% of market rent. Our appraisals indicate that this requirement should generally be viable (see Table 6.31.1), generating residual land values that exceed existing use values in most cases. Schemes will not be viable outside the highest value parts of the borough when built on sites with the highest existing use values. In these cases, applicants will need to submit viability evidence under the sub-35% route in the Mayor's SPG.

Table 6.31.1: Co-living scheme appraisal results

| Appraisal results - BLV 1 (secondary offices) | | AH: 31.0% | | Rented: 100% | | CIL: Adopted | | | | |
|---|-----|-------------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|--------------|
| EUV £m | | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | |
| | | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm | |
| AH Percentage | 20% | £20,118,127 | £33,023,108 | £44,754,904 | £56,486,699 | £74,084,393 | £91,682,087 | £109,279,789 | £126,877,483 | £144,475,177 |
| | 30% | £10,233,299 | £21,525,154 | £31,790,479 | £42,055,804 | £57,453,785 | £72,851,773 | £88,249,753 | £103,647,733 | £119,045,721 |
| | 35% | £5,290,889 | £15,776,181 | £25,308,271 | £34,840,353 | £49,138,484 | £63,436,608 | £77,734,739 | £92,032,862 | £106,330,993 |
| | 40% | £348,478 | £10,027,208 | £18,826,055 | £27,624,902 | £40,823,176 | £54,021,450 | £67,219,717 | £80,417,991 | £93,616,265 |
| | 50% | £9,871,286 | £1,491,554 | £5,861,638 | £13,194,006 | £24,192,567 | £35,191,128 | £46,189,688 | £57,188,249 | £68,186,810 |
| Appraisal results - BLV 2 (industrial) | | AH: 31.0% | | Rented: 100% | | CIL: Adopted | | | | |
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | |
| AH Percentage | 20% | £20,118,127 | £33,023,108 | £44,754,904 | £56,486,699 | £74,084,393 | £91,682,087 | £109,279,789 | £126,877,483 | £144,475,177 |
| | 30% | £10,233,299 | £21,525,154 | £31,790,479 | £42,055,804 | £57,453,785 | £72,851,773 | £88,249,753 | £103,647,733 | £119,045,721 |
| | 35% | £5,290,889 | £15,776,181 | £25,308,271 | £34,840,353 | £49,138,484 | £63,436,608 | £77,734,739 | £92,032,862 | £106,330,993 |
| | 40% | £348,478 | £10,027,208 | £18,826,055 | £27,624,902 | £40,823,176 | £54,021,450 | £67,219,717 | £80,417,991 | £93,616,265 |
| | 50% | £9,871,286 | £1,491,554 | £5,861,638 | £13,194,006 | £24,192,567 | £35,191,128 | £46,189,688 | £57,188,249 | £68,186,810 |
| Appraisal results - BLV 3 (public land) | | AH: 31.0% | | Rented: 100% | | CIL: Adopted | | | | |
| EUV £m | | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | £2,000,000 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | |
| AH Percentage | 20% | £20,118,127 | £33,023,108 | £44,754,904 | £56,486,699 | £74,084,393 | £91,682,087 | £109,279,789 | £126,877,483 | £144,475,177 |
| | 30% | £10,233,299 | £21,525,154 | £31,790,479 | £42,055,804 | £57,453,785 | £72,851,773 | £88,249,753 | £103,647,733 | £119,045,721 |
| | 35% | £5,290,889 | £15,776,181 | £25,308,271 | £34,840,353 | £49,138,484 | £63,436,608 | £77,734,739 | £92,032,862 | £106,330,993 |
| | 40% | £348,478 | £10,027,208 | £18,826,055 | £27,624,902 | £40,823,176 | £54,021,450 | £67,219,717 | £80,417,991 | £93,616,265 |
| | 50% | £9,871,286 | £1,491,554 | £5,861,638 | £13,194,006 | £24,192,567 | £35,191,128 | £46,189,688 | £57,188,249 | £68,186,810 |

Other draft Local Plan and draft London Plan policies

- 6.32 As noted in Section 2, our appraisals reflect the requirements of the following policies:
- Draft London Plan space standards set out in Policy D4 and the child play-space requirement in Local Plan policy H5.
 - Accessibility standards set out in Policy D5 of the draft London Plan.

¹⁹ Developer's profit is typically applied at between 17-20% 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% to 14% (i.e. 17% or 20% less 6%).

- Low carbon requirements in draft London Plan policy S12C.
- Limitations on car parking provision in London Plan policy T6.1 and cycle storage provisions in draft London Plan policy D4.

6.33 Specific cost allowances are incorporated into the appraisals for accessibility standards; employment and skills; and low carbon requirements, as set out in Section 4. The floor areas and bulk of development in our appraisals have been set at levels which are capable of accommodating the requirements of draft London Plan policies D4 and T6.1. We have not tested these policies individually as their impact is de-minimis but they are reflected in the analyses of the policies which have a greater individual impact in the preceding sections.

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 Brent to support local plan policies while making contributions to infrastructure that will support growth through CIL.

Viability of Local Plan and London Plan policies

- 7.2 We have tested the impact of the main policies which may have an impact on viability:
- **Affordable housing:** We have appraised residential schemes with 35% and 50% affordable housing in line with revised Policy BH5 which seeks to maximise delivery of affordable housing in accordance with London Plan policy H6. We have tested the schemes with a range of tenure scenarios, including scenarios that incorporate grant funding. This testing indicates that viability issues on individual schemes can sometimes be resolved through flexible application of tenure mixes and provision of grant funding. However, while 35% affordable housing is viable in a range of scenarios, there are some schemes which are unviable and may only be able to come forward at a lower affordable housing percentage. Small sites of between 5 to 9 units can absorb the requirements of Policy BH5; however, due to the practical difficulties of providing affordable housing on-site, it is likely that these contributions should be sought through payments in lieu.
 - **Build for rent schemes:** we have tested the London Plan requirement in H13C for build to rent schemes to provide 35% affordable housing at London Living Rents. In general, the appraisals indicate that the viability of build to rent schemes is challenging on sites with high existing use values. The best viability outcomes are achieved on sites with low existing use values, including public sector land.
 - **Student housing:** we have tested the viability of purpose build student housing incorporating London Plan policy H17A4 which requires 35% of units to be provided at affordable rent levels (defined as no more than 55% of the maximum maintenance loan of a student studying in London). Although this requirement reduces residual land values of the schemes tested, they remain above relevant benchmark land values used in the study and will not prevent schemes from coming forward.
 - **Affordable workspace:** we have tested emerging requirements on schemes which provide new or replacement B1 floorspace at 10% of floorspace with the following discounts: 25% discount for 15 and 30 years, and in perpetuity; and 50% discount for 15 years and 30 years, and in perpetuity. The scale of reduction in residual land value varies between schemes, but in all cases, the impact does not reduce the residuals below the benchmark land values. The affordable workspace should therefore be viable on most workspace developments. The Council’s emerging policy indicates that affordable workspace requirements will be sought on schemes of 3,000 square metres or greater, which is supported by the results of our appraisals.
 - **Reprovision of industrial floorspace:** The Council’s emerging requirement for reprovision of industrial floorspace can result in viable outcomes when industrial floorspace is supplemented by residential or office floorspace, or a combination of both. In our appraisals, we have assumed that approximately half the floorspace is provided as industrial, with the remaining half as offices and/or residential. When industrial floorspace is reprovided without other uses, the developments are unviable (the existing industrial floorspace has a higher capital value than the residual values of the development opportunity). Our appraisals also indicate that when industrial floorspace is supplemented by residential and offices, developments should also be able to accommodate the affordable workspace requirement and the affordable housing requirement.

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 to policy requirements can often be absorbed by developers taking a commercial view on the impact.
- 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. 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. This flexibility is allowed for by the adoption of the Mayor of London's 'threshold' approach to affordable housing.

Appendix 1 - Policy review

| Policy | | Comments |
|--------|---|--|
| BD1 | <p>LEADING THE WAY IN GOOD URBAN DESIGN</p> <p>All new development must be of the highest architectural and urban design quality. Innovative contemporary design will be supported where it respects and complements historic character but is also fit for the future. Development will only be permitted if all relevant criteria within London Plan design policies, Brent SPD1 and Brent “Design Guide” SPD1 are met.</p> | Professional fee and build cost assumptions both reflect good quality design |
| BD2 | <p>TALL BUILDINGS IN BRENT</p> <p>A tall building is one that is more than 6 metres above the general prevailing heights of the surrounding area or more than 30 metres in height.</p> <p>Tall buildings are directed to the locations shown on the policies map in Tall Building Zones, intensification corridors, town centres and site allocations.</p> <p>In Tall Buildings Zones heights should be consistent with the general building heights shown on the policies map, stepping down towards the Zone’s edge.</p> <p>In intensification corridors and town centres outside conservation areas developments of a general building height of 15 metres above ground level could be acceptable, with opportunities to go higher at strategic points in town centres.</p> <p>Elsewhere tall buildings not identified in site allocations will only be permitted where they are:</p> <ul style="list-style-type: none"> a) of civic or cultural importance; or b) on sites of a sufficient size to successfully create a new character area while responding positively to the surrounding character and stepping down towards the site edges. <p>In all cases the tall buildings must be shown to be positive additions to the skyline that would enhance the overall character of the area. They should be of exceptional design quality, consistent with London Plan Policy requirements in showing how they positively address their visual, functional, environmental and cumulative impacts.</p> | Not a matter for viability testing. |
| BD3 | <p>BASEMENT DEVELOPMENT</p> <p>Proposals for basement development of an existing property must:</p> <ul style="list-style-type: none"> a) Demonstrate that sustainable design standards are integral to the proposal, including its construction and operation b) In the case of habitable development only be ancillary accommodation to a dwelling above c) Be no wider than the original building d) Extend no further than the existing front elevation, 3 metres to the rear and 1 storey down (4 metres floor to ceiling height for a detached property or 3m in other cases) e) Ensure any rooflights are flush with the ground and close to the main building f) Ensure any lightwells are modest in scale, preferably located to the rear and if located to the front are no more than whichever is the smaller of 800mm or half the length of the garden. | Not relevant to new development. |
| BH1 | <p>INCREASING HOUSING SUPPLY IN BRENT</p> <p>The council will maximise the opportunities to provide additional homes in the period to 2041 and beyond. To achieve this it will grant planning permission to support the delivery of the Growth Areas, site allocations and appropriate windfall sites to provide a minimum 27,482 homes in the period 2019/20-2028/29. It will positively plan to promote a further minimum of 18,074 homes from 2029/30 to the end of the Plan period in 2041. Delivery will be assessed against Appendix 3 Housing Delivery Trajectory.</p> <p>In doing so it will take into account the likely need to continue to plan for new homes beyond each of these periods, ensuring that master planning and planning permissions take account of and positively plan for the potential for adjacent and sites in the wider area to come forward in the future to create successful places and mixed use communities.</p> | Not a policy requiring testing |

| Policy | | Comments |
|--------|--|---|
| BH2 | <p>PRIORITY AREAS FOR ADDITIONAL HOUSING PROVISION WITHIN BRENT</p> <p>In addition to the Growth Areas and Site Allocations identified in this Plan, town centres, edge of town centre sites and intensification corridors will be priority locations where the provision of additional homes will be supported.</p> <p>Within town centres, edge of town centre sites and intensification corridors where existing non-residential floorspace forms part of a site proposed for residential development, the council will require re-provision of the same amount and use class of non-residential floorspace. Exceptions to this will be where it can be shown that:</p> <p>a) there is no need for it or reasonable prospect of its use if provided; or</p> <p>b) in exceptional cases that its loss is outweighed by the benefits that its replacement with residential floorspace will bring.</p> | Not a policy requiring testing |
| BH3 | <p>BUILD TO RENT</p> <p>To encourage increased housing delivery, within each Growth Areas (excluding South Kilburn) or development sites of 500 dwellings or more, the provision of Build to Rent properties will be expected unless this would:</p> <p>a) be shown to undermine the overall site's timely development; or</p> <p>b) would undermine viability to such an extent that it significantly undermines affordable housing delivery.</p> | Both PRS and affordable housing tested in the Viability Study |
| BH4 | <p>SMALL SITES AND SMALL HOUSING DEVELOPMENTS IN BRENT</p> <p>Planning Permission for Small Sites will be determined in accordance with London Plan Policy H2A with the exception of:</p> <p>Criterion A2, which in Brent will only apply within PTAL 3-6 locations</p> | Existing (London Plan) policy, no additional requirement introduced by emerging Local Plan policy |
| BH5 | <p>AFFORDABLE HOUSING</p> <p>In Brent the strategic affordable housing target that will apply is 50% of new homes in the period to 2041. The affordable housing tenure split required to comply with London Plan Policy H6 Threshold Approach to Applications is for:</p> <p>Non-Build to Rent developments of 10 dwellings or more is:</p> <p>a) 70 per cent Social Rent/ London Affordable Rent and;</p> <p>b) 30 per cent intermediate products which meet the definition of genuinely affordable housing, including London Living Rent, affordable rent within Local Housing Allowance limits and London Shared ownership. These must be for households within the most up to date income caps identified in the London Housing Strategy or London Plan Annual Monitoring Report.</p> <p>Build to Rent developments, a minimum of 100 per cent at London Living Rent</p> <p>Developments of between 5-9 dwellings will be required to make a financial contribution for the provision of affordable housing off-site.</p> | Tenure mix tested in the Viability Study |
| BH6 | <p>HOUSING SIZE MIX</p> <p>The council will seek to deliver a target of 25% of new homes as family sized (3 bedrooms or more) dwellings. For every four dwellings included within developments at least one must be 3 bedrooms or more. Exceptions to the provision of family sized dwellings will only be allowed where the applicant can show that:</p> <p>the location or characteristics of the development are such that it would not provide a high quality environment for families, or</p> <p>its inclusion would fundamentally undermine the development's delivery of other Local Plan policies.</p> | Requirement reflected in unit mix adopted in Viability Study |

| Policy | Comments |
|--|---|
| <p>BH7</p> <p>ACCOMMODATION WITH SHARED FACILITIES OR ADDITIONAL SUPPORT</p> <p>Proposals for student accommodation, non self-contained or self-contained residential accommodation with shared facilities or on-site support/care to assist residents in their daily lives will be supported where the development meets all the following criteria:</p> <ul style="list-style-type: none"> a) is located in an area with good access to public transport and other amenities, including shops (normally within 400m); b) is of an acceptable quality meeting appropriate standards for the needs of its occupants, including external amenity space, appropriate communal facilities, levels of support/ care and mobility; c) includes management arrangements agreed with the council suitable to its proposed use and size to not unacceptably impact on neighbour amenity; d) demonstrates that there is a specific Brent need, or in the case of education a London need, for the particular use; and e) will not lead to an over-concentration of the type of accommodation in the area. For Houses in Multiple Occupation this is defined as no more than 4 of 11 adjacent properties. <p>The loss of existing accommodation or a site where planning permission exists for such use will only be acceptable where:</p> <ul style="list-style-type: none"> a) demonstrated that there is no Brent need for the accommodation type, or residents' needs can be better met by other existing accommodation and the site owner after undertaking reasonable endeavours in working with the council is not successful in finding an alternative supported accommodation scheme for the site; or b) replacement of unsatisfactory existing accommodation which cannot be improved to achieve current standards. | <p>Largely a land-use issue and not related to viability. Also reflects existing development management policies.</p> |
| <p>BH8</p> <p>SPECIALIST OLDER PERSONS HOUSING</p> <p>To support achieving the London Plan annual benchmark monitoring provision target of 230 dwellings per annum the council will require provision of specialist older people's accommodation in the following circumstances:</p> <p>Within all Growth Areas except South Kilburn developers will be expected to work together to identify sites on which as a minimum 10% of all the Growth Area's additional dwellings over those which already have planning permission will be delivered as specialist older people's accommodation.</p> <p>Elsewhere, sites with a capacity of 500 or more dwellings.</p> | <p>Extra care schemes tested in Viability Study</p> |
| <p>BH9</p> <p>GYPSY AND TRAVELLER ACCOMMODATION</p> <p>The existing Lynton Close travellers' site will be retained unless evidence shows it is no longer needed. The council will seek to accommodate the identified needs for any additional pitches in its latest study that is consistent with the most up to date national or adopted London Plan definition of Gypsy and Travellers and associated needs assessment methodology.</p> <p>Within Growth Areas (except South Kilburn) and developments of 1 hectare or more that will include new homes, the potential for the incorporation of a dedicated Gypsy and Travellers' site/s should be robustly considered as part of any required masterplanning/ site design evolution process. If it is evidenced that a more traditional format of site cannot be incorporated, then more innovative ways of accommodating needs should also be shown to have been considered.</p> <p>Proposals for Gypsy and Travellers' sites should:</p> <ul style="list-style-type: none"> a) Meet a Brent derived need for such accommodation; b) Be located on a site and in an area both environmentally acceptable for residential occupation and suitable where required for the undertaking of occupants' employment and entrepreneurial activities without detriment to adjacent occupiers' amenity; c) Have acceptable accessibility by road users and pedestrians and to local services and public transport; and d) Be laid out and incorporate boundary treatments that seek to positively integrate with the adjacent townscape/ communities. | <p>Not directly related to scheme viability</p> |

| Policy | | Comments |
|--------|--|--|
| BH10 | <p>RESISTING HOUSING LOSS</p> <p>Development resulting in the net loss of residential dwellings will be supported only in exceptional circumstances where:</p> <p>a) sub-standard dwellings would be brought in line with London Plan space standards; or</p> <p>b) de-conversion of flats would create a family size home (3 bed or more) resulting in the net loss of no more than one dwelling of 2 bedrooms or less; or</p> <p>c) providing social or physical infrastructure to meet an identified local need which could otherwise not exist.</p> | Relates to existing housing – not relevant to development |
| BH11 | <p>DMP 17 CONVERSION OF FAMILY SIZED DWELLINGS</p> <p>To maintain family size housing conversion of a family sized home (3 bedrooms or more) to two or more other dwellings will only be allowed where all the following criteria are met:</p> <p>a) the existing home is 130 sq.m. or more or could acceptably be extended to be that size;</p> <p>b) it results in at least a 3-bedroom dwelling, preferably with direct access to a garden/amenity space; and</p> <p>c) it is within an area of PTAL 3 or above.</p> <p>Exceptions to this will only be allowed where the amenity of the existing family sized home is so deficient that family occupation is unlikely and it could not reasonably be changed to overcome such deficiencies.</p> | Relates to existing housing – not relevant to development |
| BH12 | <p>RESIDENTIAL OUTBUILDINGS</p> <p>Planning permission will only be granted for outbuildings that will not be residential accommodation or do not support the increased occupation of a dwelling.</p> | Relates to outbuildings in existing housing – not relevant to development |
| BH13 | <p>RESIDENTIAL AMENITY SPACE</p> <p>All new dwellings will be required to have external private amenity space of a sufficient size and type to satisfy its proposed residents' needs. This is normally expected to be 20sqm per flat and 50sqm for family housing (including ground floor flats).</p> | Reflects existing requirement in London Plan |
| BS11 | <p>SOCIAL INFRASTRUCTURE & COMMUNITY FACILITIES</p> <p>Existing social infrastructure and community facilities will be protected and retained unless it can be demonstrated that:</p> <p>a) The existing facility is not required in its current use and there is no demand for any other suitable community use on the site; and</p> <p>b) The loss of social infrastructure would not result in a shortfall in provision of that use; or</p> <p>c) A replacement facility that would better meet the needs of existing users is provided; or</p> <p>d) Redevelopment is part of an agreed programme of social infrastructure re-provision to ensure continued delivery of social infrastructure and related services, as evidenced through a service delivery/estates strategy</p> <p>In reference to criteria a and b, where there is no longer a community need for the facility's current use, the potential of re-using or redeveloping the existing site for an alternative social infrastructure use, particularly educational, religious, sports and leisure facilities or specialist housing, must be considered before other uses are pursued.</p> | <p>Retention policy not relevant to development</p> <p>Policy relating to new infrastructure relates to replacement facilities. Not relevant to development.</p> |
| BE1 | <p>ECONOMIC GROWTH AND EMPLOYMENT OPPORTUNITIES FOR ALL</p> <p>The Granville multi-purpose workspace and community space in South Kilburn Growth Area will be protected and opportunities to provide additional affordable workspace will be sought. In Alperton, Burnt Oak Colindale, Church End, Neasden, Staples Corner and Wembley Growth Areas a minimum of 10% of total floorspace within major developments exceeding 3000 sq.m. is to be affordable workspace in the B use class. Educational quarters at Northwick Park and Wembley will be protected and enhanced. An Employment, Apprenticeship and Training Plan will be required for all developments of 5,000sqm or more or sites capable of providing 50 or more residential units, to be prepared in partnership with Brent Works or any successor body. The council will work with its partners and require developments to support improvements to Wi-Fi and move towards 5G across the borough.</p> | Affordable workspace requirement tested in Viability Study |

| Policy | | Comments |
|--------|---|---|
| BE2 | <p>STRATEGIC INDUSTRIAL LOCATIONS (SIL) AND LOCALLY SIGNIFICANT INDUSTRIAL SITES (LSIS)</p> <p>Within SIL and LSIS development will be supported where it intensifies employment uses and accords with the principles as follows: Employment Site Designation Policy approach Intensification East Lane SIL Northfields (west of Grand Union Canal) SIL Wembley SIL Alperton (central) LSIS Alperton (south) LSIS Brentfield Road LSIS Kingsbury LSIS</p> <p>These sites will be protected for solely employment uses within use class B1c, B2, B8 and closely related sui generis uses. Development will be supported which increases the amount of employment floorspace in these use classes, including start-up space, move on space. Any loss or reduction in floorspace will be resisted.</p> <p>Intensification and some co-location Staples Corner SIL Alperton (north) LSIS Church End LSIS Colindale LSIS Cricklewood LSIS Honeypot Lane (Lowther Road) LSIS Honeypot Lane (Westmorelane Road) LSIS Neasden Lane LSIS</p> <p>On these sites intensification through co-location will be supported, subject to a comprehensive masterplan approach produced with or agreed by the council demonstrating the following will be achieved:</p> <ul style="list-style-type: none"> • conformity with London Plan policy E7; • a net increase in employment floorspace; • a mix of B1(b), B1(c), B2 and B8 employment floorspace will be delivered reflective of borough needs, including start-up space, move on space; • proactive engagement with existing businesses to seek to retain them on site where possible, and support for any businesses that cannot be incorporated to relocate off site; • 10% of employment floorspace to be affordable workspace; • the development is of a high quality design and will result in sustainable development, well served by community facilities and open space; and • any potential conflicts between uses can be mitigated and a high standard of amenity achieved. <p>Northfields (east of Grand Union Canal) SIL Co-location within site boundary of extant planning permission subject to as a minimum providing the amount, typology, and affordability of employment floorspace consistent with planning permission 18/0321. Intensification on the remainder of the SIL.</p> | <p>Land use issue – policy will prevent industrial land being redeveloped for other uses.</p> |
| BE3 | <p>LOCAL EMPLOYMENT SITES AND WORK-LIVE</p> <p>The council will allow the release of Local Employment Sites to non-employment uses where:</p> <ol style="list-style-type: none"> a) continued wholly employment use is unviable; or b) development increases the amount of affordable workspace in the B use class, with makerspace in use class B1(c) prioritised to meet demand. <p>Work-Live units will be acceptable where they are managed by an organisation committed to their use primarily for employment, as evidenced by a management plan. Loss of Work-Live units to residential will be resisted.</p> | <p>Tested in the Viability Study</p> |

| Policy | | Comments |
|--------|---|---------------------|
| BE4 | <p>SUPPORTING STRONG CENTRES DIVERSITY OF USES</p> <p>No further A4 or A5 uses will be permitted within the defined Primary Shopping Frontage of Brent's town centres, as shown on the Policies Map.</p> <p>Non-A1 or A2 uses will be permitted within town centres where:</p> <ul style="list-style-type: none"> a) they would not reduce the proportion of frontage in A1 and A2 use to less than 65% of the primary frontage; or b) if vacancy rates exceed 10% of primary frontage it would not reduce the proportion of frontage in A1 and A2 use to less than 50%; and c) the proposal provides, or maintains, an active frontage. <p>Unviable secondary frontage on the periphery of town centres will be promoted for workspace, social infrastructure and residential uses.</p> <p>MEANWHILE USES</p> <p>The use of vacant/under-utilised sites or buildings for occupation by temporary uses that will benefit a town centre or Growth Area's viability and vitality will be supported. All phased major developments within town centres or growth areas will be required to submit an appropriate Meanwhile Feasibility Study and if feasible, an appropriate Meanwhile Strategy.</p> <p>Proposals for workspace, new markets, including farmers' markets and street-food markets, will be encouraged as well as other seasonal/ temporary uses. Temporary entertainment and leisure uses will be supported, particularly those which enhance and promote Brent's heritage and culture.</p> <p>IMPACT ASSESSMENTS</p> <p>Proposals involving 500 sqm or above gross retail or leisure floorspace, which are outside of town centres and do not accord with the Local Plan, should be accompanied by an Impact Assessment.</p> | Land use issue only |
| BE5 | <p>PROTECTING RETAIL IN TOWN CENTRES BETTING SHOPS, ADULT GAMING CENTRES AND PAWNBROKERS</p> <p>Betting shops, adult gaming centres and pawnbrokers will be permitted where it will result in:</p> <ul style="list-style-type: none"> a) no more than 4% of the town centre frontage consisting of betting shops; b) no more than 3% of the town centre frontage consisting of adult gaming centres or pawnbrokers/payday loan shops; c) no more than 1 unit or 10% of the neighbourhood parade frontage, whichever is the greater, consisting of betting shops, adult gaming centres or pawnbrokers/payday loan shops; d) a minimum of 4 units in an alternative use in-between each. <p>SHISHA CAFÉS</p> <p>Shisha Cafés will only be permitted outside 400 metres walking distance of a school with a secondary school element or further education establishment entrance/ exit point.</p> <p>TAKEAWAYS</p> <p>Subject to other policies within the development plan, takeaways will be approved except where they would result in:</p> <ul style="list-style-type: none"> a) The introduction of any new A5 use within the designated primary frontage of a town centre; b) an A5 use within 400 metres walking distance of a primary school, secondary school or further education establishment entrance/ exit point; c) more than 6% of the units within a town centre frontage in A5 uses; d) more than 1 unit or 15% of the units within a neighbourhood parade, whichever is the greater, in A5 use; e) less than three non-A5 units between takeaways; or f) on-street parking in front of the premises creating highway safety problems. | Land use issue only |
| BE6 | <p>NEIGHBOURHOOD PARADES AND ISOLATED SHOP UNITS</p> <p>Loss of A1, A2, A3 uses or launderettes in neighbourhood parades or isolated shop units outside designated town centres will be permitted where the proposal does not result in a harmful break in the continuity of retail frontages, and the parade or unit is within 400 metres of equivalent alternative provision and:</p> <ul style="list-style-type: none"> a) is unviable; or b) the proposal will provide a community facility for which there is a demonstrable need. <p>Where there is no equivalent alternative provision within 400 metres, loss will not be permitted unless retention is unviable for these range of uses with associated evidence to show that the premises have been vacant and actively marketed for a minimum of 2 years.</p> <p>Where permitted, sympathetic retention of any existing shop front will be required unless a high quality alternative more sympathetic to the building's qualities or street scene will be delivered.</p> | Land use issue only |

| Policy | | Comments |
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| BE7 | <p>SHOP FRONT DESIGN AND FORECOURT TRADING</p> <p>Proposals for shop fronts and forecourts will be required to retain shop fronts of architectural or historic merit, demonstrate a high quality of design, complementing the building and adjoining properties.</p> <p>Forecourt trading will be permitted where it does not cause an obstruction to pedestrians or nuisance to neighbouring residential occupiers.</p> | Not relevant to new development |
| BE8 | <p>MARKETS AND CAR BOOT SALES</p> <p>The council will protect and promote markets by:</p> <ul style="list-style-type: none"> a) resisting the permanent loss of existing retail market sites unless comparable provision is made or there is no demand for continued market use; b) supporting the improvement of existing retail markets, including storage and preparation space for traders to meet public health requirements; and c) giving favourable consideration to proposals for new markets in town centres which help diversify provision. <p>Planning permission for new markets and car boot sales will be subject to a Management Plan being agreed by the council.</p> | Land use issue only |
| BE9 | <p>DMP6: VISITOR ACCOMMODATION AND ATTRACTIONS</p> <p>Future hotel provision will be encouraged in the two major town centres of Wembley and Kilburn. In addition to sites allocated in this plan, hotels and other visitor accommodation will be appropriate in town centres in accordance with the sequential approach, and will be supported provided they:</p> <ul style="list-style-type: none"> a) do not significantly compromise the supply of land for new homes on allocated housing sites and the council's ability to meet its housing targets; b) are inclusive and accessible, with applications for detailed planning permission accompanied by Accessibility Management Plans; c) are not occupied by any resident for 90 consecutive days or more; and d) create active ground floor frontages. | Land use issue only |
| BHC1 | <p>BRENT'S HERITAGE ASSETS</p> <p>Proposals for or affecting heritage assets should:</p> <ul style="list-style-type: none"> a) demonstrate a clear understanding of the archaeological, architectural or historic significance and its wider context; b) provide a detailed analysis and justification of the potential impact (including incremental and cumulative) of the development on the heritage asset and its context as well as any public benefit; c) retain buildings, structures, architectural features, hard landscaping and spaces and archaeological remains, where their loss would cause substantial harm; d) sustain and enhance the significance of the heritage asset, its curtilage and setting, respecting and reinforcing the streetscene, frontages, views, vistas, street patterns, building line, siting, design, height, plot and planform and ensure that extensions are not overly dominating; e) contribute to local distinctiveness, built form, character and scale of heritage assets by good quality, contextual, subordinate design, and the use of appropriate materials and expertise, and improving public understanding and appreciation; f) where demolition is proposed within a conservation area detailed plans for any replacement building will be required to allow consideration of whether the replacement would contribute positively to the character or will be applied to ensure construction of the approved scheme is implemented together with agreed mitigation measures. Cases where demolition is permitted conditions and/or legal agreements will be applied to ensure construction of the approved scheme is implemented together with agreed mitigation measures. | Reflects standard approach in NPPF to protection of heritage assets |

| Policy | | Comments |
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| BHC2 | <p>NATIONAL STADIUM WEMBLEY</p> <p>Development must not be to the detriment of the following views as shown on the Policies Map of the National Stadium Wembley:</p> <ol style="list-style-type: none"> 1. Barn Hill, Wembley 2. Elmwood Park, Sudbury 3. Horsenden Hill, Perivale 4. One Tree Hill, Alperton 5. Welsh Harp Reservoir 6. Wembley Park Station 7. The Bobby Moore Bridge 8. Olympic Way North of Fulton Road 9. Chalkhill Park, Wembley 10. Metropolitan and Jubilee Line north of Neasden Station 11. Great Central Way 12. South Way at the River Brent Bridge 13. The White Horse Bridge 14. Neasden Station, Neasden Lane 15. North Circular Road/Harrow Road junction 16. West Coast Mainline Stonebridge 17. Abbey Road/Grand Union Canal Park Royal <p>Proposals that contribute to the national stadium's continued success as a world renowned location for sport and cultural events will be supported.</p> <p>Proposals which increase the frequency and volume of use of the national stadium beyond existing consents will be required to mitigate potential adverse effects to acceptable levels.</p> <p>Proposals that adversely impact on the national stadium's ability to be the premier nationally recognised location for England's national football teams and any world, European, national, association, league or non-league football finals or games of similar significance will be refused.</p> <p>Development must preserve and enhance the architectural integrity of the national stadium.</p> | Land use issue only |
| BHC3 | <p>SUPPORTING BRENT'S CULTURE AND CREATIVE INDUSTRIES</p> <p>Working with others the council will through all its activities and affordable workspace and town centre action plans ensure that creative industries are supported through the development of improved and additional creative workspaces, cultural facilities and other mutually complementary uses. Existing clusters of creative workspaces in Harlesden, Kilburn, Willesden Green, Queen's Park and Wembley will be protected and promoted.</p> | Affordable workspace requirement tested in Viability Study |
| BHC4 | <p>BRENT'S NIGHT TIME ECONOMY</p> <p>The London Plan identifies the Night Time Economy of Wembley of National/ International Importance and Kilburn High Road, Cricklewood and Wembley Park as of more than local importance.</p> <p>The council through its own actions and working with others will support Brent's night time economy and in particular the four centres which will be the priority locations for such uses. Development that preserves or enhances existing night time economy activities or creates new ones that will reinforce the role and significance of each centre in the London hierarchy in an inclusive and accessible way will be supported, whilst that which would undermine it will be refused.</p> | Not relevant to new development |
| BHC5 | <p>PUBLIC HOUSES</p> <p>The council will support the loss of public houses only where:</p> <ol style="list-style-type: none"> a) its continued use as a pub or as an alternative community facility within the D1 use class is not economically viable as demonstrated by meeting the marketing requirements as set out in paragraph 6.5.39; b) the proposed alternative use will not detrimentally affect the character and vitality of the area and will retain as much of the building's defining external fabric and appearance as a pub as possible; c) the proposal does not constitute the loss of a service of particular value to the local community; and d) if registered as an Asset of Community Value the premises can be shown to have been offered for sale to local community groups and no credible offer has been received from such a group at a price that is reflective of the condition of the building and its future use as a public house. The Council will treat registration as an Asset of Community Value as a material planning consideration. | Land use issue only |

| Policy | | Comments |
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| BGI1 | <p>GREEN AND BLUE INFRASTRUCTURE IN BRENT</p> <p>The council will expect the provision of additional public open space as set out in Growth Area policies.</p> <p>Major developments outside Growth Areas will be expected to provide 0.81 sqm of public open space per resident in the following manner:</p> <p>a) In Alperton, Brondesbury Park, Dudden Hill, Harlesden, Kensal Green, Kilburn, Mapesbury Queens Park, Queensbury, Tokyngton, Wembley and Willesden Green provision will be on site.</p> <p>b) In the rest of the borough provision will be on-site unless within 400 metres by the most direct safe walking route of a public open space typology than can be provided on site.</p> <p>Where public open space is not being provided on site, a financial contribution will be sought to improving the quality and/or accessibility of existing open space provision. The provision of 'meanwhile uses', such as pocket parks and community gardens on parts of sites that are likely to be otherwise vacant for long periods will be sought in association with development proposals.</p> <p>For all developments:</p> <p>a) open space should meet all of the following criteria:</p> <p>a1. be appropriately designed to be accessible, safe, usable and integrated into the development site;</p> <p>a2. enhance biodiversity and where adjacent to, integrated into existing green and blue infrastructure network; and</p> <p>a3. include a suitable long-term management plan</p> <p>b) adjacent to the Blue Ribbon Network development is required to improve access to the waterway, enhance its setting and provide an appropriate landscaped set-back which may include public open space;</p> <p>c) on or near the Capital Ring (as shown on the Policies Map) development is required to take full account of the need to protect its character, and where appropriate, contribute towards its improvement;</p> <p>d) achieve a net gain in biodiversity and avoid any detrimental impact on the geodiversity of an area;</p> <p>e) in meeting the urban greening factor, place emphasis on solutions that support biodiversity;</p> <p>f) adjacent to green chains development should not undermine its bio-diversity and seek to establish a connection to it;</p> <p>g) adjacent to the Blue Ribbon Network and other tributaries, or waterways, or which has the potential to negatively impact on its water quality, development will be required to contribute towards restoration and naturalisation of waterways, and seek to enhance water quality and biodiversity in accordance with the objectives of the Water Framework Directive and Thames River Basin Management Plan.</p> | <p>Reflects London Plan requirements for open space. Site densities assumed in Viability Study leave adequate space for open space provision</p> |
| BGI2 | <p>TREES AND WOODLANDS</p> <p>Development with either existing trees on site or adjoining it that could affect trees will require:</p> <p>a) Submission of a BS5837 or equivalent tree survey detailing all tree(s) that are on, or adjoining the development site;</p> <p>b) In the case of major development to make provision for the planting and retention of trees on site. Where retention is agreed to not be possible, developers shall provide new trees to achieve equivalent canopy cover or a financial contribution for off-site tree planting of equivalent canopy cover will be sought.</p> <p>c) In the case of minor development which results in the loss of trees provision of appropriate replacements on site.</p> <p>d) Existing trees on site to be retained or proposed trees to be planted, to accord with the recommendations of BS5837 or equivalent;</p> <p>e) All agreed works to trees to accord with BS3998:2010.</p> | <p>Will restrict development on wooded sites – reflects normal practice</p> |
| BSU1 | <p>CREATING A RESILIENT AND EFFICIENT BRENT</p> <p>The council will require establishment of district heating networks within the new Neasden Stations, Northwick Park and Staples Corner Growth Areas. All other Growth Areas will be expected to develop district heat networks, however the scale and type of network will vary depending on the location and scope of the projects.</p> <p>All major developments shall connect to or contribute towards a decentralised energy system unless it can be demonstrated that such provision is not feasible or the proposed heating system is 100% renewable.</p> <p>All major developments will be required to submit a Sustainability Statement demonstrating how sustainable design and construction methods have been used to enable the development to mitigate and adapt to climate change over its intended lifetime.</p> <p>All major non-residential development to achieve a BREEAM standard of 'Excellent'.</p> | <p>Requirements reflected in sustainability allowances included in Viability Study</p> |

| Policy | | Comments |
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| BSUI2 | <p>AIR QUALITY</p> <p>Major developments within Growth Areas and Air Quality Focus Areas will be required to be Air Quality Positive and elsewhere Air Quality Neutral. Where on site delivery of these standards cannot be met, off-site mitigation measures will be required.</p> | Requirements reflected in sustainability allowances included in Viability Study |
| BSUI3 | <p>MANAGING FLOOD RISK</p> <p>Proposals requiring a Flood Risk Assessment must demonstrate that the development will be resistant and resilient to all relevant sources of flooding including surface water. The design and layout of proposals requiring a Flood Risk Assessment must contribute to flood risk management and reduction and:</p> <ul style="list-style-type: none"> a) minimise the risk of flooding on site and not increase the risk of flooding elsewhere; b) wherever possible, reduce flood risk overall; c) ensure a dry means of escape; d) achieve appropriate finished floor levels which should be at least 300mm above the modelled 1 in 100 year plus climate change flood level; and e) not create new basement dwellings in areas of high flood risk. <p>Proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.</p> <p>Opportunities will be sought from the redevelopment of sites in functional floodplain (flood zone 3b) to restore the natural function and storage capacity of the floodplain. Proposals that involve the loss of functional floodplain or otherwise would constrain its natural function, by impeding flow or reducing storage capacity, will be resisted.</p> | Reflects existing requirement in London Plan |
| BSUI4 | <p>ON SITE WATER MANAGEMENT AND SURFACE WATER ATTENUATION</p> <p>Substantial weight will be afforded to the target for mains water consumption of 105 litres or less per person per day and to the achievement of greenfield runoff rates for surface water. Where greenfield runoff rates cannot be achieved this should be clearly justified by the applicant.</p> <p>Major development proposals or minor developments and changes of use which would impact on the current drainage regime must be accompanied by a drainage strategy. The design and layout of major development proposals will be required to:</p> <ul style="list-style-type: none"> a) use appropriate sustainable drainage measures to control the rate and volume of surface water run-off; b) ensure where feasible separation of surface and foul water systems; c) make reasonable provision for the safe storage and passage of flood water in excessive events; and d) demonstrate adequate arrangements for the management and maintenance of the measures used. <p>Proposals for minor developments, householder development, and conversions should make use of sustainable drainage measures wherever feasible and must ensure separation of surface and foul water systems.</p> <p>Proposals that would fail to make adequate provision for the control and reduction of surface water run-off will be refused.</p> | Reflects existing policy requirement in Development Management DPD |

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| BT1 | <p>SUSTAINABLE TRAVEL CHOICE</p> <p>The council will prioritise active and sustainable travel over private motor vehicles. The council, will work with its partners and, where appropriate, require developments to:</p> <p>ACTIVE TRAVEL</p> <p>a) design public realm to meet healthy streets principles and provide access for all; publicly accessible private space will be managed in accordance with the Mayor's Public London Charter or locally adopted equivalent standard;</p> <p>b) protect the character of the Capital Ring walking route and, where appropriate, contribute to its improvement;</p> <p>c) provide for and make contributions towards connected, high quality, convenient and safe cycle routes and facilities in accordance with the Brent Cycling Strategy, including cycle parking, in line with or exceeding TfL and WestTrans design standards, the implementation of new cycleways, and a borough wide cycle hire scheme;</p> <p>d) enhance the A5 corridor to reduce traffic dominance and improve the public realm;</p> <p>e) improve environmental quality and reduce severance along the North Circular and London Distributor Road Network;</p> <p>f) remove vehicle cross-overs or other public realm features no longer required;</p> <p>SUSTAINABLE TRAVEL</p> <p>g) safeguard land for and enable the delivery of the West London Orbital overground;</p> <p>h) create a high quality pedestrian connection from Brent Cross West Thameslink station to Staples Corner and the wider area in parallel with the delivery of the station;</p> <p>i) create a high quality pedestrian and cycle connection between Harlesden and an upgraded Willesden Junction station;</p> <p>j) increase the number of tube and overground stations with step free access in the borough.</p> <p>CLEAN TECHNOLOGY</p> <p>k) improve the coverage and journey time reliability of the bus network and enable improved interchange facilities;</p> <p>l) increase coverage of Electric Vehicle charging points across the borough.</p> | Not directly relevant to new development |
| BT2 | <p>PARKING AND CAR FREE DEVELOPMENT</p> <p>Developments should provide parking consistent with parking standards in Appendix 4. Car parking standards are the maximum and car free development will be encouraged where an existing Controlled Parking Zone (CPZ) is in place or can be achieved. Contributions secured through a planning obligation to existing and new car clubs, bike clubs and pool car and bike schemes in the borough will be strongly encouraged in place of private parking in developments.</p> <p>MANAGING THE IMPACT OF PARKING</p> <p>Additional parking provision should not have negative impacts on existing parking, highways, other forms of movement or the environment. The removal of surplus parking spaces will be encouraged.</p> <p>Development will be supported where it does not:</p> <p>a) add to on-street parking demand where on-street parking spaces cannot meet existing demand such as on heavily parked streets, or otherwise harm existing on street parking conditions;</p> <p>b) require detrimental amendment to existing or proposed CPZs. In areas with CPZs access to on-street parking permits for future development occupiers other than for disabled blue badge holders will be removed or limited;</p> <p>c) create a shortfall of public car parking, operational business parking or residents' parking;</p> <p>d) The council will require off-street parking to:</p> <p>d1. preserve any means of enclosure, trees or other features of a forecourt or garden that make a significant contribution to the building's setting and character of the surrounding area; and</p> <p>d2. provide adequate soft landscaping (in the case of front gardens 50% coverage), permeable surfaces, boundary treatment and other treatments to offset adverse visual impacts and increases in surface water run-off.</p> <p>Public off-street parking will be permitted only where it is supported by a transport assessment and is shown to meet a need that cannot be met by public transport. The council will accept the loss of off street short-term publicly available parking only where this would not lead to under-provision in the locality.</p> | Minimising car parking in new developments will reduce costs (e.g. through removal of basements) which will improve scheme viability. |

| Policy | | Comments |
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| BT3 | <p>FREIGHT AND SERVICING PROVISION AND PROTECTION OF FREIGHT FACILITIES</p> <p>Development that would generate significant movement of goods or materials, both during construction and in operation, should minimise the movement of goods and materials by road. The use of more sustainable alternatives, i.e. by rail and canal, is encouraged.</p> <p>For longer distance movements, the provision of sidings within suitable new developments adjoining railway lines is supported. Warehousing development, adjoining rail lines where rail access can be provided, should include sidings. Existing sidings will be protected where these are adaptable to serve anticipated needs.</p> <p>SERVICING IN NEW DEVELOPMENTS</p> <p>The provision of servicing facilities is required in all development covered by the Plan's standards in Appendix 5. The Council will work with developers to provide the optimum servicing and delivery arrangements for new developments.</p> <p>Wherever possible servicing should be provided off the highway. Loss of existing servicing will be resisted where it is still required to meet operational needs.</p> | <p>This policy reflects the requirements of tenants of commercial floorspace in major developments</p> |
| BT4 | <p>FORMING AN ACCESS ON TO A ROAD</p> <p>Other than the Transport for London Road Network (TLRN) and London Distributor Roads applications for the creation of an access to a highway or where development will result in the increased use of existing access points will be acceptable where:</p> <ul style="list-style-type: none"> a) access would be safe having regard to the council's cross over guidance; b) the access and amount of off-street parking proposed would be visually acceptable (having regard to existing highway verges and trees affected); c) on Heavily Parked Streets, the proposal does not result in the loss of more than one on-street car parking space, and where there is controlled parking does not result in the creation of more off-street spaces than set out in the parking standards. <p>New accesses on the TLRN (the North Circular Road) will be resisted in all cases except where offering improved road safety for all users. A preliminary safety audit must be submitted with all major development proposals which abut the TLRN. New accesses on London Distributor Roads (as shown on the Policies Map) should be resisted where alternative access is available to the side or rear and turning facilities should be provided where possible. Increased use of existing safe access points will be allowed where it does not harm the road's strategic traffic distribution role and particularly that of bus movement.</p> | <p>Land use issue only</p> |

Appendix 2 - Sites details

LONDON IFloor areas - proposed (sqm)

CIL (rate per sqm) - INCL MAYORAL CIL

| Site ref | Note: B1 office includes B1(b) | | | | | | | | | | Total resi units | Total resi FS | Retail A1-A2 | Retail S'Mark | B1 office | B2 industria | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi |
|----------|--------------------------------|---------------|-----------|--------------|------------|----------|-------------|--------|----|------|------------------|---------------|--------------|---------------|-----------|--------------|------------|----------|-------------|-----|-----|--------|
| | Retail A1-A2 | Retail S'Mark | B1 office | B2 industria | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | | | | | | | | | | | | |
| 1 | - | - | - | - | - | - | - | - | - | - | 5 | 453 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 2 | - | - | - | - | - | - | - | - | - | - | 7 | 634 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 3 | - | - | - | - | - | - | - | - | - | - | 9 | 815 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 4 | - | - | - | - | - | - | - | - | - | - | 24 | 2,172 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 5 | - | - | - | - | - | - | - | - | - | - | 80 | 7,240 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 6 | - | - | - | - | - | - | - | - | - | - | 80 | 7,240 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 7 | - | - | - | - | - | - | - | - | - | - | 150 | 13,575 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 8 | - | - | - | - | - | - | - | - | - | - | 225 | 20,363 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 9 | - | - | 250 | - | - | - | - | - | - | - | 300 | 27,150 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 10 | - | - | - | - | - | - | - | - | - | - | 300 | 27,150 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 11 | - | - | 250 | - | - | - | - | - | - | - | 750 | 67,875 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 12 | - | - | 250 | - | - | - | - | - | - | - | 750 | 54,375 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 13 | - | - | 250 | - | - | - | - | - | - | - | 1,000 | 72,500 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 14 | - | - | - | - | - | - | - | - | - | - | 80 | 5,000 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 15 | - | - | - | - | - | - | - | - | - | - | 80 | 5,000 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 16 | - | - | - | - | - | - | - | - | - | - | 60 | 1,260 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 17 | - | - | - | - | - | - | - | - | - | - | 60 | 1,260 | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 18 | - | - | - | - | - | - | - | 6,300 | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 19 | - | - | - | - | - | - | - | 12,600 | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 20 | - | - | - | - | - | - | - | - | - | - | 300 | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 21 | - | - | - | 3,400 | - | - | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 22 | - | - | - | 7,650 | - | - | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 23 | - | - | - | 13,600 | - | - | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 24 | 450 | - | - | - | - | - | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 25 | 900 | - | - | - | - | - | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 26 | - | - | 3,000 | - | - | - | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 27 | - | - | - | - | 5,000 | - | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 28 | - | - | - | - | - | 5,000 | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 29 | - | - | - | 2,500 | 5,000 | - | - | - | - | - | - | - | 116 | 116 | 116 | 60 | 60 | 201 | 341 | 60 | 60 | 341 |
| 30 | - | - | - | - | 5,000 | - | - | - | - | - | 55 | - | 116.25 | 116.25 | 116.25 | 60 | 60 | 200.625 | 341.25 | £60 | £60 | 341.25 |
| 31 | - | - | - | 2,543 | 5,000 | - | - | - | - | - | 27 | - | 116.25 | 116.25 | 116.25 | 60 | 60 | 200.625 | 341.25 | £60 | £60 | 341.25 |

| 1 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | |
|----------|----------|--|------------|-----------|-------------|------------|----------|-------------|----|----|-------|-------------|------------|-----------|-------------|------------|----------|-------------|-----|---------|--------|--|
| LONDON I | | S106 (per sqm for commercial; per unit for resi) | | | | | | | | | | | Rents | | | | | | | Cap val | | |
| Site ref | E&T cost | Retail A1-A | Retail S/M | B1 office | B2 industri | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Retail A1-A | Retail S/M | B1 office | B2 industri | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | |
| 1 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 2 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 3 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 4 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 5 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 6 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 7 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 8 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 9 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 10 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 11 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 12 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 13 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 14 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 15 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 16 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 17 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 18 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 19 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 20 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 21 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 22 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 23 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 24 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 25 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 26 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 27 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 28 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 29 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 2,500 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 30 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 1,900 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |
| 31 | - | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 1,900 | 450 | 285 | 400 | 170 | 170 | 450 | 413 | 250 | 250 | 11,750 | |

| LONDON I Yields | | | | | | | | | | Build costs | | | | | | | | | | NOT USED |
|-----------------|--------------|-------------|-----------|-------------|------------|----------|-------------|-------|-------|-------------|--------------|-------------|-----------|-------------|------------|----------|-------------|-------|-------|----------|
| Site ref | Retail A1-A5 | Retail S'Ma | B1 office | B2 industri | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | Resi | Retail A1-A5 | Retail S'Ma | B1 office | B2 industri | B8 storage | C1 Hotel | C2 resi ins | D1 | D2 | NOT USED |
| 1 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 2 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 3 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 4 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 5 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 6 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 7 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 8 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 9 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 10 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 11 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 12 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 13 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | 1,983 | 1,932 | 1,932 | |
| 14 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | 2,303 | 1,932 | 1,932 | |
| 15 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | 1,971 | 1,932 | 1,932 | |
| 16 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | 2,441 | 1,932 | 1,932 | |
| 17 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | 2,441 | 1,932 | 1,932 | |
| 18 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | 2,441 | 1,932 | 1,932 | |
| 19 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 20 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 21 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 22 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 23 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 24 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 25 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 26 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 27 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 28 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 29 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,713 | - | 1,932 | 1,932 | |
| 30 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |
| 31 | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% | | 2,118 | 1,834 | 2,483 | 1,469 | 1,303 | 2,411 | - | 1,932 | 1,932 | |

| LONDON I | | Resi sales period (qtrs) | Sales period start | Area | % of PRS units | On-site AH | % AH rented |
|----------|------|--------------------------|--------------------|------|----------------|------------|-------------|
| Site ref | Resi | Resi | | | | | |
| 1 | | 1 | 8 | | 0.00% | 30% | 70% |
| 2 | | 1 | 8 | | 0.00% | 30% | 70% |
| 3 | | 2 | 10 | | 0.00% | 30% | 70% |
| 4 | | 2 | 10 | | 0.00% | 30% | 70% |
| 5 | | 4 | 10 | | 0.00% | 30% | 70% |
| 6 | | 4 | 10 | | 0.00% | 30% | 70% |
| 7 | | 4 | 10 | | 0.00% | 30% | 70% |
| 8 | | 4 | 10 | | 0.00% | 30% | 70% |
| 9 | | 4 | 12 | | 0.00% | 30% | 70% |
| 10 | | 8 | 12 | | 0.00% | 30% | 70% |
| 11 | | 8 | 14 | | 0.00% | 30% | 70% |
| 12 | | 12 | 10 | | 0.00% | 30% | 70% |
| 13 | | 2 | 10 | | 0.00% | 30% | 70% |
| 14 | | 2 | 10 | | 0.00% | 30% | 70% |
| 15 | | 2 | 10 | | 0.00% | 30% | 70% |
| 16 | | 1 | 10 | | 0.00% | 30% | 70% |
| 17 | | 1 | 10 | | 0.00% | 30% | 70% |
| 18 | | 8 | 10 | | 0.00% | 0% | 70% |
| 19 | | 1 | 8 | | 0.00% | 0% | 70% |
| 20 | | 1 | 10 | | 0.00% | 30% | 70% |
| 21 | | 1 | 10 | | 0.00% | 0% | 70% |
| 22 | | 1 | 8 | | 0.00% | 0% | 70% |
| 23 | | 1 | 8 | | 0.00% | 0% | 70% |
| 24 | | 1 | 8 | | 0.00% | 0% | 70% |
| 25 | | 1 | 8 | | 0.00% | 0% | 70% |
| 26 | | 1 | 8 | | 0.00% | 0% | 70% |
| 27 | | 1 | 10 | | 0.00% | 0% | 70% |
| 28 | | 1 | 10 | | 0.00% | 0% | 70% |
| 29 | | 1 | 6 | | 0.00% | 0% | 70% |
| 30 | | 1 | 8 | | 0.00% | 30% | 70% |
| 31 | | 3 | 10 | | 0.00% | 30% | 70% |

Appendix 3 - Appraisal results

50% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | | AH: 50.0% | | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% |
|--|---|-------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|
| | | | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 | £20,046,069 |
| | | | £6,450 /sqm | £7,000 /sqm | £7,500 /sqm | £8,000 /sqm | £8,750 /sqm | £9,500 /sqm | £10,250 /sqm | £11,000 /sqm | £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £13,018,159 | £15,530,052 | £17,813,598 | £20,097,144 | £23,522,429 | £26,947,747 | £30,373,032 | £33,798,351 | £37,223,636 | |
| 2 | Res 2 - med density small flatted scheme | 7 | £10,918,613 | £14,786,437 | £18,321,732 | £21,846,987 | £27,134,930 | £32,422,873 | £37,710,775 | £42,998,718 | £48,286,661 | |
| 3 | Res 3 - high density small flatted scheme | 9 | £9,703,878 | £14,069,044 | £18,037,403 | £22,005,762 | £27,958,264 | £33,910,802 | £39,863,341 | £45,791,790 | £51,702,474 | |
| 4 | Res4 - relatively low density - flats | 24 | £1,751,971 | £1,379,454 | £4,203,987 | £7,028,520 | £11,285,320 | £15,562,109 | £19,738,909 | £23,975,708 | £28,212,508 | |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £13,734,914 | £17,382,538 | £20,841,285 | £23,930,035 | £28,863,156 | £33,762,223 | £38,660,586 | £43,558,909 | £48,457,251 | |
| 6 | Res6 - Med size site - flats | 80 | £3,804,699 | £2,126,049 | £3,901,693 | £8,893,655 | £18,662,094 | £27,670,326 | £36,772,007 | £45,865,521 | £54,959,042 | |
| 7 | Res7 - Larger low density scheme | 150 | £3,945,700 | £812,270 | £2,007,868 | £4,016,713 | £9,029,949 | £13,243,186 | £17,413,360 | £21,582,185 | £25,751,022 | |
| 8 | Res8 - Mid-size flatted scheme | 225 | £19,281,321 | £26,605,552 | £33,249,634 | £39,893,718 | £49,859,842 | £59,825,966 | £69,775,826 | £79,671,686 | £89,567,546 | |
| 9 | Res9 - large flatted scheme | 300 | £8,276,939 | £14,275,059 | £19,727,696 | £25,134,818 | £33,227,877 | £41,320,938 | £49,413,997 | £57,507,058 | £65,574,989 | |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £4,125,007 | £6,606,960 | £8,658,674 | £11,093,083 | £14,444,397 | £17,766,211 | £21,087,838 | £24,406,147 | £27,704,190 | |
| 11 | Res11 - Large higher density scheme | 750 | £18,022,587 | £10,081,400 | £4,680,322 | £710,699 | £8,699,271 | £16,626,590 | £24,516,951 | £32,351,350 | £40,158,130 | |
| 12 | Res12 - Large very high density scheme | 750 | £1,032,097 | £9,187,530 | £16,517,920 | £23,777,851 | £34,589,943 | £45,328,117 | £55,976,424 | £66,590,354 | £77,149,954 | |
| 13 | Res13 - Large very high density scheme | 1,000 | £12,032,659 | £25,109,193 | £36,996,951 | £48,884,710 | £66,716,347 | £84,547,986 | £102,379,623 | £120,211,261 | £138,042,898 | |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £8,699,200 | £8,319,442 | £4,156,027 | £1,992,612 | £1,235,035 | £4,434,880 | £7,634,721 | £10,834,568 | £14,034,407 | |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £1,479,316 | £3,364,938 | £5,079,140 | £6,793,340 | £9,364,643 | £11,935,946 | £14,507,247 | £17,078,550 | £19,649,854 | |
| 16 | CH1 - Care Home C2 - tall building | 60 | £2,365,769 | £8,152,525 | £17,664,604 | £27,216,703 | £41,514,822 | £55,812,961 | £70,111,080 | £84,409,199 | £98,707,337 | |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £1,043,041 | £12,904 | £910,696 | £1,834,117 | £3,219,249 | £4,604,379 | £5,989,511 | £7,374,642 | £8,759,772 | |
| 18 | Stu1 - student accommodation 9 storey | - | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | |
| 19 | Stu2 - Student accommodation 18 storey | - | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | |
| 20 | CoL1 - Co-living scheme | 300 | £3,654,262 | £11,718,894 | £19,652,270 | £26,384,639 | £37,383,199 | £48,381,760 | £59,380,320 | £70,378,881 | £81,377,442 | |
| 21 | Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | |
| 22 | Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | |
| 23 | Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | |
| 24 | Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 | |
| 25 | Ret2 - medium retail | - | £2,354,675 | £2,354,675 | £2,354,675 | £2,354,675 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 | |
| 26 | Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | |
| 27 | Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | |
| 28 | Sto1 - Storage | - | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | |
| 29 | Ind2 - industrial with offices | - | £2,645,607 | £2,645,607 | £2,645,607 | £2,645,607 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 | |
| 30 | Ind3 - Industrial with residential | 55 | £13,373,228 | £14,150,636 | £14,857,376 | £15,564,112 | £16,824,217 | £17,884,323 | £18,744,429 | £19,604,534 | £20,864,639 | |
| 31 | Ind4 - industrial with offices and residential | 27 | £4,426,862 | £4,786,456 | £5,113,340 | £5,440,225 | £6,566,133 | £9,056,480 | £9,546,787 | £10,037,114 | £10,527,441 | |

50% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 2 (industrial/light industrial) | | AH: 50.0% | | | Rented: 70% | | CIL: Adopted | | WS discount: 50% | | |
|--|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|--------------|
| | EUV £m | £4,360,642 £6,450 | £4,360,642 £7,000 | £4,360,642 £7,500 | £4,360,642 £8,000 | £4,360,642 £8,750 | £4,360,642 £9,500 | £4,360,642 £10,250 | £4,360,642 £11,000 | £4,360,642 £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £13,018,159 | £15,530,052 | £17,813,598 | £20,097,144 | £23,522,429 | £26,947,747 | £30,373,032 | £33,798,351 | £37,223,636 |
| 2 | Res 2 - med density small flatted scheme | 7 | £10,918,613 | £14,796,437 | £18,321,732 | £21,846,987 | £27,134,930 | £32,422,873 | £37,710,775 | £42,998,718 | £48,286,661 |
| 3 | Res 3 - high density small flatted scheme | 9 | £9,703,878 | £14,069,044 | £18,037,403 | £22,005,762 | £27,958,264 | £33,910,802 | £39,863,341 | £45,791,790 | £51,702,474 |
| 4 | Res4 - relatively low density - flats | 24 | -£1,751,971 | £1,379,454 | £4,203,987 | £7,028,520 | £11,265,320 | £15,502,109 | £19,738,909 | £23,975,708 | £28,212,508 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £13,734,914 | £17,352,538 | £20,641,285 | £23,930,035 | £28,863,156 | £33,762,223 | £38,660,586 | £43,558,909 | £48,457,251 |
| 6 | Res6 - Med size site - flats | 80 | -£6,804,899 | -£2,120,049 | £3,901,693 | £9,893,855 | £18,882,094 | £27,870,326 | £36,772,007 | £45,665,521 | £54,559,042 |
| 7 | Res7 - Larger low density scheme | 150 | -£3,945,700 | -£812,270 | £2,007,868 | £4,816,713 | £9,029,949 | £13,243,186 | £17,413,350 | £21,582,185 | £25,751,022 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £19,261,321 | £26,605,552 | £33,249,634 | £39,893,718 | £49,859,842 | £59,825,966 | £69,775,826 | £79,671,686 | £89,567,546 |
| 9 | Res9 - large flatted scheme | 300 | £8,276,939 | £14,275,059 | £19,727,896 | £25,134,818 | £33,227,877 | £41,320,938 | £49,413,997 | £57,507,058 | £65,574,989 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £4,125,007 | £6,608,950 | £8,858,874 | £11,093,083 | £14,444,397 | £17,766,211 | £21,087,838 | £24,406,147 | £27,704,190 |
| 11 | Res11 - Large higher density scheme | 750 | -£18,022,587 | -£10,081,400 | -£4,680,322 | £710,899 | £6,699,271 | £16,626,590 | £24,516,951 | £32,351,350 | £40,158,130 |
| 12 | Res12 - Large very high density scheme | 750 | £1,032,097 | £9,187,530 | £16,517,920 | £23,777,851 | £34,589,943 | £45,328,117 | £55,976,424 | £66,590,354 | £77,149,954 |
| 13 | Res13 - Large very high density scheme | 1,000 | £12,032,659 | £25,109,193 | £38,996,951 | £48,884,710 | £66,716,347 | £84,547,988 | £102,379,623 | £120,211,261 | £138,042,898 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | -£8,699,200 | -£6,319,442 | -£4,158,027 | -£1,992,612 | £1,235,035 | £4,434,880 | £7,634,721 | £10,834,566 | £14,034,407 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £1,479,316 | £3,364,936 | £5,079,140 | £6,793,340 | £9,364,643 | £11,935,946 | £14,507,247 | £17,078,550 | £19,649,854 |
| 16 | CH1 - Care Home C2 - tall building | 60 | -£2,365,769 | £8,152,525 | £17,684,604 | £27,216,703 | £41,514,822 | £55,812,961 | £70,111,080 | £84,409,199 | £98,707,337 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | -£1,643,941 | -£12,904 | £910,696 | £1,834,117 | £3,219,249 | £4,604,379 | £5,989,511 | £7,374,642 | £8,759,772 |
| 18 | Stu1 - student accommodation 9 storey | - | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 |
| 19 | Stu2 - Student accommodation 18 storey | - | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 |
| 20 | CoL1 - Co-living scheme | 300 | £3,654,282 | £11,719,894 | £19,052,270 | £26,384,639 | £37,383,199 | £48,381,760 | £59,380,320 | £70,378,881 | £81,377,442 |
| 21 | Off1 - small scale office scheme | - | -£22,806,335 | -£22,806,335 | -£22,806,335 | -£22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 |
| 22 | Off2 - med scale office scheme | - | -£18,845,998 | -£18,845,998 | -£18,845,998 | -£18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 |
| 23 | Off3 - large scale office scheme | - | -£25,134,936 | -£25,134,936 | -£25,134,936 | -£25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 |
| 24 | Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 |
| 25 | Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 |
| 26 | Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 |
| 27 | Ind1 - industrial | - | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 |
| 28 | Sto1 - Storage | - | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 |
| 29 | Ind2 - industrial with offices | - | -£2,645,807 | -£2,645,807 | -£2,645,807 | -£2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 |
| 30 | Ind3 - Industrial with residential | 55 | £13,373,228 | £14,150,638 | £14,857,376 | £15,564,112 | £16,624,217 | £17,684,323 | £18,744,429 | £19,804,534 | £20,864,639 |
| 31 | Ind4 - industrial with offices and residential | 27 | £4,426,882 | £4,786,456 | £5,113,340 | £5,440,225 | £8,566,133 | £9,056,460 | £9,546,787 | £10,037,114 | £10,527,441 |

50% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)
Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 50.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £2,000,000 | | £2,000,000 | | Rented: 70% | | CIL: Adopted | | WS discount: | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £13,018,159 | £15,530,052 | £17,813,598 | £20,097,144 | £23,522,429 | £26,947,747 | £30,373,032 | £33,798,351 | £37,223,636 | |
| 2 Res 2 - med density small flatted scheme | 7 | £10,918,613 | £14,796,437 | £18,321,732 | £21,846,987 | £27,134,930 | £32,422,873 | £37,710,775 | £42,998,718 | £48,286,661 | |
| 3 Res 3 - high density small flatted scheme | 9 | £9,703,978 | £14,069,044 | £18,037,403 | £22,005,762 | £27,958,264 | £33,910,802 | £39,863,341 | £45,791,790 | £51,702,474 | |
| 4 Res4 - relatively low density - flats | 24 | -£1,751,971 | £1,379,454 | £4,203,987 | £7,028,520 | £11,265,320 | £15,502,109 | £19,738,909 | £23,975,708 | £28,212,508 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £13,734,914 | £17,352,538 | £20,641,285 | £23,930,035 | £28,863,156 | £33,762,223 | £38,660,566 | £43,558,909 | £48,457,251 | |
| 6 Res6 - Med size site - flats | 80 | -£8,804,899 | -£2,120,049 | £3,901,693 | £9,893,855 | £18,862,094 | £27,870,326 | £36,772,007 | £45,665,521 | £54,559,042 | |
| 7 Res7 - Larger low density scheme | 150 | -£3,945,700 | -£812,270 | £2,007,888 | £4,816,713 | £9,029,949 | £13,243,186 | £17,413,350 | £21,582,185 | £25,751,022 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £19,261,321 | £26,605,552 | £33,249,634 | £39,893,718 | £49,859,842 | £59,825,966 | £69,775,826 | £79,671,686 | £89,567,546 | |
| 9 Res9 - large flatted scheme | 300 | £8,276,939 | £14,275,059 | £19,727,896 | £25,134,818 | £33,227,877 | £41,320,938 | £49,413,997 | £57,507,058 | £65,574,989 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £4,125,007 | £6,608,950 | £8,858,874 | £11,093,083 | £14,444,397 | £17,766,211 | £21,087,838 | £24,406,147 | £27,704,190 | |
| 11 Res11 - Large higher density scheme | 750 | -£18,022,587 | -£10,081,400 | -£4,680,332 | £710,899 | £8,699,271 | £16,626,590 | £24,516,951 | £32,351,350 | £40,158,130 | |
| 12 Res12 - Large very high density scheme | 750 | £1,032,097 | £9,187,530 | £16,517,920 | £23,777,851 | £34,589,943 | £45,328,117 | £55,976,424 | £66,590,354 | £77,149,954 | |
| 13 Res13 - Large very high density scheme | 1,000 | £12,032,659 | £25,109,193 | £38,996,951 | £48,884,710 | £66,716,347 | £84,547,988 | £102,379,623 | £120,211,261 | £138,042,898 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | -£8,699,200 | -£8,319,442 | -£4,158,027 | -£1,992,612 | £1,235,035 | £4,434,880 | £7,634,721 | £10,834,566 | £14,034,407 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £1,479,316 | £3,364,938 | £5,079,140 | £6,793,340 | £9,364,643 | £11,935,946 | £14,507,247 | £17,078,550 | £19,649,854 | |
| 16 CH1 - Care Home C2 - tall building | 60 | -£2,365,769 | £8,152,525 | £17,684,604 | £27,216,703 | £41,514,822 | £55,812,961 | £70,111,080 | £84,409,199 | £98,707,337 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | -£1,643,941 | -£12,904 | £910,696 | £1,834,117 | £3,219,249 | £4,604,379 | £5,989,511 | £7,374,642 | £8,759,772 | |
| 18 Stu1 - student accommodation 9 storey | - | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | £28,395,984 | |
| 19 Stu2 - Student accommodation 18 storey | - | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | £408,757,917 | |
| 20 CoL1 - Co-living scheme | 300 | £3,654,282 | £11,719,894 | £19,052,270 | £26,384,639 | £37,383,199 | £48,381,760 | £59,380,320 | £70,378,881 | £81,377,442 | |
| 21 Off1 - small scale office scheme | - | -£22,806,335 | -£22,806,335 | -£22,806,335 | -£22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | |
| 22 Off2 - med scale office scheme | - | -£18,845,998 | -£18,845,998 | -£18,845,998 | -£18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | |
| 23 Off3 - large scale office scheme | - | -£25,134,936 | -£25,134,936 | -£25,134,936 | -£25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | |
| 24 Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 | |
| 25 Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 | |
| 26 Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | |
| 27 Ind1 - industrial | - | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | |
| 28 Sto1 - Storage | - | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | |
| 29 Ind2 - industrial with offices | - | -£2,645,807 | -£2,645,807 | -£2,645,807 | -£2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 | |
| 30 Ind3 - Industrial with residential | 55 | £13,373,228 | £14,150,638 | £14,857,376 | £15,564,112 | £16,624,217 | £17,684,323 | £18,744,429 | £19,804,534 | £20,864,639 | |
| 31 Ind4 - industrial with offices and residential | 27 | £4,426,682 | £4,786,456 | £5,113,340 | £5,440,225 | £8,566,133 | £9,056,460 | £9,546,787 | £10,037,114 | £10,527,441 | |

40% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | | AH: 40.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% |
|--|---|-------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|
| | | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm |
| 1 | Res1 - low density mix of terrace and flats | 5 | £14,849,712 | £17,864,094 | £20,804,245 | £23,344,487 | £27,454,849 | £31,565,211 | £35,675,573 | £39,785,935 | £43,896,298 |
| 2 | Res 2 - med density small flatted scheme | 7 | £13,675,382 | £18,328,785 | £22,559,079 | £26,789,433 | £33,134,965 | £39,480,456 | £45,825,987 | £52,171,478 | £58,517,009 |
| 3 | Res 3 - high density small flatted scheme | 9 | £12,641,322 | £17,879,550 | £22,641,559 | £27,403,568 | £34,546,600 | £41,689,631 | £48,832,663 | £55,930,812 | £63,023,670 |
| 4 | Res4 - relatively low density - flats | 24 | £343,921 | £4,072,300 | £7,481,738 | £10,851,172 | £15,935,335 | £21,019,489 | £28,103,842 | £31,187,808 | £36,271,960 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £16,141,478 | £20,482,626 | £24,429,123 | £28,375,624 | £34,295,371 | £40,177,766 | £46,055,776 | £51,933,788 | £57,811,801 |
| 6 | Res6 - Med size site - flats | 80 | -£4,590,481 | £3,422,669 | £10,613,255 | £17,803,848 | £28,589,734 | £39,301,005 | £49,973,226 | £60,645,448 | £71,317,669 |
| 7 | Res7 - Larger low density scheme | 150 | -£1,951,535 | £1,783,345 | £5,153,934 | £8,524,523 | £13,560,406 | £18,596,816 | £23,601,422 | £28,604,026 | £33,606,630 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £24,058,200 | £32,856,362 | £40,829,261 | £48,802,162 | £60,761,512 | £72,720,859 | £84,644,250 | £96,519,280 | £108,394,313 |
| 9 | Res9 - large flatted scheme | 300 | £11,927,459 | £19,125,203 | £25,653,128 | £32,127,578 | £41,839,250 | £51,550,921 | £61,262,593 | £70,974,265 | £80,625,362 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £5,571,711 | £8,552,442 | £11,243,337 | £13,904,368 | £17,937,134 | £21,923,085 | £25,909,037 | £29,881,909 | £33,839,561 |
| 11 | Res11 - Large higher density scheme | 750 | -£12,916,189 | -£5,786,785 | £894,838 | £7,075,695 | £16,818,767 | £26,087,200 | £35,501,703 | £44,869,838 | £54,237,973 |
| 12 | Res12 - Large very high density scheme | 750 | £5,722,072 | £15,445,346 | £24,197,796 | £32,890,684 | £45,802,343 | £58,625,493 | £71,403,459 | £84,077,708 | £96,749,227 |
| 13 | Res13 - Large very high density scheme | 1,000 | £21,087,128 | £36,778,969 | £51,044,279 | £65,309,589 | £86,707,555 | £108,105,521 | £129,503,485 | £150,901,451 | £172,252,950 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | -£7,117,731 | -£4,282,022 | -£1,685,925 | £817,196 | £4,757,009 | £8,596,619 | £12,436,632 | £16,276,448 | £20,116,254 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £2,758,266 | £5,022,012 | £7,079,054 | £9,136,096 | £12,221,658 | £15,307,223 | £18,392,785 | £21,478,348 | £24,562,401 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £6,252,073 | £18,894,431 | £30,272,922 | £41,711,433 | £58,969,179 | £76,026,946 | £93,184,693 | £110,342,439 | £127,500,206 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | -£201,931 | £1,019,801 | £2,127,907 | £3,236,011 | £4,896,167 | £6,565,326 | £8,222,483 | £9,884,641 | £11,546,799 |
| 18 | Stu1 - student accommodation 9 storey | - | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 |
| 19 | Stu2 - Student accommodation 18 storey | - | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 |
| 20 | CoL1 - Co-living scheme | 300 | £10,900,879 | £20,579,716 | £29,378,563 | £38,177,410 | £51,375,685 | £64,573,951 | £77,772,226 | £90,970,500 | £104,168,766 |
| 21 | Off1 - small scale office scheme | - | -£22,806,335 | -£22,806,335 | -£22,806,335 | -£22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 |
| 22 | Off2 - med scale office scheme | - | -£18,845,998 | -£18,845,998 | -£18,845,998 | -£18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 |
| 23 | Off3 - large scale office scheme | - | -£25,134,936 | -£25,134,936 | -£25,134,936 | -£25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 |
| 24 | Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,622 | £23,171,892 | £23,171,892 | £23,171,892 |
| 25 | Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 |
| 26 | Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 |
| 27 | Ind1 - industrial | - | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 |
| 28 | Sto1 - Storage | - | -£723,084 | -£723,084 | -£723,084 | -£723,084 | -£723,084 | -£723,084 | -£723,084 | -£723,084 | -£723,084 |
| 29 | Ind2 - industrial with offices | - | -£2,645,807 | -£2,645,807 | -£2,645,807 | -£2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 |
| 30 | Ind3 - Industrial with residential | 55 | £14,081,937 | £15,014,829 | £15,882,914 | £16,710,998 | £17,963,125 | £19,255,251 | £20,527,377 | £21,799,504 | £23,071,630 |
| 31 | Ind4 - industrial with offices and residential | 27 | £4,747,275 | £5,178,763 | £5,571,025 | £5,963,287 | £9,187,280 | £9,775,653 | £10,364,046 | £10,952,438 | £11,540,831 |

40% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)
Appraisal results - benchmark land value 2 (industrial/light industrial)

| | EUV £m | AH: 40.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £4,360,642 | | £4,360,642 | | £4,360,642 | | £4,360,642 | | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £14,849,712 | £17,864,004 | £20,804,245 | £23,344,487 | £27,454,849 | £31,565,211 | £35,675,573 | £39,785,935 | £43,896,298 | |
| 2 Res 2 - med density small flatted scheme | 7 | £13,675,392 | £18,328,785 | £22,559,079 | £26,789,433 | £33,134,965 | £39,480,456 | £45,825,987 | £52,171,478 | £58,517,009 | |
| 3 Res 3 - high density small flatted scheme | 9 | £12,641,322 | £17,879,550 | £22,641,559 | £27,403,568 | £34,546,600 | £41,689,631 | £48,832,663 | £55,930,812 | £63,023,670 | |
| 4 Res4 - relatively low density - flats | 24 | £343,921 | £4,072,300 | £7,461,736 | £10,851,172 | £15,935,335 | £21,019,489 | £28,103,842 | £31,187,808 | £36,271,960 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £16,141,478 | £20,482,626 | £24,429,123 | £28,375,624 | £34,295,371 | £40,177,766 | £46,055,776 | £51,933,788 | £57,811,801 | |
| 6 Res6 - Med size site - flats | 80 | £4,590,481 | £3,422,669 | £10,613,255 | £17,803,848 | £28,589,734 | £39,301,005 | £49,973,226 | £60,645,448 | £71,317,669 | |
| 7 Res7 - Larger low density scheme | 150 | £1,851,535 | £1,783,345 | £5,153,934 | £8,524,523 | £13,580,408 | £18,598,818 | £23,601,422 | £28,604,026 | £33,606,630 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £24,058,200 | £32,856,362 | £40,829,261 | £48,802,162 | £60,761,512 | £72,720,859 | £84,644,250 | £96,519,280 | £108,394,313 | |
| 9 Res9 - large flatted scheme | 300 | £11,927,459 | £19,125,203 | £25,653,128 | £32,127,578 | £41,839,250 | £51,550,921 | £61,262,593 | £70,974,265 | £80,625,362 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £5,571,711 | £8,552,442 | £11,243,337 | £13,924,388 | £17,937,134 | £21,923,085 | £25,909,037 | £29,881,909 | £33,839,561 | |
| 11 Res11 - Large higher density scheme | 750 | £12,916,189 | £5,796,785 | £894,838 | £7,075,695 | £16,618,767 | £26,087,200 | £35,501,703 | £44,869,838 | £54,237,973 | |
| 12 Res12 - Large very high density scheme | 750 | £5,722,072 | £15,445,346 | £24,197,796 | £32,890,684 | £45,802,343 | £58,625,493 | £71,403,459 | £84,077,708 | £96,749,227 | |
| 13 Res13 - Large very high density scheme | 1,000 | £21,087,128 | £36,778,969 | £51,044,279 | £65,309,589 | £86,707,555 | £108,105,521 | £129,503,485 | £150,901,451 | £172,252,950 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £7,117,731 | £4,282,022 | £1,685,925 | £817,196 | £4,757,009 | £8,596,819 | £12,436,632 | £16,276,445 | £20,116,254 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £2,759,266 | £5,022,012 | £7,079,054 | £9,136,096 | £12,221,658 | £15,307,223 | £18,392,785 | £21,478,348 | £24,562,401 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £6,252,073 | £18,834,431 | £30,272,922 | £41,711,433 | £58,869,179 | £76,026,946 | £93,184,693 | £110,342,439 | £127,500,206 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £201,931 | £1,019,801 | £2,127,907 | £3,236,011 | £4,896,167 | £6,560,326 | £8,222,483 | £9,884,641 | £11,546,798 | |
| 18 Stu1 - student accommodation 9 storey | - | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | |
| 19 Stu2 - Student accommodation 18 storey | - | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | |
| 20 CoL1 - Co-living scheme | 300 | £10,900,979 | £20,579,716 | £29,378,563 | £38,177,410 | £51,375,685 | £64,573,951 | £77,772,226 | £90,970,500 | £104,168,766 | |
| 21 Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | |
| 22 Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | |
| 23 Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | |
| 24 Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 | |
| 25 Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 | |
| 26 Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | |
| 27 Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | |
| 28 Sto1 - Storage | - | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | |
| 29 Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 | |
| 30 Ind3 - Industrial with residential | 55 | £14,081,937 | £15,014,829 | £15,862,914 | £16,710,998 | £17,983,125 | £19,255,251 | £20,527,377 | £21,799,504 | £23,071,630 | |
| 31 Ind4 - industrial with offices and residential | 27 | £4,747,275 | £5,178,763 | £5,571,025 | £5,963,287 | £9,187,260 | £9,775,653 | £10,364,046 | £10,952,438 | £11,540,831 | |

40% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 40.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £2,000,000 | | £2,000,000 | | Rented: 70% | | CIL: Adopted | | WS discount: | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £14,849,712 | £17,864,004 | £20,804,245 | £23,344,487 | £27,454,849 | £31,565,211 | £35,675,573 | £39,785,935 | £43,896,298 | |
| 2 Res 2 - med density small flatted scheme | 7 | £13,675,392 | £18,328,765 | £22,559,079 | £26,789,433 | £33,134,965 | £39,480,456 | £45,825,987 | £52,171,478 | £58,517,009 | |
| 3 Res 3 - high density small flatted scheme | 9 | £12,641,322 | £17,879,550 | £22,641,559 | £27,403,568 | £34,546,600 | £41,689,631 | £48,832,663 | £55,930,812 | £63,023,670 | |
| 4 Res4 - relatively low density - flats | 24 | £343,921 | £4,072,300 | £7,461,736 | £10,851,172 | £15,935,335 | £21,019,489 | £28,103,642 | £31,187,808 | £36,271,960 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £16,141,478 | £20,482,626 | £24,429,123 | £28,375,624 | £34,295,371 | £40,177,766 | £46,055,776 | £51,933,788 | £57,811,801 | |
| 6 Res6 - Med size site - flats | 80 | £4,590,461 | £3,422,669 | £10,613,255 | £17,603,848 | £28,589,734 | £39,301,005 | £49,973,226 | £60,645,448 | £71,317,669 | |
| 7 Res7 - Larger low density scheme | 150 | £1,851,535 | £1,783,345 | £5,153,934 | £8,524,523 | £13,580,408 | £18,598,918 | £23,601,422 | £28,604,026 | £33,606,630 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £24,058,200 | £32,856,362 | £40,829,261 | £48,802,162 | £60,761,512 | £72,720,859 | £84,644,250 | £96,519,280 | £108,394,313 | |
| 9 Res9 - large flatted scheme | 300 | £11,927,459 | £19,125,203 | £25,653,128 | £32,127,578 | £41,839,250 | £51,550,921 | £61,262,593 | £70,974,265 | £80,625,362 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £5,571,711 | £8,552,442 | £11,243,337 | £13,924,388 | £17,937,134 | £21,923,085 | £25,909,037 | £29,881,909 | £33,839,561 | |
| 11 Res11 - Large higher density scheme | 750 | £12,916,189 | £5,786,765 | £8,804,838 | £7,075,695 | £16,618,767 | £26,087,200 | £35,501,703 | £44,869,838 | £54,237,973 | |
| 12 Res12 - Large very high density scheme | 750 | £5,722,072 | £15,445,346 | £24,197,796 | £32,890,684 | £45,802,343 | £58,625,493 | £71,403,459 | £84,077,708 | £96,749,227 | |
| 13 Res13 - Large very high density scheme | 1,000 | £21,087,128 | £36,778,969 | £51,044,279 | £65,309,589 | £86,707,555 | £108,105,521 | £129,503,485 | £150,901,451 | £172,252,950 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £7,117,731 | £4,282,022 | £1,685,925 | £917,196 | £4,757,009 | £8,596,819 | £12,436,632 | £16,276,445 | £20,116,254 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £2,759,266 | £5,022,012 | £7,079,054 | £9,136,096 | £12,221,658 | £15,307,223 | £18,392,785 | £21,478,348 | £24,562,401 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £6,252,073 | £18,834,431 | £30,272,922 | £41,711,433 | £58,869,179 | £76,026,946 | £93,184,693 | £110,342,439 | £127,500,206 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £201,931 | £1,019,801 | £2,127,907 | £3,236,011 | £4,896,167 | £6,560,326 | £8,222,483 | £9,884,641 | £11,546,798 | |
| 18 Stu1 - student accommodation 9 storey | - | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | £45,605,077 | |
| 19 Stu2 - Student accommodation 18 storey | - | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | £444,216,395 | |
| 20 CoL1 - Co-living scheme | 300 | £10,900,979 | £20,579,716 | £29,378,563 | £38,177,410 | £51,375,685 | £64,573,951 | £77,772,226 | £90,970,500 | £104,168,766 | |
| 21 Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | |
| 22 Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | |
| 23 Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | |
| 24 Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 | |
| 25 Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 | |
| 26 Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | |
| 27 Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | |
| 28 Sto1 - Storage | - | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | |
| 29 Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 | |
| 30 Ind3 - Industrial with residential | 55 | £14,081,937 | £15,014,829 | £15,862,914 | £16,710,998 | £17,983,125 | £19,255,251 | £20,527,377 | £21,799,504 | £23,071,630 | |
| 31 Ind4 - industrial with offices and residential | 27 | £4,747,275 | £5,178,763 | £5,571,025 | £5,963,287 | £9,187,260 | £9,775,653 | £10,364,046 | £10,952,438 | £11,540,831 | |

35% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | | AH: 35.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% |
|--|---|-------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|
| | | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm |
| 1 | Res1 - low density mix of terrace and flats | 5 | £15,765,805 | £19,030,847 | £21,999,536 | £24,968,159 | £29,421,042 | £33,873,928 | £38,326,814 | £42,779,728 | £47,232,612 |
| 2 | Res 2 - med density small flatted scheme | 7 | £15,053,741 | £20,094,909 | £24,677,793 | £29,260,676 | £36,134,982 | £43,009,287 | £49,883,593 | £56,757,898 | £63,632,204 |
| 3 | Res 3 - high density small flatted scheme | 9 | £14,110,044 | £19,784,765 | £24,943,637 | £30,102,489 | £37,840,786 | £45,579,046 | £53,316,434 | £61,000,360 | £68,684,249 |
| 4 | Res4 - relatively low density - flats | 24 | £1,379,842 | £5,418,719 | £9,090,818 | £12,762,503 | £18,278,338 | £23,778,174 | £29,288,009 | £34,793,845 | £40,301,680 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £17,344,760 | £22,047,672 | £26,323,042 | £30,598,416 | £37,011,479 | £43,385,538 | £49,753,381 | £56,121,226 | £62,489,072 |
| 6 | Res6 - Med size site - flats | 80 | £2,423,368 | £6,179,231 | £13,969,039 | £21,758,848 | £33,443,557 | £45,012,265 | £56,573,833 | £68,135,407 | £79,696,982 |
| 7 | Res7 - Larger low density scheme | 150 | £954,452 | £3,075,465 | £6,726,956 | £10,378,428 | £15,855,637 | £21,275,971 | £26,695,458 | £32,114,945 | £37,534,432 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £26,456,641 | £35,981,767 | £44,619,074 | £53,256,382 | £66,212,346 | £79,168,308 | £92,078,462 | £104,943,080 | £117,807,696 |
| 9 | Res9 - large flatted scheme | 300 | £13,752,719 | £21,550,275 | £28,609,971 | £35,623,957 | £46,144,935 | £56,665,913 | £67,186,891 | £77,703,746 | £88,150,547 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,295,962 | £9,524,188 | £12,435,569 | £15,340,041 | £19,683,409 | £24,001,523 | £28,319,637 | £32,619,790 | £36,907,246 |
| 11 | Res11 - Large higher density scheme | 750 | £11,362,990 | £3,639,447 | £3,334,784 | £10,258,193 | £20,560,035 | £30,817,505 | £40,980,269 | £51,129,081 | £61,243,915 |
| 12 | Res12 - Large very high density scheme | 750 | £8,067,060 | £18,574,255 | £28,029,808 | £37,433,006 | £51,408,542 | £65,274,180 | £79,093,904 | £92,821,384 | £106,546,006 |
| 13 | Res13 - Large very high density scheme | 1,000 | £25,614,383 | £42,813,857 | £58,067,944 | £73,522,030 | £96,703,158 | £119,884,288 | £143,065,417 | £166,246,545 | £189,335,745 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £8,328,997 | £3,233,313 | £4,420,872 | £2,358,199 | £8,517,993 | £10,677,790 | £14,837,587 | £18,997,381 | £23,157,178 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £3,399,242 | £8,850,546 | £8,079,012 | £10,307,473 | £13,656,167 | £16,992,860 | £20,335,553 | £23,678,246 | £27,013,053 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £10,544,494 | £24,175,384 | £36,567,091 | £48,958,798 | £67,546,358 | £86,133,939 | £104,721,499 | £123,309,059 | £141,896,620 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £215,572 | £1,536,063 | £2,736,510 | £3,936,957 | £5,737,627 | £7,538,299 | £9,338,969 | £11,139,639 | £12,940,311 |
| 18 | Stu1 - student accommodation 9 storey | - | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 |
| 19 | Stu2 - Student accommodation 18 storey | - | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 |
| 20 | CoL1 - Co-living scheme | 300 | £14,524,832 | £25,009,624 | £34,541,714 | £44,073,796 | £58,371,927 | £72,670,051 | £86,968,182 | £101,266,305 | £115,564,436 |
| 21 | Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 |
| 22 | Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 |
| 23 | Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 |
| 24 | Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,622 | £23,171,892 | £23,171,892 | £23,171,892 |
| 25 | Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 |
| 26 | Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 |
| 27 | Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 |
| 28 | Sto1 - Storage | - | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 |
| 29 | Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 |
| 30 | Ind3 - Industrial with residential | 55 | £14,436,291 | £15,448,925 | £16,365,683 | £17,284,441 | £18,862,578 | £20,040,715 | £21,418,852 | £22,796,989 | £24,175,127 |
| 31 | Ind4 - industrial with offices and residential | 27 | £4,907,472 | £5,374,918 | £5,799,868 | £6,224,818 | £9,497,624 | £10,135,249 | £10,772,675 | £11,410,100 | £12,047,525 |

35% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 2 (industrial/light industrial) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | WS discount: 50% | | |
|--|---|------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------|--------------|--------------|
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £15,765,505 | £19,030,947 | £21,999,536 | £24,968,159 | £29,421,042 | £33,873,926 | £38,326,844 | £42,779,728 | £47,232,612 |
| 2 | Res 2 - med density small flatted scheme | 7 | £15,053,741 | £20,094,909 | £24,677,793 | £29,260,676 | £36,134,982 | £43,009,287 | £49,883,593 | £56,757,898 | £63,632,204 |
| 3 | Res 3 - high density small flatted scheme | 9 | £14,110,044 | £19,784,785 | £24,943,637 | £30,102,489 | £37,840,786 | £45,579,046 | £53,316,434 | £61,000,360 | £68,684,249 |
| 4 | Res4 - relatively low density - flats | 24 | £1,379,842 | £5,418,719 | £9,090,816 | £12,762,503 | £18,270,338 | £23,778,174 | £29,286,009 | £34,793,845 | £40,301,680 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £17,344,760 | £22,047,672 | £26,323,042 | £30,598,416 | £37,011,479 | £43,385,538 | £49,753,381 | £56,121,226 | £62,489,072 |
| 6 | Res6 - Med size site - flats | 80 | £2,423,368 | £8,179,231 | £13,969,039 | £21,758,848 | £33,443,557 | £45,012,265 | £56,573,833 | £68,135,407 | £79,696,982 |
| 7 | Res7 - Larger low density scheme | 150 | £954,452 | £3,075,465 | £6,726,956 | £10,378,428 | £15,855,637 | £21,275,971 | £26,695,458 | £32,114,945 | £37,534,432 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £26,456,641 | £35,981,767 | £44,619,074 | £53,256,382 | £66,212,346 | £79,168,308 | £92,078,462 | £104,943,080 | £117,807,696 |
| 9 | Res9 - large flatted scheme | 300 | £13,752,719 | £21,550,275 | £28,609,971 | £35,623,957 | £46,144,935 | £56,665,913 | £67,186,891 | £77,703,746 | £88,150,547 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £6,295,062 | £9,524,188 | £12,435,569 | £15,340,041 | £19,683,409 | £24,001,523 | £28,319,637 | £32,619,790 | £36,907,246 |
| 11 | Res11 - Large higher density scheme | 750 | £11,382,990 | £3,839,447 | £3,334,784 | £10,258,193 | £20,560,035 | £30,817,505 | £40,980,269 | £51,129,081 | £61,243,915 |
| 12 | Res12 - Large very high density scheme | 750 | £8,067,060 | £18,574,255 | £28,029,808 | £37,433,006 | £51,408,542 | £65,274,180 | £79,093,904 | £92,821,384 | £106,546,006 |
| 13 | Res13 - Large very high density scheme | 1,000 | £25,614,383 | £42,813,857 | £58,067,944 | £73,522,030 | £96,703,158 | £119,884,288 | £143,065,417 | £166,246,545 | £189,335,745 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £8,328,997 | £3,233,313 | £4,420,872 | £2,358,199 | £6,517,993 | £10,677,790 | £14,837,587 | £18,997,381 | £23,157,178 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £3,399,242 | £5,850,546 | £8,079,012 | £10,307,473 | £13,650,167 | £16,992,860 | £20,335,553 | £23,678,246 | £27,013,053 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £10,544,494 | £24,175,384 | £36,567,091 | £48,958,798 | £67,546,358 | £86,133,939 | £104,721,499 | £123,309,059 | £141,896,620 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £215,572 | £1,536,063 | £2,736,510 | £3,936,957 | £5,737,627 | £7,538,299 | £9,338,969 | £11,139,639 | £12,940,311 |
| 18 | Stu1 - student accommodation 9 storey | - | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 |
| 19 | Stu2 - Student accommodation 18 storey | - | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 |
| 20 | CoL1 - Co-living scheme | 300 | £14,524,332 | £25,009,624 | £34,541,714 | £44,073,796 | £58,371,927 | £72,670,051 | £86,968,182 | £101,266,305 | £115,564,436 |
| 21 | Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 |
| 22 | Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 |
| 23 | Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 |
| 24 | Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 |
| 25 | Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 |
| 26 | Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 |
| 27 | Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 |
| 28 | Sto1 - Storage | - | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 |
| 29 | Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 |
| 30 | Ind3 - Industrial with residential | 55 | £14,436,291 | £15,446,925 | £16,365,683 | £17,284,441 | £18,662,578 | £20,040,715 | £21,418,852 | £22,796,989 | £24,175,127 |
| 31 | Ind4 - industrial with offices and residential | 27 | £4,907,472 | £5,374,918 | £5,799,868 | £6,224,818 | £9,497,824 | £10,135,249 | £10,772,675 | £11,410,100 | £12,047,525 |

35% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 35.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £2,000,000 | | £2,000,000 | | Rented: 70% | | CIL: Adopted | | WS discount: | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £15,765,505 | £19,030,947 | £21,999,536 | £24,968,159 | £29,421,042 | £33,873,926 | £38,326,844 | £42,779,728 | £47,232,612 | |
| 2 Res 2 - med density small flatted scheme | 7 | £15,053,741 | £20,094,909 | £24,677,793 | £29,260,676 | £36,134,982 | £43,009,287 | £49,883,593 | £56,757,898 | £63,632,204 | |
| 3 Res 3 - high density small flatted scheme | 9 | £14,110,044 | £19,784,785 | £24,943,637 | £30,102,489 | £37,840,786 | £45,579,046 | £53,316,434 | £61,000,360 | £68,684,249 | |
| 4 Res4 - relatively low density - flats | 24 | £1,379,842 | £5,418,719 | £9,090,616 | £12,762,503 | £18,270,338 | £23,778,174 | £29,286,009 | £34,793,845 | £40,301,680 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £17,344,760 | £22,047,672 | £26,323,042 | £30,598,416 | £37,011,479 | £43,385,538 | £49,753,381 | £56,121,226 | £62,489,072 | |
| 6 Res6 - Med size site - flats | 80 | £2,423,368 | £8,179,231 | £13,969,039 | £21,758,848 | £33,443,557 | £45,012,265 | £56,573,833 | £68,135,407 | £79,696,982 | |
| 7 Res7 - Larger low density scheme | 150 | £954,452 | £3,075,485 | £6,726,956 | £10,378,428 | £15,855,637 | £21,275,971 | £26,695,458 | £32,114,945 | £37,534,432 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £26,456,641 | £35,981,767 | £44,619,074 | £53,256,382 | £66,212,346 | £79,168,308 | £92,078,462 | £104,943,080 | £117,807,696 | |
| 9 Res9 - large flatted scheme | 300 | £13,752,719 | £21,550,275 | £28,609,971 | £35,623,957 | £46,144,935 | £56,665,913 | £67,186,891 | £77,703,746 | £88,150,547 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £6,295,062 | £9,524,188 | £12,435,569 | £15,340,041 | £19,683,409 | £24,001,523 | £28,319,637 | £32,619,790 | £36,907,246 | |
| 11 Res11 - Large higher density scheme | 750 | £11,382,990 | £3,839,447 | £3,334,764 | £10,258,193 | £20,560,035 | £30,817,505 | £40,980,269 | £51,129,081 | £61,243,915 | |
| 12 Res12 - Large very high density scheme | 750 | £8,067,060 | £18,574,255 | £28,029,808 | £37,433,006 | £51,408,542 | £65,274,180 | £79,093,904 | £92,821,384 | £106,546,006 | |
| 13 Res13 - Large very high density scheme | 1,000 | £25,614,363 | £42,813,857 | £58,067,944 | £73,522,030 | £96,703,158 | £119,884,288 | £143,065,417 | £166,246,545 | £189,335,745 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £6,328,997 | £3,233,313 | £4,420,872 | £2,358,199 | £6,517,993 | £10,677,790 | £14,837,587 | £18,997,381 | £23,157,178 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £3,399,242 | £5,850,546 | £8,079,012 | £10,307,473 | £13,650,167 | £16,992,860 | £20,335,553 | £23,678,246 | £27,013,053 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £10,544,494 | £24,175,384 | £36,567,091 | £48,958,798 | £67,546,358 | £86,133,939 | £104,721,499 | £123,309,059 | £141,896,620 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £215,572 | £1,536,063 | £2,736,510 | £3,936,957 | £5,737,627 | £7,538,299 | £9,338,969 | £11,139,639 | £12,940,311 | |
| 18 Stu1 - student accommodation 9 storey | - | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | £54,209,624 | |
| 19 Stu2 - Student accommodation 18 storey | - | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | £461,945,634 | |
| 20 CoL1 - Co-living scheme | 300 | £14,524,332 | £25,009,624 | £34,541,714 | £44,073,796 | £58,371,927 | £72,670,051 | £86,968,182 | £101,266,305 | £115,564,436 | |
| 21 Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | |
| 22 Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | |
| 23 Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | |
| 24 Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 | |
| 25 Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 | |
| 26 Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | |
| 27 Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | |
| 28 Sto1 - Storage | - | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | |
| 29 Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 | |
| 30 Ind3 - Industrial with residential | 55 | £14,436,291 | £15,446,925 | £16,365,683 | £17,284,441 | £18,662,578 | £20,040,715 | £21,418,852 | £22,796,989 | £24,175,127 | |
| 31 Ind4 - industrial with offices and residential | 27 | £4,907,472 | £5,374,918 | £5,799,868 | £6,224,818 | £9,497,824 | £10,135,249 | £10,772,675 | £11,410,100 | £12,047,525 | |

30% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | AH: 30.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% | |
|--|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £16,681,265 | £20,197,922 | £23,394,860 | £26,591,830 | £31,387,236 | £36,182,675 | £40,978,081 | £45,773,520 | £50,568,959 |
| 2 | Res 2 - med density small flatted scheme | 7 | £16,432,131 | £21,861,093 | £26,796,466 | £31,731,879 | £39,134,959 | £46,538,079 | £53,941,158 | £61,344,278 | £68,747,358 |
| 3 | Res 3 - high density small flatted scheme | 9 | £15,578,766 | £21,690,020 | £27,245,715 | £32,801,411 | £41,134,935 | £49,468,496 | £57,794,677 | £66,069,671 | £74,344,865 |
| 4 | Res4 - relatively low density - flats | 24 | £2,415,363 | £6,785,147 | £10,719,485 | £14,673,634 | £20,805,351 | £26,536,859 | £32,468,376 | £38,399,894 | £44,331,411 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £16,545,043 | £23,612,714 | £28,216,962 | £32,821,212 | £39,727,583 | £46,593,306 | £53,450,989 | £60,308,668 | £67,166,347 |
| 6 | Res6 - Med size site - flats | 80 | -£296,262 | £6,935,800 | £17,324,624 | £25,713,841 | £38,272,597 | £50,723,518 | £63,174,446 | £75,625,367 | £88,076,295 |
| 7 | Res7 - Larger low density scheme | 150 | £42,036 | £4,367,625 | £8,299,979 | £12,232,333 | £18,118,751 | £23,953,122 | £29,789,494 | £35,625,865 | £41,462,235 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £28,855,079 | £39,107,173 | £48,408,888 | £57,710,605 | £71,663,179 | £85,615,755 | £99,512,672 | £113,366,877 | £127,221,081 |
| 9 | Res9 - large flatted scheme | 300 | £15,677,979 | £23,975,347 | £31,566,814 | £39,120,337 | £50,450,621 | £61,780,905 | £73,111,189 | £84,425,331 | £95,675,732 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £7,016,414 | £10,495,934 | £13,627,600 | £16,755,693 | £21,429,683 | £26,079,959 | £30,730,236 | £35,357,671 | £39,974,932 |
| 11 | Res11 - Large higher density scheme | 750 | -£9,809,791 | -£1,492,130 | £5,964,691 | £13,440,691 | £24,501,305 | £35,529,343 | £46,458,834 | £57,388,325 | £68,247,918 |
| 12 | Res12 - Large very high density scheme | 750 | £10,412,048 | £21,703,162 | £31,861,817 | £41,964,165 | £57,014,742 | £71,922,867 | £86,781,621 | £101,565,061 | £116,321,468 |
| 13 | Res13 - Large very high density scheme | 1,000 | £30,141,597 | £48,448,746 | £65,091,607 | £81,734,469 | £106,698,762 | £131,663,054 | £156,627,347 | £181,591,640 | £206,418,539 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | -£5,536,262 | -£2,204,603 | £812,661 | £3,799,202 | £8,276,960 | £12,758,781 | £17,238,542 | £21,718,320 | £26,198,101 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £4,039,215 | £6,679,087 | £9,078,968 | £11,478,851 | £15,078,675 | £18,678,497 | £22,278,321 | £25,878,145 | £29,463,706 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £14,636,915 | £29,516,317 | £42,861,240 | £56,206,162 | £76,223,537 | £96,240,931 | £116,258,305 | £136,275,680 | £156,293,054 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £639,259 | £2,052,327 | £3,345,116 | £4,637,904 | £6,577,067 | £8,516,272 | £10,455,456 | £12,394,639 | £14,333,822 |
| 18 | Stu1 - student accommodation 9 storey | - | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 |
| 19 | Stu2 - Student accommodation 18 storey | - | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 |
| 20 | CoL1 - Co-living scheme | 300 | £16,147,664 | £29,439,539 | £39,704,857 | £49,970,182 | £65,368,162 | £80,766,150 | £96,164,131 | £111,562,119 | £126,960,099 |
| 21 | Off1 - small scale office scheme | - | -£22,806,335 | -£22,806,335 | -£22,806,335 | -£22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 |
| 22 | Off2 - med scale office scheme | - | -£18,845,998 | -£18,845,998 | -£18,845,998 | -£18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 |
| 23 | Off3 - large scale office scheme | - | -£25,134,936 | -£25,134,936 | -£25,134,936 | -£25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 |
| 24 | Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,622 | £23,171,892 | £23,171,892 | £23,171,892 |
| 25 | Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 |
| 26 | Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 |
| 27 | Ind1 - industrial | - | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 | -£1,623,715 |
| 28 | Sto1 - Storage | - | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 | -£723,064 |
| 29 | Ind2 - industrial with offices | - | -£2,645,807 | -£2,645,807 | -£2,645,807 | -£2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 |
| 30 | Ind3 - Industrial with residential | 55 | £14,790,646 | £15,679,021 | £16,888,453 | £17,857,884 | £19,342,032 | £20,826,179 | £22,310,327 | £23,794,474 | £25,278,622 |
| 31 | Ind4 - industrial with offices and residential | 27 | £5,067,669 | £5,571,072 | £6,028,710 | £6,486,349 | £9,808,368 | £10,494,646 | £11,181,304 | £11,867,762 | £12,554,220 |

30% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 2 (industrial/light industrial) | | AH: 30.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% | |
|--|---|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £16,681,285 | £20,197,922 | £23,394,860 | £26,591,830 | £31,387,236 | £36,182,675 | £40,978,081 | £45,773,520 | £50,568,959 |
| 2 | Res 2 - med density small flatted scheme | 7 | £16,432,131 | £21,861,093 | £26,796,466 | £31,731,879 | £39,134,959 | £46,538,079 | £53,941,158 | £61,344,278 | £68,747,358 |
| 3 | Res 3 - high density small flatted scheme | 9 | £15,578,766 | £21,690,020 | £27,245,715 | £32,801,411 | £41,134,935 | £49,468,496 | £57,794,677 | £66,069,671 | £74,344,865 |
| 4 | Res4 - relatively low density - flats | 24 | £2,415,363 | £6,785,147 | £10,719,485 | £14,673,834 | £20,805,351 | £26,536,859 | £32,468,376 | £38,399,894 | £44,331,411 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £18,548,043 | £23,612,714 | £28,216,962 | £32,821,212 | £39,727,583 | £46,593,306 | £53,450,989 | £60,308,668 | £67,166,347 |
| 6 | Res6 - Med size site - flats | 80 | £296,262 | £8,935,800 | £17,324,824 | £25,713,841 | £38,272,597 | £50,723,518 | £63,174,446 | £75,625,367 | £88,076,295 |
| 7 | Res7 - Larger low density scheme | 150 | £42,036 | £4,367,625 | £8,299,979 | £12,232,333 | £18,116,751 | £23,953,122 | £29,789,494 | £35,625,865 | £41,462,235 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £28,855,079 | £39,107,173 | £48,408,888 | £57,710,605 | £71,663,179 | £85,615,755 | £99,512,672 | £113,366,877 | £127,221,081 |
| 9 | Res9 - large flatted scheme | 300 | £15,577,979 | £23,975,347 | £31,566,814 | £39,120,337 | £50,450,621 | £61,780,905 | £73,111,189 | £84,425,331 | £95,675,732 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £7,018,414 | £10,495,934 | £13,627,800 | £16,755,693 | £21,429,683 | £26,079,959 | £30,730,236 | £35,357,671 | £39,974,932 |
| 11 | Res11 - Large higher density scheme | 750 | £9,809,791 | £11,492,130 | £5,984,691 | £13,440,691 | £24,501,305 | £35,529,343 | £46,458,834 | £57,388,325 | £68,247,918 |
| 12 | Res12 - Large very high density scheme | 750 | £10,412,048 | £21,703,162 | £31,861,817 | £41,984,165 | £57,014,742 | £71,922,867 | £86,781,621 | £101,565,061 | £116,321,468 |
| 13 | Res13 - Large very high density scheme | 1,000 | £30,141,597 | £48,448,746 | £65,091,607 | £81,734,469 | £106,698,762 | £131,663,054 | £156,627,347 | £181,591,640 | £206,418,539 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £5,536,262 | £2,204,603 | £812,661 | £3,799,202 | £8,276,980 | £12,758,761 | £17,238,542 | £21,718,320 | £26,198,101 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £4,039,215 | £6,679,087 | £9,078,968 | £11,478,851 | £15,078,675 | £18,678,497 | £22,278,321 | £25,878,145 | £29,463,706 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £14,836,915 | £29,516,317 | £42,861,240 | £56,206,162 | £76,223,537 | £96,240,931 | £116,258,305 | £136,275,680 | £156,293,054 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £635,259 | £2,052,327 | £3,345,116 | £4,637,904 | £6,577,087 | £8,516,272 | £10,455,456 | £12,394,639 | £14,333,822 |
| 18 | Stu1 - student accommodation 9 storey | - | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 |
| 19 | Stu2 - Student accommodation 18 storey | - | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 |
| 20 | CoL1 - Co-living scheme | 300 | £18,147,684 | £29,439,539 | £39,704,857 | £49,970,182 | £65,368,162 | £80,766,150 | £96,164,131 | £111,562,119 | £126,960,099 |
| 21 | Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 |
| 22 | Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 |
| 23 | Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 |
| 24 | Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 |
| 25 | Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 |
| 26 | Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 |
| 27 | Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 |
| 28 | Sto1 - Storage | - | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 |
| 29 | Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 |
| 30 | Ind3 - Industrial with residential | 55 | £14,790,646 | £15,879,021 | £16,868,453 | £17,857,884 | £19,342,032 | £20,826,179 | £22,310,327 | £23,794,474 | £25,278,622 |
| 31 | Ind4 - industrial with offices and residential | 27 | £5,067,669 | £5,571,072 | £6,028,710 | £6,486,349 | £9,808,388 | £10,494,846 | £11,181,304 | £11,867,762 | £12,554,220 |

30% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 30.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £2,000,000 | | £2,000,000 | | Rented: 70% | | CIL: Adopted | | WS discount: | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £16,681,285 | £20,197,922 | £23,394,860 | £26,591,830 | £31,387,236 | £36,182,675 | £40,978,081 | £45,773,520 | £50,568,959 | |
| 2 Res 2 - med density small flatted scheme | 7 | £16,432,131 | £21,861,093 | £26,796,466 | £31,731,879 | £39,134,959 | £46,538,079 | £53,941,158 | £61,344,278 | £68,747,358 | |
| 3 Res 3 - high density small flatted scheme | 9 | £15,578,766 | £21,690,020 | £27,245,715 | £32,801,411 | £41,134,935 | £49,468,496 | £57,794,677 | £66,069,671 | £74,344,865 | |
| 4 Res4 - relatively low density - flats | 24 | £2,415,363 | £6,785,147 | £10,719,485 | £14,673,834 | £20,805,351 | £26,536,859 | £32,468,376 | £38,399,894 | £44,331,411 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £18,548,043 | £23,612,714 | £28,216,962 | £32,821,212 | £39,727,583 | £46,593,306 | £53,450,989 | £60,308,668 | £67,166,347 | |
| 6 Res6 - Med size site - flats | 80 | £296,262 | £8,935,800 | £17,324,824 | £25,713,841 | £38,272,597 | £50,723,518 | £63,174,446 | £75,625,367 | £88,076,295 | |
| 7 Res7 - Larger low density scheme | 150 | £42,036 | £4,367,625 | £8,299,979 | £12,232,333 | £18,116,751 | £23,953,122 | £29,789,494 | £35,625,865 | £41,462,235 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £28,855,079 | £39,107,173 | £48,408,888 | £57,710,605 | £71,663,179 | £85,615,755 | £99,512,672 | £113,366,877 | £127,221,081 | |
| 9 Res9 - large flatted scheme | 300 | £15,577,979 | £23,975,347 | £31,566,814 | £39,120,337 | £50,450,621 | £61,780,905 | £73,111,189 | £84,425,331 | £95,675,732 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £7,018,414 | £10,495,934 | £13,627,800 | £16,755,693 | £21,429,683 | £26,079,959 | £30,730,236 | £35,357,671 | £39,974,932 | |
| 11 Res11 - Large higher density scheme | 750 | £9,809,791 | £11,492,130 | £5,984,691 | £13,440,691 | £24,501,305 | £35,529,343 | £46,458,834 | £57,388,325 | £68,247,918 | |
| 12 Res12 - Large very high density scheme | 750 | £10,412,048 | £21,703,162 | £31,861,817 | £41,984,165 | £57,014,742 | £71,922,867 | £86,781,621 | £101,565,061 | £116,321,468 | |
| 13 Res13 - Large very high density scheme | 1,000 | £30,141,597 | £48,448,746 | £65,091,607 | £81,734,469 | £106,698,762 | £131,663,054 | £156,627,347 | £181,591,640 | £206,418,539 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £5,536,262 | £2,204,603 | £812,661 | £3,799,202 | £8,276,980 | £12,758,761 | £17,238,542 | £21,718,320 | £26,198,101 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £4,039,215 | £6,679,087 | £9,078,968 | £11,478,851 | £15,078,675 | £18,678,497 | £22,278,321 | £25,878,145 | £29,463,706 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £14,836,915 | £29,516,317 | £42,861,240 | £56,206,162 | £76,223,537 | £96,240,931 | £116,258,305 | £136,275,680 | £156,293,054 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £635,259 | £2,052,327 | £3,345,116 | £4,637,904 | £6,577,087 | £8,516,272 | £10,455,456 | £12,394,639 | £14,333,822 | |
| 18 Stu1 - student accommodation 9 storey | - | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | £62,814,171 | |
| 19 Stu2 - Student accommodation 18 storey | - | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | £479,674,873 | |
| 20 CoL1 - Co-living scheme | 300 | £18,147,684 | £29,439,539 | £39,704,857 | £49,970,182 | £65,368,162 | £80,766,150 | £96,164,131 | £111,562,119 | £126,960,099 | |
| 21 Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | |
| 22 Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | |
| 23 Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | |
| 24 Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 | |
| 25 Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 | |
| 26 Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | |
| 27 Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | |
| 28 Sto1 - Storage | - | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | £723,064 | |
| 29 Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 | |
| 30 Ind3 - Industrial with residential | 55 | £14,790,646 | £15,879,021 | £16,868,453 | £17,857,884 | £19,342,032 | £20,826,179 | £22,310,327 | £23,794,474 | £25,278,622 | |
| 31 Ind4 - industrial with offices and residential | 27 | £5,067,669 | £5,571,072 | £6,028,710 | £6,486,349 | £9,808,388 | £10,494,846 | £11,181,304 | £11,867,762 | £12,554,220 | |

20% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | AH: 20.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% | |
|--|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,512,818 | £22,531,841 | £26,185,507 | £29,839,173 | £35,319,656 | £40,800,139 | £46,280,622 | £51,761,105 | £57,241,588 |
| 2 | Res 2 - med density small flatted scheme | 7 | £19,188,910 | £25,393,421 | £31,033,853 | £36,674,325 | £45,134,994 | £53,595,702 | £62,056,370 | £70,517,038 | £78,977,746 |
| 3 | Res 3 - high density small flatted scheme | 9 | £18,518,210 | £25,500,526 | £31,849,872 | £38,199,253 | £47,723,271 | £57,247,325 | £66,751,799 | £76,208,930 | £85,666,025 |
| 4 | Res4 - relatively low density - flats | 24 | £4,486,814 | £9,457,983 | £13,977,234 | £18,498,485 | £25,275,357 | £32,054,238 | £38,833,110 | £45,611,991 | £52,390,863 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,954,607 | £26,742,803 | £32,004,803 | £37,266,801 | £45,159,798 | £53,008,850 | £60,846,198 | £68,683,547 | £76,520,896 |
| 6 | Res6 - Med size site - flats | 80 | £3,802,733 | £14,448,931 | £24,036,306 | £33,623,841 | £47,916,409 | £62,146,037 | £76,375,665 | £90,605,294 | £104,834,922 |
| 7 | Res7 - Larger low density scheme | 150 | £2,008,375 | £6,951,906 | £11,446,024 | £15,940,144 | £22,637,288 | £29,307,427 | £35,977,565 | £42,647,704 | £49,317,843 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £33,651,961 | £45,357,984 | £55,988,515 | £66,619,049 | £82,564,848 | £98,510,647 | £114,381,096 | £130,214,472 | £146,047,848 |
| 9 | Res9 - large flatted scheme | 300 | £19,228,498 | £28,825,492 | £37,480,500 | £46,113,097 | £59,061,994 | £72,010,889 | £84,959,784 | £97,868,503 | £110,726,105 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,465,117 | £12,437,528 | £16,612,264 | £19,586,999 | £24,922,233 | £30,236,834 | £35,551,436 | £40,833,433 | £46,110,302 |
| 11 | Res11 - Large higher density scheme | 750 | £6,703,393 | £2,783,401 | £11,284,544 | £19,759,265 | £32,383,843 | £44,925,119 | £57,415,965 | £69,875,729 | £82,255,924 |
| 12 | Res12 - Large very high density scheme | 750 | £15,059,494 | £27,935,322 | £39,525,836 | £51,026,482 | £68,182,952 | £85,220,242 | £102,157,053 | £119,052,413 | £135,872,392 |
| 13 | Res13 - Large very high density scheme | 1,000 | £39,196,067 | £60,118,521 | £79,138,935 | £98,159,349 | £126,689,969 | £155,220,589 | £183,751,209 | £212,253,957 | £240,584,127 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £3,954,793 | £4,147,160 | £3,268,039 | £6,681,204 | £11,800,954 | £16,920,703 | £22,040,453 | £27,160,199 | £32,279,948 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £5,319,167 | £8,336,181 | £11,078,684 | £13,821,607 | £17,935,690 | £22,049,773 | £26,163,859 | £30,277,942 | £34,365,011 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £23,421,758 | £40,198,222 | £55,449,557 | £70,700,892 | £93,577,894 | £116,454,916 | £139,331,918 | £162,208,920 | £185,085,922 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £1,459,632 | £3,084,851 | £4,562,324 | £6,039,796 | £8,296,006 | £10,472,217 | £12,688,427 | £14,904,638 | £17,120,848 |
| 18 | Stu1 - student accommodation 9 storey | - | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 |
| 19 | Stu2 - Student accommodation 18 storey | - | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 |
| 20 | CoL1 - Co-living scheme | 300 | £25,394,382 | £38,299,354 | £50,031,158 | £61,762,954 | £79,360,648 | £96,958,342 | £114,556,036 | £132,153,737 | £149,751,431 |
| 21 | Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 |
| 22 | Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 |
| 23 | Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 |
| 24 | Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,622 | £23,171,892 | £23,171,892 | £23,171,892 |
| 25 | Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 |
| 26 | Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 |
| 27 | Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 |
| 28 | Sto1 - Storage | - | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 |
| 29 | Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 |
| 30 | Ind3 - Industrial with residential | 55 | £15,499,355 | £16,743,212 | £17,873,991 | £19,004,770 | £20,700,939 | £22,397,107 | £24,093,276 | £25,789,445 | £27,485,614 |
| 31 | Ind4 - industrial with offices and residential | 27 | £5,388,063 | £5,963,380 | £6,466,396 | £7,009,412 | £10,429,515 | £11,214,039 | £11,998,562 | £12,783,085 | £13,567,610 |

20% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)
Appraisal results - benchmark land value 2 (industrial/light industrial)

| | EUV £m | AH: 20.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £4,360,642 | | £4,360,642 | | £4,360,642 | | £4,360,642 | | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £18,512,818 | £22,531,841 | £26,185,507 | £29,839,173 | £35,319,656 | £40,800,139 | £46,280,622 | £51,761,105 | £57,241,588 | |
| 2 Res 2 - med density small flatted scheme | 7 | £19,188,910 | £25,393,421 | £31,033,853 | £36,674,325 | £45,134,994 | £53,595,702 | £62,056,370 | £70,517,038 | £78,977,746 | |
| 3 Res 3 - high density small flatted scheme | 9 | £18,516,210 | £25,500,526 | £31,849,872 | £38,199,253 | £47,723,271 | £57,247,325 | £66,751,799 | £76,208,930 | £85,666,025 | |
| 4 Res4 - relatively low density - flats | 24 | £4,488,814 | £9,457,983 | £13,977,234 | £18,496,485 | £25,275,357 | £32,054,238 | £38,833,110 | £45,611,991 | £52,390,863 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £20,954,607 | £26,742,803 | £32,004,803 | £37,266,801 | £45,159,798 | £53,008,850 | £60,846,198 | £68,683,547 | £76,520,896 | |
| 6 Res6 - Med size site - flats | 80 | £3,802,733 | £14,448,931 | £24,036,366 | £33,623,841 | £47,916,409 | £62,146,037 | £76,375,665 | £90,605,294 | £104,834,922 | |
| 7 Res7 - Larger low density scheme | 150 | £2,008,375 | £6,951,906 | £11,446,024 | £15,940,144 | £22,637,288 | £29,307,427 | £35,977,565 | £42,647,704 | £49,317,843 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £33,651,961 | £45,357,984 | £55,988,515 | £66,619,049 | £82,564,848 | £98,510,647 | £114,381,096 | £130,214,472 | £146,047,848 | |
| 9 Res9 - large flatted scheme | 300 | £19,228,498 | £28,825,492 | £37,480,500 | £46,113,097 | £59,061,994 | £72,010,889 | £84,959,784 | £97,868,503 | £110,726,105 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £8,465,117 | £12,437,528 | £16,012,264 | £19,586,999 | £24,922,233 | £30,236,834 | £35,551,436 | £40,833,433 | £46,110,302 | |
| 11 Res11 - Large higher density scheme | 750 | £6,703,393 | £2,783,401 | £11,284,544 | £19,759,265 | £32,383,843 | £44,925,119 | £57,415,965 | £69,875,729 | £82,255,924 | |
| 12 Res12 - Large very high density scheme | 750 | £15,059,494 | £27,935,322 | £39,525,836 | £51,026,482 | £68,182,952 | £85,220,242 | £102,157,053 | £119,052,413 | £135,872,392 | |
| 13 Res13 - Large very high density scheme | 1,000 | £39,196,067 | £60,118,521 | £79,138,935 | £98,159,349 | £126,689,969 | £155,220,589 | £183,751,209 | £212,253,957 | £240,584,127 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £3,954,793 | £147,160 | £3,268,039 | £6,681,204 | £11,800,954 | £16,920,703 | £22,040,453 | £27,160,199 | £32,279,948 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £5,319,167 | £3,336,161 | £11,078,684 | £13,821,607 | £17,935,690 | £22,049,773 | £26,163,859 | £30,277,942 | £34,365,011 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £23,421,758 | £40,198,222 | £55,449,557 | £70,700,892 | £93,577,894 | £116,454,916 | £139,331,918 | £162,208,920 | £185,085,922 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £1,459,632 | £3,064,851 | £4,562,324 | £6,039,796 | £8,256,008 | £10,472,217 | £12,688,427 | £14,904,638 | £17,120,848 | |
| 18 Stu1 - student accommodation 9 storey | - | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | |
| 19 Stu2 - Student accommodation 18 storey | - | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | |
| 20 CoL1 - Co-living scheme | 300 | £25,394,382 | £38,299,354 | £50,031,158 | £61,762,954 | £79,360,648 | £96,958,342 | £114,556,036 | £132,153,737 | £149,751,431 | |
| 21 Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | |
| 22 Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | |
| 23 Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | |
| 24 Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 | |
| 25 Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 | |
| 26 Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | |
| 27 Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | |
| 28 Sto1 - Storage | - | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | |
| 29 Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 | |
| 30 Ind3 - Industrial with residential | 55 | £15,499,355 | £16,743,212 | £17,873,991 | £19,004,770 | £20,700,939 | £22,397,107 | £24,093,276 | £25,789,445 | £27,485,614 | |
| 31 Ind4 - industrial with offices and residential | 27 | £5,388,063 | £5,963,380 | £6,436,396 | £7,009,412 | £10,429,515 | £11,214,039 | £11,998,562 | £12,783,085 | £13,567,610 | |

20% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)
Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 20.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £2,000,000 | | £2,000,000 | | Rented: 70% | | CIL: Adopted | | WS discount: | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £18,512,818 | £22,531,841 | £26,185,507 | £29,839,173 | £35,319,656 | £40,800,139 | £46,280,622 | £51,761,105 | £57,241,588 | |
| 2 Res 2 - med density small flatted scheme | 7 | £19,188,910 | £25,393,421 | £31,033,853 | £36,674,325 | £45,134,994 | £53,595,702 | £62,056,370 | £70,517,038 | £78,977,746 | |
| 3 Res 3 - high density small flatted scheme | 9 | £18,516,210 | £25,500,526 | £31,849,872 | £38,199,253 | £47,723,271 | £57,247,325 | £66,751,799 | £76,208,930 | £85,666,025 | |
| 4 Res4 - relatively low density - flats | 24 | £4,488,814 | £9,457,983 | £13,977,234 | £18,496,485 | £25,275,357 | £32,054,238 | £38,833,110 | £45,611,991 | £52,390,863 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £20,954,607 | £26,742,803 | £32,004,803 | £37,266,801 | £45,159,798 | £53,008,850 | £60,846,198 | £68,683,547 | £76,520,896 | |
| 6 Res6 - Med size site - flats | 80 | £3,902,733 | £14,448,931 | £24,036,366 | £33,623,841 | £47,916,409 | £62,146,037 | £76,375,665 | £90,605,294 | £104,834,922 | |
| 7 Res7 - Larger low density scheme | 150 | £2,008,375 | £6,951,906 | £11,446,024 | £15,940,144 | £22,637,288 | £29,307,427 | £35,977,565 | £42,647,704 | £49,317,843 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £33,651,961 | £45,357,984 | £55,988,515 | £66,619,049 | £82,564,848 | £98,510,647 | £114,381,096 | £130,214,472 | £146,047,848 | |
| 9 Res9 - large flatted scheme | 300 | £19,228,498 | £28,825,492 | £37,480,500 | £46,113,097 | £59,061,994 | £72,010,889 | £84,959,784 | £97,868,503 | £110,726,105 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £8,465,117 | £12,437,528 | £16,012,264 | £19,586,999 | £24,922,233 | £30,236,834 | £35,551,436 | £40,833,433 | £46,110,302 | |
| 11 Res11 - Large higher density scheme | 750 | £6,703,393 | £2,763,401 | £11,284,544 | £19,759,265 | £32,383,843 | £44,925,119 | £57,415,965 | £69,875,729 | £82,255,924 | |
| 12 Res12 - Large very high density scheme | 750 | £15,059,494 | £27,935,322 | £39,525,836 | £51,026,482 | £68,182,952 | £85,220,242 | £102,157,053 | £119,052,413 | £135,872,392 | |
| 13 Res13 - Large very high density scheme | 1,000 | £39,196,067 | £60,118,521 | £79,138,935 | £98,159,349 | £126,689,969 | £155,220,589 | £183,751,209 | £212,253,957 | £240,584,127 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £3,954,793 | £4,147,160 | £3,288,039 | £6,681,204 | £11,800,954 | £16,920,703 | £22,040,453 | £27,160,199 | £32,279,948 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £5,319,167 | £8,336,161 | £11,078,884 | £13,821,607 | £17,935,690 | £22,049,773 | £26,163,859 | £30,277,942 | £34,365,011 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £23,421,758 | £40,198,222 | £55,449,557 | £70,700,892 | £93,577,894 | £116,454,916 | £139,331,918 | £162,208,920 | £185,085,922 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £1,459,632 | £3,084,851 | £4,562,324 | £6,039,796 | £8,256,008 | £10,472,217 | £12,688,427 | £14,904,638 | £17,120,848 | |
| 18 Stu1 - student accommodation 9 storey | - | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | £80,023,264 | |
| 19 Stu2 - Student accommodation 18 storey | - | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | £515,133,351 | |
| 20 CoL1 - Co-living scheme | 300 | £25,394,382 | £38,299,354 | £50,031,158 | £61,762,954 | £79,360,648 | £96,958,342 | £114,556,036 | £132,153,737 | £149,751,431 | |
| 21 Off1 - small scale office scheme | - | £22,806,335 | £22,806,335 | £22,806,335 | £22,806,335 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | £10,122,407 | |
| 22 Off2 - med scale office scheme | - | £18,845,998 | £18,845,998 | £18,845,998 | £18,845,998 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | £36,688,093 | |
| 23 Off3 - large scale office scheme | - | £25,134,936 | £25,134,936 | £25,134,936 | £25,134,936 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | £48,910,611 | |
| 24 Ret1 - small retail | - | £2,126,659 | £2,126,659 | £2,126,659 | £2,126,659 | £4,004,163 | £13,802,822 | £23,171,892 | £23,171,892 | £23,171,892 | |
| 25 Ret2 - medium retail | - | £2,354,875 | £2,354,875 | £2,354,875 | £2,354,875 | £4,232,396 | £14,031,039 | £23,400,125 | £23,400,125 | £23,400,125 | |
| 26 Ret2 - large retail | - | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | £15,634,363 | |
| 27 Ind1 - industrial | - | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | £1,623,715 | |
| 28 Sto1 - Storage | - | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | £723,084 | |
| 29 Ind2 - industrial with offices | - | £2,645,807 | £2,645,807 | £2,645,807 | £2,645,807 | £20,991 | £20,991 | £20,991 | £20,991 | £20,991 | |
| 30 Ind3 - Industrial with residential | 55 | £15,499,355 | £16,743,212 | £17,873,991 | £19,004,770 | £20,700,939 | £22,397,107 | £24,093,276 | £25,789,445 | £27,485,614 | |
| 31 Ind4 - industrial with offices and residential | 27 | £5,388,063 | £5,963,380 | £6,496,396 | £7,009,412 | £10,429,515 | £11,214,039 | £11,998,562 | £12,783,085 | £13,567,610 | |

Appendix 4 - Appraisal results with growth

50% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | AH: 50.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% | |
|--|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £14,154,887 | £17,092,730 | £19,763,397 | £22,434,044 | £26,440,063 | £30,446,048 | £34,452,067 | £38,458,053 | £42,464,072 |
| 2 | Res 2 - med density small flatted scheme | 7 | £11,603,082 | £16,136,286 | £20,261,235 | £24,384,144 | £30,566,567 | £36,752,951 | £42,937,375 | £49,121,758 | £55,306,182 |
| 3 | Res 3 - high density small flatted scheme | 9 | £10,303,662 | £15,408,917 | £20,050,033 | £24,691,148 | £31,652,822 | £38,614,460 | £45,576,134 | £52,522,479 | £59,435,237 |
| 4 | Res4 - relatively low density - flats | 24 | £2,504,629 | £1,184,638 | £4,487,417 | £7,770,798 | £12,725,884 | £17,680,923 | £22,636,011 | £27,591,080 | £32,546,148 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £14,698,659 | £18,929,563 | £22,775,881 | £26,622,179 | £32,391,624 | £38,139,235 | £43,868,003 | £49,596,770 | £55,325,541 |
| 6 | Res6 - Med size site - flats | 80 | £11,062,348 | £3,284,438 | £3,789,132 | £10,797,185 | £21,309,187 | £31,821,218 | £42,241,418 | £52,642,674 | £63,043,924 |
| 7 | Res7 - Larger low density scheme | 150 | £5,013,349 | £1,346,704 | £1,955,125 | £5,240,136 | £10,167,651 | £15,095,166 | £19,977,137 | £24,852,726 | £29,728,313 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £20,084,203 | £28,706,127 | £36,476,593 | £44,247,060 | £55,902,763 | £67,558,465 | £79,214,165 | £90,799,354 | £102,372,879 |
| 9 | Res9 - large flatted scheme | 300 | £8,187,429 | £15,202,423 | £21,579,692 | £27,922,818 | £37,387,910 | £46,853,003 | £56,318,097 | £65,783,189 | £75,236,912 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £4,108,276 | £7,014,093 | £9,655,049 | £12,268,124 | £16,187,593 | £20,081,977 | £23,966,725 | £27,851,472 | £31,713,902 |
| 11 | Res11 - Large higher density scheme | 750 | £19,277,969 | £12,329,562 | £8,012,627 | £299,868 | £9,642,556 | £18,920,604 | £28,146,634 | £37,317,294 | £46,447,572 |
| 12 | Res12 - Large very high density scheme | 750 | £1,018,755 | £8,548,932 | £17,136,906 | £25,656,905 | £38,330,280 | £50,903,231 | £63,369,768 | £75,809,451 | £88,159,242 |
| 13 | Res13 - Large very high density scheme | 1,000 | £10,696,202 | £25,988,628 | £39,891,741 | £53,794,855 | £74,649,526 | £95,504,197 | £116,358,868 | £137,213,540 | £158,068,211 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £10,220,458 | £7,437,255 | £4,907,072 | £2,376,609 | £1,398,597 | £5,140,917 | £8,883,234 | £12,625,554 | £16,367,871 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £1,268,359 | £3,473,653 | £5,478,466 | £7,483,281 | £10,490,500 | £13,497,721 | £16,504,943 | £19,512,162 | £22,519,383 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £5,520,516 | £8,819,398 | £17,967,476 | £29,115,553 | £45,837,680 | £62,559,807 | £79,281,913 | £96,004,040 | £112,726,147 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £1,424,580 | £219,602 | £863,235 | £1,943,295 | £3,563,160 | £5,183,114 | £6,803,069 | £8,423,024 | £10,042,980 |
| 18 | Stu1 - student accommodation 9 storey | - | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 |
| 19 | Stu2 - Student accommodation 18 storey | - | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 |
| 20 | CoL1 - Co-living scheme | 300 | £1,695,746 | £10,526,733 | £19,104,177 | £27,679,622 | £40,542,789 | £53,405,963 | £66,269,130 | £79,132,296 | £91,995,463 |
| 21 | Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 |
| 22 | Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 |
| 23 | Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 |
| 24 | Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £5,979,057 | £18,438,666 | £29,396,320 | £29,396,320 | £29,396,320 |
| 25 | Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 |
| 26 | Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 |
| 27 | Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 |
| 28 | Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 |
| 29 | Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 |
| 30 | Ind3 - Industrial with residential | 55 | £15,138,556 | £18,047,763 | £16,674,315 | £17,700,866 | £18,940,693 | £20,180,520 | £21,420,348 | £22,660,176 | £23,900,002 |
| 31 | Ind4 - industrial with offices and residential | 27 | £5,559,837 | £5,990,369 | £8,362,672 | £8,744,973 | £10,400,823 | £10,974,276 | £11,547,730 | £12,121,183 | £12,694,636 |

50% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 2 (industrial/light industrial) | | AH: 50.0% | | | Rented: 70% | | CIL: Adopted | | WS discount: 50% | | |
|--|---|------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------|--------------|--------------|
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £14,154,987 | £17,092,730 | £19,763,387 | £22,434,044 | £26,440,063 | £30,446,048 | £34,452,067 | £38,458,053 | £42,464,072 |
| 2 | Res 2 - med density small flatted scheme | 7 | £11,603,082 | £16,138,286 | £20,261,235 | £24,384,144 | £30,568,567 | £36,752,951 | £42,937,375 | £49,121,758 | £55,306,182 |
| 3 | Res 3 - high density small flatted scheme | 9 | £10,303,682 | £15,408,917 | £20,050,033 | £24,691,148 | £31,652,822 | £38,614,460 | £45,576,134 | £52,522,479 | £59,435,237 |
| 4 | Res4 - relatively low density - flats | 24 | £2,504,829 | £1,184,038 | £4,467,417 | £7,770,796 | £12,725,884 | £17,680,933 | £22,636,011 | £27,591,080 | £32,546,148 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £14,698,659 | £18,929,583 | £22,775,881 | £26,622,179 | £32,391,624 | £38,139,235 | £43,868,003 | £49,596,770 | £55,325,541 |
| 6 | Res6 - Med size site - flats | 80 | £11,082,348 | £3,284,438 | £3,789,152 | £10,797,155 | £21,309,187 | £31,821,218 | £42,241,418 | £52,642,674 | £63,043,924 |
| 7 | Res7 - Larger low density scheme | 150 | £5,013,349 | £1,346,704 | £1,955,125 | £5,240,136 | £10,167,651 | £15,095,166 | £19,977,137 | £24,852,726 | £29,728,313 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £20,084,203 | £28,706,127 | £36,478,593 | £44,247,060 | £55,902,763 | £67,558,465 | £79,214,165 | £90,799,354 | £102,372,879 |
| 9 | Res9 - large flatted scheme | 300 | £8,187,429 | £15,292,423 | £21,579,692 | £27,922,818 | £37,387,910 | £46,853,003 | £58,318,097 | £68,783,189 | £75,236,912 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £4,168,276 | £7,014,093 | £9,655,049 | £12,268,124 | £16,187,593 | £20,081,977 | £23,966,725 | £27,851,472 | £31,713,902 |
| 11 | Res11 - Large higher density scheme | 750 | £19,277,969 | £12,329,582 | £8,012,827 | £299,868 | £9,642,556 | £18,920,604 | £28,148,634 | £37,317,294 | £46,447,572 |
| 12 | Res12 - Large very high density scheme | 750 | £1,018,755 | £8,548,932 | £17,136,906 | £25,656,905 | £38,330,280 | £50,903,231 | £63,369,768 | £75,809,451 | £88,159,242 |
| 13 | Res13 - Large very high density scheme | 1,000 | £10,695,202 | £25,988,628 | £39,891,741 | £53,794,855 | £74,649,528 | £95,504,197 | £116,358,868 | £137,213,540 | £158,068,211 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £10,220,458 | £7,437,255 | £4,907,072 | £2,376,689 | £1,396,597 | £5,140,917 | £8,883,234 | £12,625,554 | £16,367,871 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £1,268,359 | £3,473,653 | £5,478,466 | £7,483,281 | £10,490,500 | £13,497,721 | £16,504,943 | £19,512,162 | £22,519,383 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £5,520,518 | £6,819,398 | £17,967,476 | £29,115,553 | £45,837,680 | £62,559,807 | £79,281,913 | £96,004,040 | £112,726,147 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £1,424,580 | £219,802 | £863,235 | £1,943,295 | £3,563,160 | £5,183,114 | £6,803,069 | £8,423,024 | £10,042,980 |
| 18 | Stu1 - student accommodation 9 storey | - | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 |
| 19 | Stu2 - Student accommodation 18 storey | - | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 |
| 20 | CoL1 - Co-living scheme | 300 | £1,695,746 | £10,528,733 | £19,104,177 | £27,679,622 | £40,542,789 | £53,405,963 | £66,269,130 | £79,132,296 | £91,995,463 |
| 21 | Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 |
| 22 | Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 |
| 23 | Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 |
| 24 | Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £29,396,320 | £29,396,320 |
| 25 | Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 |
| 26 | Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 |
| 27 | Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 |
| 28 | Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 |
| 29 | Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 |
| 30 | Ind3 - Industrial with residential | 55 | £15,138,556 | £16,047,763 | £16,874,315 | £17,700,866 | £18,940,893 | £20,180,520 | £21,420,348 | £22,660,176 | £23,900,002 |
| 31 | Ind4 - industrial with offices and residential | 27 | £5,559,837 | £5,980,369 | £6,362,672 | £6,744,973 | £10,400,823 | £10,974,276 | £11,547,730 | £12,121,183 | £12,694,636 |

50% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)
Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 50.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £2,000,000 | | £2,000,000 | | Rented: 70% | | CIL: Adopted | | WS discount: | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £14,154,987 | £17,092,730 | £19,763,387 | £22,434,044 | £26,440,063 | £30,446,048 | £34,452,067 | £38,458,053 | £42,464,072 | |
| 2 Res 2 - med density small flatted scheme | 7 | £11,603,082 | £16,138,286 | £20,261,235 | £24,384,144 | £30,568,567 | £36,752,951 | £42,937,375 | £49,121,758 | £55,306,182 | |
| 3 Res 3 - high density small flatted scheme | 9 | £10,303,682 | £15,408,917 | £20,050,033 | £24,691,148 | £31,652,822 | £38,614,460 | £45,576,134 | £52,522,479 | £59,435,237 | |
| 4 Res4 - relatively low density - flats | 24 | £2,504,829 | £1,184,038 | £4,467,417 | £7,770,796 | £12,725,884 | £17,680,933 | £22,636,011 | £27,591,080 | £32,546,148 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £14,696,659 | £18,929,583 | £22,775,881 | £26,622,179 | £32,391,824 | £38,139,235 | £43,868,003 | £49,596,770 | £55,325,541 | |
| 6 Res6 - Med size site - flats | 80 | £11,082,348 | £3,284,438 | £3,789,132 | £10,797,155 | £21,309,187 | £31,821,218 | £42,241,418 | £52,642,674 | £63,043,924 | |
| 7 Res7 - Larger low density scheme | 150 | £5,013,349 | £1,346,704 | £1,956,125 | £5,240,136 | £10,167,651 | £15,095,166 | £19,977,137 | £24,852,726 | £29,728,313 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £20,084,203 | £28,706,127 | £36,478,593 | £44,247,060 | £55,902,763 | £67,558,465 | £79,214,165 | £90,799,354 | £102,372,879 | |
| 9 Res9 - large flatted scheme | 300 | £8,187,429 | £15,202,423 | £21,579,692 | £27,922,818 | £37,387,910 | £46,853,003 | £56,318,097 | £65,783,189 | £75,238,912 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £4,108,278 | £7,014,093 | £9,655,049 | £12,268,124 | £16,187,593 | £20,081,977 | £23,966,725 | £27,851,472 | £31,713,902 | |
| 11 Res11 - Large higher density scheme | 750 | £19,277,969 | £12,329,582 | £8,012,827 | £299,868 | £9,642,556 | £18,920,604 | £28,146,634 | £37,317,294 | £46,447,572 | |
| 12 Res12 - Large very high density scheme | 750 | £1,018,755 | £8,548,932 | £17,136,906 | £25,656,905 | £38,330,280 | £50,903,231 | £63,369,768 | £75,809,451 | £88,159,242 | |
| 13 Res13 - Large very high density scheme | 1,000 | £10,695,202 | £25,988,628 | £39,891,741 | £53,794,855 | £74,649,528 | £95,504,197 | £116,358,868 | £137,213,540 | £158,068,211 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £10,220,458 | £7,437,255 | £4,907,072 | £2,376,689 | £1,386,597 | £5,140,917 | £8,883,234 | £12,625,554 | £16,367,871 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £1,268,359 | £3,473,653 | £5,478,466 | £7,483,281 | £10,490,500 | £13,497,721 | £16,504,943 | £19,512,162 | £22,519,383 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £5,520,516 | £8,819,398 | £17,967,476 | £29,115,553 | £45,837,680 | £62,559,807 | £79,281,913 | £96,004,040 | £112,726,147 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £1,424,580 | £219,802 | £863,235 | £1,943,295 | £3,563,160 | £5,183,114 | £6,803,069 | £8,423,024 | £10,042,980 | |
| 18 Stu1 - student accommodation 9 storey | - | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | £45,662,245 | |
| 19 Stu2 - Student accommodation 18 storey | - | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | £485,817,951 | |
| 20 CoL1 - Co-living scheme | 300 | £1,696,746 | £10,528,733 | £19,104,177 | £27,679,622 | £40,542,789 | £53,405,963 | £66,269,130 | £79,132,296 | £91,995,463 | |
| 21 Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | |
| 22 Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | |
| 23 Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | |
| 24 Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £29,396,320 | £29,396,320 | |
| 25 Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 | |
| 26 Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | |
| 27 Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | |
| 28 Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | |
| 29 Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 | |
| 30 Ind3 - Industrial with residential | 55 | £15,138,556 | £16,047,763 | £16,874,315 | £17,700,866 | £18,940,893 | £20,180,520 | £21,420,348 | £22,660,176 | £23,900,002 | |
| 31 Ind4 - industrial with offices and residential | 27 | £5,559,837 | £5,980,369 | £6,362,672 | £6,744,973 | £10,400,823 | £10,974,276 | £11,547,730 | £12,121,183 | £12,694,636 | |

40% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | AH: 40.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% | |
|--|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,998,711 | £20,512,002 | £23,716,797 | £28,921,592 | £31,728,801 | £36,536,011 | £41,343,187 | £46,150,396 | £50,957,606 |
| 2 | Res 2 - med density small flatted scheme | 7 | £15,902,925 | £21,345,234 | £26,292,733 | £31,240,272 | £38,861,540 | £46,082,808 | £53,504,116 | £60,925,385 | £68,346,653 |
| 3 | Res 3 - high density small flatted scheme | 9 | £14,978,246 | £21,104,513 | £26,673,867 | £32,243,184 | £40,597,178 | £48,951,172 | £57,305,203 | £65,602,231 | £73,897,541 |
| 4 | Res4 - relatively low density - flats | 24 | £938,293 | £5,196,879 | £9,182,729 | £13,126,778 | £19,072,888 | £25,018,944 | £30,965,032 | £36,911,111 | £42,857,199 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £18,545,319 | £23,622,430 | £28,237,987 | £32,853,544 | £39,776,878 | £46,660,124 | £53,534,647 | £60,409,168 | £67,283,691 |
| 6 | Res6 - Med size site - flats | 80 | -£4,187,841 | £5,140,962 | £13,559,526 | £21,980,156 | £34,374,595 | £47,084,494 | £59,565,993 | £72,047,498 | £84,529,003 |
| 7 | Res7 - Larger low density scheme | 150 | -£1,772,175 | £2,586,767 | £6,530,779 | £10,472,791 | £18,365,809 | £22,247,328 | £28,098,032 | £33,948,738 | £39,799,444 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £27,820,471 | £38,113,147 | £47,437,708 | £56,762,270 | £70,749,111 | £84,735,952 | £98,682,170 | £112,570,402 | £126,458,631 |
| 9 | Res9 - large flatted scheme | 300 | £14,225,079 | £22,643,072 | £30,272,577 | £37,844,650 | £49,202,762 | £60,560,873 | £71,918,984 | £83,277,096 | £94,558,051 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,544,679 | £10,030,939 | £13,177,341 | £16,312,917 | £21,005,132 | £25,666,829 | £30,328,527 | £34,973,977 | £39,602,577 |
| 11 | Res11 - Large higher density scheme | 750 | -£13,866,909 | -£5,468,820 | £2,081,801 | £9,558,113 | £20,898,547 | £31,772,183 | £42,763,887 | £53,720,221 | £64,659,608 |
| 12 | Res12 - Large very high density scheme | 750 | £6,936,657 | £18,304,347 | £28,536,103 | £38,702,711 | £53,796,275 | £68,789,816 | £83,731,202 | £98,550,950 | £113,370,698 |
| 13 | Res13 - Large very high density scheme | 1,000 | £24,953,971 | £43,308,081 | £59,989,817 | £78,673,554 | £101,699,160 | £126,724,764 | £151,750,370 | £176,775,975 | £201,737,179 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | -£7,691,567 | -£4,351,744 | -£1,315,523 | £1,696,667 | £8,187,470 | £10,878,253 | £15,169,036 | £19,659,818 | £24,150,601 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £3,298,929 | £5,945,285 | £8,351,060 | £10,756,838 | £14,365,501 | £17,974,166 | £21,582,831 | £25,191,496 | £28,796,316 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £7,315,665 | £22,031,149 | £35,408,839 | £48,786,528 | £68,853,072 | £88,919,616 | £108,986,160 | £129,052,704 | £149,119,248 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | -£173,345 | £1,254,633 | £2,550,597 | £3,846,562 | £5,190,507 | £7,734,455 | £9,878,408 | £11,822,347 | £13,566,292 |
| 18 | Stu1 - student accommodation 9 storey | - | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 |
| 19 | Stu2 - Student accommodation 18 storey | - | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 |
| 20 | CoL1 - Co-living scheme | 300 | £11,559,299 | £22,878,887 | £33,169,425 | £43,459,955 | £58,895,758 | £74,331,561 | £89,767,364 | £105,203,160 | £120,638,963 |
| 21 | Off1 - small scale office scheme | - | -£21,017,557 | -£21,017,557 | -£21,017,557 | -£21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 |
| 22 | Off2 - med scale office scheme | - | -£13,892,438 | -£13,892,438 | -£13,892,438 | -£13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 |
| 23 | Off3 - large scale office scheme | - | -£18,530,194 | -£18,530,194 | -£18,530,194 | -£18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 |
| 24 | Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £5,979,057 | £18,438,666 | £29,396,320 | £29,396,320 | £29,396,320 |
| 25 | Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 |
| 26 | Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 |
| 27 | Ind1 - industrial | - | -£1,417,957 | -£1,417,957 | -£1,417,957 | -£1,417,957 | -£1,417,957 | -£1,417,957 | -£1,417,957 | -£1,417,957 | -£1,417,957 |
| 28 | Sto1 - Storage | - | -£406,945 | -£406,945 | -£406,945 | -£406,945 | -£406,945 | -£406,945 | -£406,945 | -£406,945 | -£406,945 |
| 29 | Ind2 - industrial with offices | - | -£2,216,036 | -£2,216,036 | -£2,216,036 | -£2,216,036 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 |
| 30 | Ind3 - Industrial with residential | 55 | £18,156,623 | £17,247,671 | £18,239,533 | £19,231,394 | £20,719,187 | £22,206,980 | £23,694,773 | £25,182,565 | £26,670,358 |
| 31 | Ind4 - industrial with offices and residential | 27 | £6,023,319 | £6,527,958 | £8,986,721 | £7,445,483 | £11,216,024 | £11,904,168 | £12,592,312 | £13,280,456 | £13,968,600 |

40% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

Appraisal results - benchmark land value 2 (industrial/light industrial)

| | EUV £m | AH: 40.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £4,360,642 | | £4,360,642 | | £4,360,642 | | £4,360,642 | | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £16,986,711 | £20,512,002 | £23,716,797 | £26,921,592 | £31,728,801 | £36,536,011 | £41,343,187 | £46,150,396 | £50,957,606 | |
| 2 Res 2 - med density small flatted scheme | 7 | £15,902,925 | £21,345,234 | £26,292,733 | £31,240,272 | £38,661,540 | £46,082,808 | £53,504,116 | £60,925,385 | £68,346,653 | |
| 3 Res 3 - high density small flatted scheme | 9 | £14,978,246 | £21,104,513 | £26,673,867 | £32,243,184 | £40,597,178 | £48,951,172 | £57,305,203 | £65,602,231 | £73,897,541 | |
| 4 Res4 - relatively low density - flats | 24 | £838,263 | £5,198,670 | £9,162,729 | £13,126,778 | £19,072,866 | £25,018,944 | £30,965,032 | £36,911,111 | £42,857,199 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £18,545,319 | £23,622,430 | £28,237,967 | £32,853,544 | £39,776,878 | £46,660,124 | £53,534,647 | £60,409,168 | £67,283,691 | |
| 6 Res6 - Med size site - flats | 80 | £4,187,841 | £5,140,902 | £10,550,526 | £21,960,156 | £34,574,595 | £47,084,494 | £59,565,993 | £72,047,498 | £84,529,003 | |
| 7 Res7 - Larger low density scheme | 150 | £1,772,175 | £2,586,767 | £5,530,779 | £10,472,791 | £16,385,809 | £22,247,328 | £28,098,032 | £33,948,738 | £39,799,444 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £27,620,471 | £36,113,147 | £47,437,708 | £56,762,270 | £70,749,111 | £84,735,952 | £98,682,170 | £112,570,402 | £126,458,631 | |
| 9 Res9 - large flatted scheme | 300 | £14,225,079 | £22,643,072 | £30,272,577 | £37,844,650 | £49,202,762 | £60,560,873 | £71,918,984 | £83,277,096 | £94,558,051 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £6,544,879 | £10,030,939 | £13,177,341 | £16,312,917 | £21,005,132 | £25,666,829 | £30,328,527 | £34,973,977 | £39,602,577 | |
| 11 Res11 - Large higher density scheme | 750 | £13,896,909 | £5,468,820 | £2,081,801 | £9,556,113 | £20,698,547 | £31,772,183 | £42,763,887 | £53,720,221 | £64,659,608 | |
| 12 Res12 - Large very high density scheme | 750 | £6,936,657 | £18,304,347 | £28,536,103 | £38,702,711 | £53,796,275 | £68,789,816 | £83,731,202 | £98,550,950 | £113,370,698 | |
| 13 Res13 - Large very high density scheme | 1,000 | £24,953,971 | £43,306,081 | £59,989,817 | £76,673,554 | £101,699,160 | £126,724,764 | £151,750,370 | £176,775,975 | £201,737,179 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £7,691,567 | £4,351,744 | £1,315,523 | £1,696,667 | £6,187,470 | £10,676,253 | £15,169,036 | £19,659,818 | £24,150,601 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £3,296,929 | £5,945,285 | £8,351,060 | £10,756,838 | £14,365,501 | £17,974,166 | £21,582,831 | £25,191,496 | £28,796,316 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £7,315,885 | £22,031,149 | £35,408,839 | £48,786,528 | £68,853,072 | £88,919,616 | £108,986,160 | £129,052,704 | £149,119,248 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £173,345 | £1,254,633 | £2,550,597 | £3,846,562 | £5,790,507 | £7,734,455 | £9,678,400 | £11,622,347 | £13,566,292 | |
| 18 Stu1 - student accommodation 9 storey | - | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | |
| 19 Stu2 - Student accommodation 18 storey | - | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | |
| 20 CoL1 - Co-living scheme | 300 | £11,559,299 | £22,878,887 | £33,169,425 | £43,459,955 | £58,895,758 | £74,331,561 | £89,767,364 | £105,203,160 | £120,638,963 | |
| 21 Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | |
| 22 Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | |
| 23 Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | |
| 24 Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £39,353,772 | £49,311,224 | |
| 25 Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £39,581,989 | £49,539,441 | |
| 26 Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | |
| 27 Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | |
| 28 Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | |
| 29 Ind2 - industrial with offices | - | £2,216,036 | £2,216,036 | £2,216,036 | £2,216,036 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 | |
| 30 Ind3 - Industrial with residential | 55 | £16,156,623 | £17,247,671 | £18,239,533 | £19,231,394 | £20,719,187 | £22,206,980 | £23,694,773 | £25,182,565 | £26,670,358 | |
| 31 Ind4 - industrial with offices and residential | 27 | £6,023,319 | £6,527,958 | £6,986,721 | £7,445,483 | £11,216,024 | £11,904,168 | £12,592,312 | £13,280,456 | £13,968,600 | |

40% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)
Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 40.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----|
| | | £2,000,000 | | | Rented: 70% | | | CIL: Adopted | | WS discount: | 0% |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £16,986,711 | £20,512,002 | £23,716,797 | £26,921,592 | £31,728,801 | £36,536,011 | £41,343,187 | £46,150,396 | £50,957,606 | |
| 2 Res 2 - med density small flatted scheme | 7 | £15,902,925 | £21,345,234 | £26,292,733 | £31,240,272 | £38,861,540 | £46,082,808 | £53,504,116 | £60,925,385 | £68,346,653 | |
| 3 Res 3 - high density small flatted scheme | 9 | £14,978,246 | £21,104,513 | £26,673,867 | £32,243,184 | £40,597,178 | £48,951,172 | £57,305,203 | £65,602,231 | £73,897,541 | |
| 4 Res4 - relatively low density - flats | 24 | £838,263 | £5,198,670 | £9,162,729 | £13,126,778 | £19,072,866 | £25,018,944 | £30,965,032 | £36,911,111 | £42,857,199 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £18,545,319 | £23,622,430 | £28,237,967 | £32,853,544 | £39,776,878 | £46,660,124 | £53,534,647 | £60,409,168 | £67,283,691 | |
| 6 Res6 - Med size site - flats | 80 | £4,187,841 | £5,140,902 | £10,550,526 | £21,960,156 | £34,574,595 | £47,084,494 | £59,565,993 | £72,047,498 | £84,529,003 | |
| 7 Res7 - Larger low density scheme | 150 | £1,772,175 | £2,588,767 | £6,530,779 | £10,472,791 | £16,385,809 | £22,247,328 | £28,098,032 | £33,948,738 | £39,799,444 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £27,620,471 | £38,113,147 | £47,437,708 | £56,762,270 | £70,749,111 | £84,735,952 | £98,682,170 | £112,570,402 | £126,458,631 | |
| 9 Res9 - large flatted scheme | 300 | £14,225,079 | £22,643,072 | £30,272,577 | £37,844,650 | £49,202,762 | £60,560,873 | £71,918,984 | £83,277,096 | £94,558,051 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £6,544,879 | £10,030,939 | £13,177,341 | £16,312,917 | £21,005,132 | £25,666,829 | £30,328,527 | £34,973,977 | £39,602,577 | |
| 11 Res11 - Large higher density scheme | 750 | £13,886,909 | £5,488,820 | £2,081,801 | £9,556,113 | £20,898,547 | £31,772,183 | £42,763,887 | £53,720,221 | £64,659,608 | |
| 12 Res12 - Large very high density scheme | 750 | £6,936,657 | £18,304,347 | £28,536,103 | £38,702,711 | £53,796,275 | £68,789,816 | £83,731,202 | £98,550,950 | £113,370,698 | |
| 13 Res13 - Large very high density scheme | 1,000 | £24,953,971 | £43,306,081 | £59,989,817 | £76,673,554 | £101,699,160 | £126,724,764 | £151,750,370 | £176,775,975 | £201,737,179 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £7,691,567 | £4,351,744 | £1,315,523 | £1,696,667 | £6,187,470 | £10,676,253 | £15,169,036 | £19,659,818 | £24,150,601 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £3,296,929 | £5,945,265 | £8,351,060 | £10,756,838 | £14,365,501 | £17,974,166 | £21,582,831 | £25,191,496 | £28,796,316 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £7,315,885 | £22,031,149 | £35,408,839 | £48,786,528 | £68,853,072 | £88,919,616 | £108,986,160 | £129,052,704 | £149,119,248 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £173,345 | £1,254,633 | £2,550,597 | £3,846,562 | £5,790,507 | £7,734,455 | £9,678,400 | £11,622,347 | £13,566,292 | |
| 18 Stu1 - student accommodation 9 storey | - | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | £65,788,835 | |
| 19 Stu2 - Student accommodation 18 storey | - | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | £527,287,772 | |
| 20 CoL1 - Co-living scheme | 300 | £11,559,299 | £22,878,887 | £33,169,425 | £43,459,955 | £58,895,758 | £74,331,561 | £89,767,364 | £105,203,160 | £120,638,963 | |
| 21 Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | |
| 22 Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | |
| 23 Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | |
| 24 Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £29,396,320 | £29,396,320 | |
| 25 Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 | |
| 26 Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | |
| 27 Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | |
| 28 Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | |
| 29 Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 | |
| 30 Ind3 - Industrial with residential | 55 | £16,156,623 | £17,247,671 | £18,239,533 | £19,231,394 | £20,719,187 | £22,206,980 | £23,694,773 | £25,182,565 | £26,670,358 | |
| 31 Ind4 - industrial with offices and residential | 27 | £6,023,319 | £6,527,958 | £6,986,721 | £7,445,483 | £11,216,024 | £11,904,168 | £12,592,312 | £13,280,456 | £13,968,600 | |

35% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | AH: 35.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% | |
|--|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,402,572 | £22,221,605 | £25,693,485 | £29,165,366 | £34,373,171 | £39,580,975 | £44,788,780 | £49,996,551 | £55,204,356 |
| 2 | Res 2 - med density small flatted scheme | 7 | £18,052,887 | £23,948,688 | £29,308,482 | £34,668,315 | £42,708,026 | £50,747,737 | £58,787,487 | £66,827,198 | £74,866,909 |
| 3 | Res 3 - high density small flatted scheme | 9 | £17,315,510 | £23,952,311 | £29,985,748 | £36,019,220 | £45,069,374 | £54,119,529 | £63,155,522 | £72,142,107 | £81,128,693 |
| 4 | Res4 - relatively low density - flats | 24 | £2,492,151 | £7,215,981 | £11,510,380 | £15,804,789 | £22,246,357 | £28,687,955 | £35,129,543 | £41,571,131 | £48,012,729 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,468,652 | £25,968,656 | £30,969,042 | £35,969,228 | £43,469,508 | £50,920,569 | £58,367,968 | £65,815,366 | £73,262,765 |
| 6 | Res6 - Med size site - flats | 80 | £17,10,586 | £19,320,795 | £18,431,226 | £27,541,650 | £41,185,028 | £54,706,654 | £68,228,287 | £81,749,914 | £95,271,547 |
| 7 | Res7 - Larger low density scheme | 150 | £4,546,093 | £4,546,093 | £8,618,606 | £13,089,120 | £19,481,953 | £25,820,217 | £32,158,481 | £38,496,745 | £44,835,009 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £31,688,605 | £42,616,657 | £52,918,265 | £63,019,872 | £78,172,285 | £93,324,698 | £108,410,342 | £123,455,923 | £138,501,506 |
| 9 | Res9 - large flatted scheme | 300 | £17,243,905 | £26,363,396 | £34,602,487 | £42,805,567 | £55,110,188 | £67,414,809 | £79,719,430 | £92,000,751 | £104,218,821 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £7,762,797 | £11,538,362 | £14,938,439 | £18,335,313 | £23,409,084 | £28,459,256 | £33,509,428 | £38,532,598 | £43,546,915 |
| 11 | Res11 - Large higher density scheme | 750 | £11,071,379 | £2,038,450 | £8,087,168 | £14,184,537 | £26,201,533 | £38,182,961 | £50,052,323 | £61,921,684 | £73,719,796 |
| 12 | Res12 - Large very high density scheme | 750 | £10,907,256 | £23,174,629 | £34,211,788 | £45,187,436 | £61,532,273 | £77,726,607 | £93,866,972 | £109,921,700 | £125,950,570 |
| 13 | Res13 - Large very high density scheme | 1,000 | £32,083,355 | £51,984,808 | £70,038,856 | £88,112,903 | £115,223,978 | £142,335,048 | £169,446,121 | £196,557,193 | £223,525,093 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £8,427,153 | £2,606,990 | £473,550 | £3,716,892 | £8,581,908 | £13,448,920 | £18,311,936 | £23,176,949 | £28,041,965 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £4,314,217 | £7,181,100 | £8,787,356 | £12,393,615 | £16,303,001 | £20,212,389 | £24,121,775 | £28,031,161 | £31,925,523 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £13,695,271 | £29,637,015 | £44,129,510 | £58,622,025 | £80,360,768 | £102,099,531 | £123,838,273 | £145,577,036 | £167,315,799 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £445,961 | £1,990,319 | £3,394,279 | £4,798,241 | £6,904,183 | £9,010,123 | £11,116,065 | £13,222,007 | £15,327,950 |
| 18 | Stu1 - student accommodation 9 storey | - | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 |
| 19 | Stu2 - Student accommodation 18 storey | - | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 |
| 20 | CoL1 - Co-living scheme | 300 | £16,791,679 | £29,053,968 | £40,202,041 | £51,350,122 | £68,072,239 | £84,794,356 | £101,516,474 | £118,238,591 | £134,960,716 |
| 21 | Off1 - small scale office scheme | - | £21,017,557 | £23,017,557 | £23,017,557 | £23,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 |
| 22 | Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 |
| 23 | Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 |
| 24 | Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,666 | £29,396,320 | £29,396,320 | £29,396,320 |
| 25 | Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 |
| 26 | Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 |
| 27 | Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 |
| 28 | Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 |
| 29 | Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 |
| 30 | Ind3 - Industrial with residential | 55 | £16,885,656 | £17,847,625 | £18,922,142 | £19,996,658 | £21,606,434 | £23,220,210 | £24,831,984 | £26,443,760 | £28,055,536 |
| 31 | Ind4 - industrial with offices and residential | 27 | £6,255,061 | £6,801,753 | £7,298,745 | £7,795,738 | £11,623,623 | £12,369,114 | £13,114,603 | £13,860,092 | £14,605,581 |

35% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 2 (industrial/light industrial) | | AH: 35.0% | | | Rented: 70% | | CIL: Adopted | | WS discount: 50% | | |
|--|---|------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------|--------------|--------------|
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £18,402,572 | £22,221,605 | £25,693,485 | £29,165,366 | £34,373,171 | £39,580,975 | £44,788,780 | £49,996,585 | £55,204,389 |
| 2 | Res 2 - med density small flatted scheme | 7 | £18,052,887 | £23,948,688 | £29,308,482 | £34,668,315 | £42,708,026 | £50,747,737 | £58,787,447 | £66,827,158 | £74,866,869 |
| 3 | Res 3 - high density small flatted scheme | 9 | £17,315,510 | £23,952,311 | £29,985,748 | £36,019,220 | £45,069,374 | £54,119,529 | £63,169,683 | £72,219,837 | £81,269,991 |
| 4 | Res4 - relatively low density - flats | 24 | £2,482,151 | £7,215,981 | £11,510,380 | £15,804,789 | £22,246,357 | £28,687,925 | £35,129,493 | £41,571,061 | £48,012,629 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £20,468,652 | £25,968,656 | £30,969,042 | £35,969,428 | £43,469,508 | £50,920,589 | £58,371,669 | £65,822,750 | £73,273,830 |
| 6 | Res6 - Med size site - flats | 80 | £17,588,588 | £9,320,795 | £18,431,226 | £27,541,650 | £41,185,028 | £54,706,654 | £68,228,280 | £81,749,906 | £95,271,532 |
| 7 | Res7 - Larger low density scheme | 150 | £151,586 | £4,548,093 | £8,818,606 | £13,089,120 | £19,481,953 | £25,820,217 | £32,158,481 | £38,496,745 | £44,835,009 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £31,688,605 | £42,816,657 | £52,918,265 | £63,019,872 | £78,172,285 | £93,324,698 | £108,477,111 | £123,629,524 | £138,781,937 |
| 9 | Res9 - large flatted scheme | 300 | £17,243,905 | £26,383,396 | £34,602,487 | £42,805,567 | £55,110,188 | £67,414,809 | £79,719,430 | £92,024,051 | £104,328,672 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £7,762,797 | £11,539,362 | £14,938,439 | £18,335,313 | £23,409,084 | £28,459,256 | £33,509,428 | £38,559,600 | £43,609,772 |
| 11 | Res11 - Large higher density scheme | 750 | £11,071,379 | £2,038,450 | £6,087,166 | £14,184,337 | £26,201,533 | £38,182,961 | £50,164,389 | £62,145,817 | £74,127,245 |
| 12 | Res12 - Large very high density scheme | 750 | £10,907,256 | £23,174,629 | £34,211,788 | £45,187,436 | £61,532,273 | £77,726,607 | £93,866,941 | £109,921,700 | £125,950,570 |
| 13 | Res13 - Large very high density scheme | 1,000 | £32,083,355 | £51,964,808 | £70,038,856 | £88,112,903 | £115,223,976 | £142,335,048 | £169,446,121 | £196,557,193 | £223,668,265 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £6,427,153 | £2,668,990 | £473,550 | £3,716,892 | £8,581,908 | £13,446,920 | £18,311,936 | £23,176,948 | £28,041,960 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £4,314,217 | £7,181,100 | £9,787,356 | £12,393,615 | £16,303,001 | £20,212,389 | £24,121,775 | £28,031,161 | £31,940,547 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £13,695,271 | £29,637,015 | £44,129,510 | £58,622,025 | £80,360,768 | £102,099,531 | £123,838,273 | £145,577,036 | £167,315,799 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £445,961 | £1,890,319 | £3,394,279 | £4,798,241 | £6,904,183 | £9,010,125 | £11,116,067 | £13,222,009 | £15,327,951 |
| 18 | Stu1 - student accommodation 9 storey | - | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 |
| 19 | Stu2 - Student accommodation 18 storey | - | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 |
| 20 | CoL1 - Co-living scheme | 300 | £18,791,079 | £29,053,968 | £40,202,041 | £51,350,122 | £68,072,239 | £84,794,356 | £101,516,474 | £118,238,591 | £134,960,708 |
| 21 | Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 |
| 22 | Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 |
| 23 | Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 |
| 24 | Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £39,353,772 | £49,311,224 |
| 25 | Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £39,581,989 | £49,539,441 |
| 26 | Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 |
| 27 | Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 |
| 28 | Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 |
| 29 | Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 |
| 30 | Ind3 - Industrial with residential | 55 | £16,865,656 | £17,847,625 | £18,922,142 | £19,996,658 | £21,608,434 | £23,220,210 | £24,831,986 | £26,443,762 | £28,055,538 |
| 31 | Ind4 - industrial with offices and residential | 27 | £6,255,061 | £6,801,753 | £7,298,745 | £7,795,738 | £11,623,623 | £12,369,114 | £13,114,603 | £13,860,092 | £14,605,581 |

35% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 35.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----|
| | | £2,000,000 | | | Rented: 70% | | | CIL: Adopted | | WS discount: | 0% |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £18,402,572 | £22,221,605 | £25,693,485 | £29,165,366 | £34,373,171 | £39,580,975 | £44,788,780 | £49,996,551 | £55,204,356 | |
| 2 Res 2 - med density small flatted scheme | 7 | £18,052,887 | £23,948,688 | £29,308,482 | £34,668,315 | £42,708,026 | £50,747,737 | £58,787,487 | £66,827,198 | £74,866,909 | |
| 3 Res 3 - high density small flatted scheme | 9 | £17,315,510 | £23,952,311 | £29,985,748 | £36,019,220 | £45,069,374 | £54,119,529 | £63,155,522 | £72,142,107 | £81,128,693 | |
| 4 Res4 - relatively low density - flats | 24 | £2,492,151 | £7,215,981 | £11,510,380 | £15,804,789 | £22,246,357 | £28,687,955 | £35,129,543 | £41,571,131 | £48,012,729 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £20,468,652 | £25,968,656 | £30,969,042 | £35,969,228 | £43,469,508 | £50,920,569 | £58,367,968 | £65,815,366 | £73,262,765 | |
| 6 Res6 - Med size site - flats | 80 | £17,588,586 | £9,320,795 | £18,431,226 | £27,541,650 | £41,185,028 | £54,706,654 | £68,228,287 | £81,749,914 | £95,271,547 | |
| 7 Res7 - Larger low density scheme | 150 | £151,586 | £4,548,093 | £8,818,606 | £13,089,120 | £19,481,953 | £25,820,217 | £32,158,481 | £38,496,745 | £44,835,009 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £31,688,605 | £42,816,657 | £52,918,265 | £63,019,872 | £78,172,285 | £93,324,698 | £108,410,342 | £123,455,923 | £138,501,506 | |
| 9 Res9 - large flatted scheme | 300 | £17,243,905 | £26,383,396 | £34,602,487 | £42,805,567 | £55,110,188 | £67,414,809 | £79,719,430 | £92,000,751 | £104,218,621 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £7,762,797 | £11,539,362 | £14,938,439 | £18,335,313 | £23,409,084 | £28,459,256 | £33,509,428 | £38,532,598 | £43,546,915 | |
| 11 Res11 - Large higher density scheme | 750 | £11,071,379 | £2,038,450 | £6,087,166 | £14,184,337 | £26,201,533 | £38,182,961 | £50,052,323 | £61,921,684 | £73,719,796 | |
| 12 Res12 - Large very high density scheme | 750 | £10,907,256 | £23,174,629 | £34,211,788 | £45,187,436 | £61,532,273 | £77,726,607 | £93,866,972 | £109,921,700 | £125,950,570 | |
| 13 Res13 - Large very high density scheme | 1,000 | £32,083,355 | £51,964,808 | £70,038,856 | £88,112,903 | £115,223,976 | £142,335,048 | £169,446,121 | £196,557,193 | £223,525,093 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £6,427,153 | £2,668,990 | £473,550 | £3,716,892 | £8,581,908 | £13,446,920 | £18,311,936 | £23,176,949 | £28,041,965 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £4,314,217 | £7,181,100 | £9,787,356 | £12,393,615 | £16,303,001 | £20,212,389 | £24,121,775 | £28,031,161 | £31,925,523 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £13,695,271 | £29,637,015 | £44,129,510 | £58,622,025 | £80,360,768 | £102,099,531 | £123,838,273 | £145,577,036 | £167,315,799 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £445,961 | £1,890,319 | £3,394,279 | £4,798,241 | £6,904,183 | £9,010,123 | £11,116,065 | £13,222,007 | £15,327,950 | |
| 18 Stu1 - student accommodation 9 storey | - | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | £75,852,120 | |
| 19 Stu2 - Student accommodation 18 storey | - | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | £548,022,682 | |
| 20 CoL1 - Co-living scheme | 300 | £18,791,079 | £29,053,968 | £40,202,041 | £51,350,122 | £68,072,239 | £84,794,356 | £101,516,474 | £118,238,591 | £134,960,716 | |
| 21 Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | |
| 22 Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | |
| 23 Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | |
| 24 Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £29,396,320 | £29,396,320 | |
| 25 Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 | |
| 26 Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | |
| 27 Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | |
| 28 Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | |
| 29 Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 | |
| 30 Ind3 - Industrial with residential | 55 | £16,865,656 | £17,847,625 | £18,922,142 | £19,996,658 | £21,608,434 | £23,220,210 | £24,831,984 | £26,443,760 | £28,055,536 | |
| 31 Ind4 - industrial with offices and residential | 27 | £6,255,061 | £6,801,753 | £7,298,745 | £7,795,738 | £11,623,623 | £12,369,114 | £13,114,603 | £13,860,092 | £14,605,581 | |

30% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | AH: 30.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% | |
|--|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £19,818,434 | £23,931,241 | £27,870,174 | £31,409,107 | £37,017,540 | £42,825,940 | £48,234,340 | £53,842,740 | £59,451,140 |
| 2 | Res 2 - med density small flatted scheme | 7 | £20,202,808 | £26,552,142 | £32,324,231 | £38,096,359 | £46,754,512 | £55,412,665 | £64,070,858 | £72,729,011 | £81,387,164 |
| 3 | Res 3 - high density small flatted scheme | 9 | £19,652,810 | £26,800,110 | £33,297,665 | £39,795,220 | £49,541,570 | £59,287,921 | £69,004,122 | £78,681,983 | £88,359,845 |
| 4 | Res4 - relatively low density - flats | 24 | £4,146,098 | £9,233,302 | £13,858,031 | £18,482,759 | £25,419,857 | £32,356,955 | £39,294,053 | £46,231,151 | £53,168,249 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £22,391,982 | £28,315,261 | £33,700,093 | £39,084,909 | £47,160,735 | £55,181,012 | £63,201,288 | £71,221,565 | £79,241,841 |
| 6 | Res6 - Med size site - flats | 80 | £2,706,337 | £13,500,895 | £23,311,926 | £33,123,151 | £47,767,061 | £62,326,821 | £76,890,575 | £91,452,329 | £106,014,083 |
| 7 | Res7 - Larger low density scheme | 150 | £1,448,503 | £6,507,419 | £11,106,434 | £15,705,447 | £22,567,283 | £29,393,106 | £36,218,928 | £43,044,752 | £49,870,574 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £35,553,648 | £47,520,167 | £58,398,823 | £69,277,477 | £85,595,459 | £101,913,441 | £118,138,513 | £134,341,446 | £150,544,382 |
| 9 | Res9 - large flatted scheme | 300 | £20,262,729 | £30,083,721 | £38,932,397 | £47,786,484 | £61,017,615 | £74,268,743 | £87,519,874 | £100,721,485 | £113,879,191 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,980,714 | £13,041,368 | £16,699,537 | £20,357,708 | £25,813,035 | £31,251,683 | £36,690,329 | £42,091,218 | £47,491,253 |
| 11 | Res11 - Large higher density scheme | 750 | £8,335,849 | £1,372,499 | £10,092,530 | £18,785,277 | £31,704,519 | £44,558,369 | £57,340,759 | £70,110,831 | £82,779,986 |
| 12 | Res12 - Large very high density scheme | 750 | £14,842,298 | £28,026,431 | £39,887,474 | £51,664,139 | £69,228,450 | £86,663,399 | £104,002,742 | £121,292,448 | £138,512,051 |
| 13 | Res13 - Large very high density scheme | 1,000 | £39,212,738 | £60,623,534 | £80,087,894 | £99,552,253 | £128,748,792 | £157,945,332 | £187,141,871 | £216,321,595 | £245,313,007 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £5,162,716 | £1,266,233 | £2,244,267 | £5,737,097 | £10,976,342 | £16,215,588 | £21,454,837 | £26,694,083 | £31,933,328 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £5,329,502 | £8,416,914 | £11,223,655 | £14,030,392 | £18,240,501 | £22,450,610 | £26,660,719 | £30,870,828 | £35,054,729 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £20,074,856 | £37,242,881 | £52,850,202 | £68,457,503 | £91,868,464 | £115,279,445 | £138,690,407 | £162,101,368 | £185,512,329 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £1,062,850 | £2,726,004 | £4,237,961 | £5,749,919 | £8,017,857 | £10,285,794 | £12,553,731 | £14,821,668 | £17,089,605 |
| 18 | Stu1 - student accommodation 9 storey | - | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 |
| 19 | Stu2 - Student accommodation 18 storey | - | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 |
| 20 | CoL1 - Co-living scheme | 300 | £22,022,860 | £35,229,041 | £47,234,664 | £59,240,288 | £77,248,728 | £95,257,159 | £113,265,591 | £131,274,031 | £149,282,463 |
| 21 | Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 |
| 22 | Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 |
| 23 | Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 |
| 24 | Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £5,979,057 | £18,438,866 | £29,396,320 | £29,396,320 | £29,396,320 |
| 25 | Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,065 | £29,624,537 | £29,624,537 | £29,624,537 |
| 26 | Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 |
| 27 | Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 |
| 28 | Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 |
| 29 | Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 |
| 30 | Ind3 - Industrial with residential | 55 | £17,174,689 | £18,447,578 | £18,604,750 | £20,781,923 | £22,497,681 | £24,233,439 | £25,969,197 | £27,704,955 | £29,440,713 |
| 31 | Ind4 - industrial with offices and residential | 27 | £6,486,502 | £7,075,547 | £7,610,771 | £8,145,994 | £12,031,224 | £12,634,059 | £13,636,894 | £14,439,729 | £15,242,563 |

30% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 2 (industrial/light industrial) | | AH: 30.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | | |
|--|---|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| EUV £m | | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | £4,360,642 | | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £19,818,434 | £23,931,241 | £27,870,174 | £31,409,107 | £37,017,540 | £42,625,940 | £48,234,340 | £53,842,740 | £59,451,140 |
| 2 | Res 2 - med density small flatted scheme | 7 | £20,202,808 | £26,552,142 | £32,324,231 | £38,096,359 | £46,754,512 | £55,412,665 | £64,070,858 | £72,729,011 | £81,387,164 |
| 3 | Res 3 - high density small flatted scheme | 9 | £19,652,810 | £26,800,110 | £33,297,665 | £39,795,220 | £49,541,570 | £59,287,921 | £69,004,122 | £78,681,983 | £88,359,845 |
| 4 | Res4 - relatively low density - flats | 24 | £4,148,098 | £9,233,302 | £13,858,031 | £18,482,759 | £25,419,857 | £32,356,955 | £39,294,053 | £46,231,151 | £53,168,249 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £22,391,982 | £28,315,261 | £33,700,093 | £39,084,909 | £47,160,735 | £55,181,012 | £63,201,288 | £71,221,565 | £79,241,841 |
| 6 | Res6 - Med size site - flats | 80 | £2,798,337 | £13,500,695 | £23,311,926 | £33,123,151 | £47,787,061 | £62,326,821 | £76,890,575 | £91,452,329 | £106,014,083 |
| 7 | Res7 - Larger low density scheme | 150 | £1,448,603 | £6,507,419 | £11,106,434 | £15,705,447 | £22,567,283 | £29,393,106 | £36,218,928 | £43,044,752 | £49,870,574 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £35,553,648 | £47,520,167 | £58,398,823 | £69,277,477 | £85,595,459 | £101,913,441 | £118,138,513 | £134,341,446 | £150,544,382 |
| 9 | Res9 - large flatted scheme | 300 | £20,262,729 | £30,083,721 | £38,932,397 | £47,786,484 | £61,017,615 | £74,268,743 | £87,519,874 | £100,721,485 | £113,879,191 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £8,980,714 | £13,041,366 | £16,699,537 | £20,357,708 | £25,813,035 | £31,251,683 | £36,690,329 | £42,091,218 | £47,491,253 |
| 11 | Res11 - Large higher density scheme | 750 | £8,338,849 | £13,372,499 | £19,092,530 | £26,185,277 | £33,704,519 | £44,558,369 | £57,340,759 | £70,110,831 | £82,779,986 |
| 12 | Res12 - Large very high density scheme | 750 | £14,842,299 | £28,026,431 | £39,887,474 | £51,664,139 | £69,228,450 | £86,663,399 | £104,002,742 | £121,292,448 | £138,512,051 |
| 13 | Res13 - Large very high density scheme | 1,000 | £39,212,738 | £60,623,534 | £80,087,894 | £99,552,253 | £128,748,792 | £157,945,332 | £187,141,871 | £216,321,595 | £245,313,007 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £5,162,716 | £11,266,233 | £2,244,267 | £5,737,097 | £10,976,342 | £16,215,588 | £21,454,837 | £26,694,083 | £31,933,328 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £5,329,502 | £8,416,914 | £11,223,655 | £14,030,392 | £18,240,501 | £22,450,610 | £26,660,719 | £30,870,828 | £35,054,729 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £20,074,858 | £37,242,881 | £52,850,202 | £68,457,503 | £91,868,464 | £115,279,445 | £138,690,407 | £162,101,368 | £185,512,329 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £1,062,856 | £2,726,004 | £4,237,961 | £5,749,919 | £8,017,857 | £10,285,794 | £12,553,731 | £14,821,668 | £17,089,605 |
| 18 | Stu1 - student accommodation 9 storey | - | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 |
| 19 | Stu2 - Student accommodation 18 storey | - | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 |
| 20 | CoL1 - Co-living scheme | 300 | £22,022,860 | £35,229,041 | £47,234,664 | £59,240,288 | £77,248,728 | £95,257,159 | £113,265,591 | £131,274,031 | £149,282,463 |
| 21 | Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 |
| 22 | Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 |
| 23 | Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 |
| 24 | Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £29,396,320 | £29,396,320 |
| 25 | Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 |
| 26 | Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 |
| 27 | Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 |
| 28 | Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 |
| 29 | Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 |
| 30 | Ind3 - Industrial with residential | 55 | £17,174,689 | £18,447,578 | £19,604,750 | £20,761,923 | £22,497,681 | £24,233,439 | £25,969,197 | £27,704,955 | £29,440,713 |
| 31 | Ind4 - industrial with offices and residential | 27 | £6,486,802 | £7,075,547 | £7,610,771 | £8,145,994 | £12,031,224 | £12,834,059 | £13,636,894 | £14,439,729 | £15,242,563 |

30% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 30.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £2,000,000 | | £2,000,000 | | Rented: 70% | | CIL: Adopted | | WS discount: | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £19,818,434 | £23,931,241 | £27,670,174 | £31,409,107 | £37,017,540 | £42,625,940 | £48,234,340 | £53,842,740 | £59,451,140 | |
| 2 Res 2 - med density small flatted scheme | 7 | £20,202,808 | £26,552,142 | £32,324,231 | £38,096,359 | £46,754,512 | £55,412,665 | £64,070,858 | £72,729,011 | £81,387,164 | |
| 3 Res 3 - high density small flatted scheme | 9 | £19,652,810 | £26,800,110 | £33,297,665 | £39,795,220 | £49,541,570 | £59,287,921 | £69,004,122 | £78,681,983 | £88,359,845 | |
| 4 Res4 - relatively low density - flats | 24 | £4,148,098 | £9,233,302 | £13,858,031 | £18,482,759 | £25,419,857 | £32,356,955 | £39,294,053 | £46,231,151 | £53,168,249 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £22,391,982 | £28,315,261 | £33,700,093 | £39,084,909 | £47,160,735 | £55,181,012 | £63,201,288 | £71,221,565 | £79,241,841 | |
| 6 Res6 - Med size site - flats | 80 | £2,708,337 | £13,500,695 | £23,311,926 | £33,123,151 | £47,767,061 | £62,326,821 | £76,890,575 | £91,452,329 | £106,014,083 | |
| 7 Res7 - Larger low density scheme | 150 | £1,448,603 | £6,507,419 | £11,106,434 | £15,705,447 | £22,567,283 | £29,393,106 | £36,218,928 | £43,044,752 | £49,870,574 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £35,553,648 | £47,520,167 | £58,398,823 | £69,277,477 | £85,595,459 | £101,913,441 | £118,138,513 | £134,341,446 | £150,544,382 | |
| 9 Res9 - large flatted scheme | 300 | £20,262,729 | £30,083,721 | £38,932,397 | £47,786,484 | £61,017,615 | £74,268,743 | £87,519,874 | £100,721,485 | £113,879,191 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £8,980,714 | £13,041,366 | £16,699,537 | £20,357,708 | £25,813,035 | £31,251,683 | £36,690,329 | £42,091,218 | £47,491,253 | |
| 11 Res11 - Large higher density scheme | 750 | £8,338,849 | £13,372,499 | £19,092,530 | £26,185,277 | £33,704,519 | £44,558,369 | £57,340,759 | £70,110,831 | £82,779,986 | |
| 12 Res12 - Large very high density scheme | 750 | £14,842,299 | £28,026,431 | £39,887,474 | £51,664,139 | £69,228,450 | £86,663,399 | £104,002,742 | £121,292,448 | £138,512,051 | |
| 13 Res13 - Large very high density scheme | 1,000 | £39,212,738 | £60,623,534 | £80,087,894 | £99,552,253 | £128,748,792 | £157,945,332 | £187,141,871 | £216,321,595 | £245,313,007 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £5,162,716 | £11,266,233 | £2,244,267 | £5,737,097 | £10,976,342 | £16,215,588 | £21,454,837 | £26,694,083 | £31,933,328 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £5,329,502 | £8,416,914 | £11,223,655 | £14,030,392 | £18,240,501 | £22,450,610 | £26,660,719 | £30,870,828 | £35,054,729 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £20,074,858 | £37,242,881 | £52,850,202 | £68,457,503 | £91,868,464 | £115,279,445 | £138,690,407 | £162,101,368 | £185,512,329 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £1,062,856 | £2,726,004 | £4,237,961 | £5,749,919 | £8,017,857 | £10,285,794 | £12,553,731 | £14,821,668 | £17,089,605 | |
| 18 Stu1 - student accommodation 9 storey | - | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | £85,915,415 | |
| 19 Stu2 - Student accommodation 18 storey | - | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | £568,757,593 | |
| 20 CoL1 - Co-living scheme | 300 | £22,022,860 | £35,229,041 | £47,234,664 | £59,240,288 | £77,248,728 | £95,257,159 | £113,265,591 | £131,274,031 | £149,282,463 | |
| 21 Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 | |
| 22 Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | |
| 23 Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | |
| 24 Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £29,396,320 | £29,396,320 | |
| 25 Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 | |
| 26 Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | |
| 27 Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | |
| 28 Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | |
| 29 Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 | |
| 30 Ind3 - Industrial with residential | 55 | £17,174,689 | £18,447,578 | £19,604,750 | £20,761,923 | £22,497,681 | £24,233,439 | £25,969,197 | £27,704,955 | £29,440,713 | |
| 31 Ind4 - industrial with offices and residential | 27 | £6,486,802 | £7,075,547 | £7,610,771 | £8,145,994 | £12,031,224 | £12,834,059 | £13,636,894 | £14,439,729 | £15,242,563 | |

20% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)

| Appraisal results - benchmark land value 1 (offices) | | AH: 20.0% | | Rented: 70% | | CIL: Adopted | | WS discount: | | 50% | |
|--|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------|
| | | £20,046,069 £6,450 /sqm | £20,046,069 £7,000 /sqm | £20,046,069 £7,500 /sqm | £20,046,069 £8,000 /sqm | £20,046,069 £8,750 /sqm | £20,046,069 £9,500 /sqm | £20,046,069 £10,250 /sqm | £20,046,069 £11,000 /sqm | £20,046,069 £11,750 /sqm | |
| 1 | Res1 - low density mix of terrace and flats | 5 | £22,650,125 | £27,350,513 | £31,623,584 | £35,896,656 | £42,306,246 | £48,715,869 | £55,125,460 | £61,535,083 | £67,944,674 |
| 2 | Res 2 - med density small flatted scheme | 7 | £24,502,692 | £31,759,050 | £38,355,769 | £44,952,447 | £54,847,485 | £64,742,522 | £74,637,560 | £84,532,638 | £94,427,676 |
| 3 | Res 3 - high density small flatted scheme | 9 | £24,327,374 | £32,495,706 | £39,921,499 | £47,347,292 | £58,485,963 | £69,624,634 | £80,761,359 | £91,781,772 | £102,822,185 |
| 4 | Res4 - relatively low density - flats | 24 | £7,463,982 | £13,287,934 | £18,553,333 | £23,838,741 | £31,766,859 | £39,894,966 | £47,823,074 | £55,551,192 | £63,461,640 |
| 5 | Res5 - Med size site - mix of terrace and flats | 80 | £26,238,645 | £33,008,128 | £39,162,203 | £45,316,278 | £54,535,871 | £63,701,904 | £72,867,933 | £82,033,962 | £91,199,992 |
| 6 | Res6 - Med size site - flats | 80 | £9,626,362 | £21,860,481 | £33,073,320 | £44,286,152 | £60,931,139 | £77,573,148 | £94,215,150 | £110,857,153 | £127,499,162 |
| 7 | Res7 - Larger low density scheme | 150 | £4,644,454 | £10,426,072 | £15,682,088 | £20,937,003 | £28,737,944 | £36,538,884 | £44,339,823 | £52,140,764 | £59,941,705 |
| 8 | Res8 - Mid-size flatted scheme | 225 | £43,251,165 | £56,927,189 | £69,359,938 | £81,792,684 | £100,441,807 | £119,077,215 | £137,594,854 | £156,112,494 | £174,630,133 |
| 9 | Res9 - large flatted scheme | 300 | £26,300,379 | £37,496,120 | £47,592,219 | £57,688,318 | £72,832,466 | £87,976,614 | £103,120,763 | £118,162,952 | £133,200,330 |
| 10 | Res10 - Lower density scheme mix of terrace and flats | 300 | £11,416,550 | £16,040,967 | £20,221,734 | £24,402,501 | £30,620,938 | £36,836,535 | £43,036,993 | £49,208,461 | £55,379,929 |
| 11 | Res11 - Large higher density scheme | 750 | £2,864,769 | £6,137,509 | £8,102,411 | £27,945,643 | £42,700,740 | £57,309,185 | £71,917,630 | £86,421,330 | £100,900,364 |
| 12 | Res12 - Large very high density scheme | 750 | £22,696,778 | £37,683,368 | £51,206,394 | £64,617,542 | £84,611,326 | £104,514,618 | £124,274,283 | £144,016,619 | £163,635,016 |
| 13 | Res13 - Large very high density scheme | 1,000 | £53,471,507 | £77,940,968 | £100,185,970 | £122,430,952 | £155,798,428 | £189,165,900 | £222,533,373 | £255,755,792 | £288,888,834 |
| 14 | Shelt1 - Self-contained sheltered scheme | 80 | £2,633,645 | £1,793,894 | £5,785,699 | £9,777,507 | £15,785,215 | £21,752,927 | £27,740,638 | £33,728,347 | £39,716,059 |
| 15 | Exc1 - Self-contained extra care scheme | 80 | £7,360,075 | £10,888,546 | £14,096,246 | £17,303,949 | £22,115,502 | £26,927,055 | £31,738,608 | £36,535,398 | £41,313,144 |
| 16 | CH1 - Care Home C2 - tall building | 60 | £32,834,007 | £52,454,633 | £70,291,565 | £88,128,477 | £114,883,876 | £141,639,255 | £168,394,653 | £195,150,032 | £221,905,431 |
| 17 | CH2 - Care Home C2 Self contained low rise building | 60 | £2,296,626 | £4,197,373 | £5,925,325 | £7,853,277 | £10,245,306 | £12,837,135 | £15,429,062 | £18,020,990 | £20,612,919 |
| 18 | Stu1 - student accommodation 9 storey | - | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 |
| 19 | Stu2 - Student accommodation 18 storey | - | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 |
| 20 | CoL1 - Co-living scheme | 300 | £32,486,413 | £47,579,195 | £61,299,912 | £75,020,621 | £95,601,690 | £116,182,758 | £136,763,826 | £157,344,894 | £177,925,962 |
| 21 | Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 |
| 22 | Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 |
| 23 | Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 |
| 24 | Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,666 | £29,396,320 | £29,396,320 | £29,396,320 |
| 25 | Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,065 | £29,624,537 | £29,624,537 | £29,624,537 |
| 26 | Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 |
| 27 | Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 |
| 28 | Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 |
| 29 | Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 |
| 30 | Ind3 - Industrial with residential | 55 | £18,192,758 | £19,647,406 | £20,969,968 | £22,292,451 | £24,276,175 | £26,259,898 | £28,243,622 | £30,227,345 | £32,211,069 |
| 31 | Ind4 - industrial with offices and residential | 27 | £6,950,285 | £7,623,136 | £8,234,820 | £8,846,504 | £12,846,425 | £13,763,950 | £14,681,475 | £15,599,001 | £16,516,527 |

20% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)
Appraisal results - benchmark land value 2 (industrial/light industrial)

| | EUV £m | AH: 20.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £4,360,642 | | £4,360,642 | | £4,360,642 | | £4,360,642 | | £4,360,642 | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £22,650,125 | £27,350,513 | £31,623,584 | £35,896,656 | £42,306,246 | £48,715,869 | £55,125,460 | £61,535,083 | £67,944,674 | |
| 2 Res 2 - med density small flatted scheme | 7 | £24,502,692 | £31,759,050 | £38,355,769 | £44,952,447 | £54,847,485 | £64,742,522 | £74,637,560 | £84,532,638 | £94,427,676 | |
| 3 Res 3 - high density small flatted scheme | 9 | £24,327,374 | £32,495,706 | £39,921,499 | £47,347,292 | £58,485,963 | £69,624,634 | £80,763,305 | £91,901,976 | £102,822,185 | |
| 4 Res4 - relatively low density - flats | 24 | £7,453,982 | £13,267,924 | £18,553,333 | £23,838,741 | £31,766,859 | £39,894,966 | £47,823,074 | £55,551,192 | £63,481,640 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £26,236,645 | £33,008,128 | £39,162,203 | £45,316,278 | £54,535,871 | £63,701,904 | £72,867,933 | £82,033,962 | £91,199,992 | |
| 6 Res6 - Med size site - flats | 80 | £9,526,362 | £21,860,481 | £33,073,320 | £44,286,152 | £60,931,139 | £77,573,148 | £94,215,150 | £110,857,153 | £127,499,162 | |
| 7 Res7 - Larger low density scheme | 150 | £4,644,454 | £10,426,072 | £15,682,088 | £20,937,003 | £28,737,944 | £36,538,884 | £44,339,823 | £52,140,764 | £59,941,705 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £43,251,165 | £56,927,189 | £69,359,938 | £81,792,684 | £100,441,807 | £119,077,215 | £137,594,854 | £156,112,494 | £174,630,133 | |
| 9 Res9 - large flatted scheme | 300 | £26,300,379 | £37,496,120 | £47,592,219 | £57,688,318 | £72,832,466 | £87,976,614 | £103,120,763 | £118,162,952 | £133,200,330 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £11,416,550 | £16,040,967 | £20,221,734 | £24,402,501 | £30,620,938 | £36,836,535 | £43,036,993 | £49,208,461 | £55,379,929 | |
| 11 Res11 - Large higher density scheme | 750 | £2,864,769 | £8,137,509 | £18,102,411 | £27,945,843 | £42,700,740 | £57,309,185 | £71,917,630 | £86,421,330 | £100,900,364 | |
| 12 Res12 - Large very high density scheme | 750 | £22,696,778 | £37,683,368 | £51,206,394 | £64,617,542 | £84,611,326 | £104,514,618 | £124,274,283 | £144,016,619 | £163,635,016 | |
| 13 Res13 - Large very high density scheme | 1,000 | £53,471,507 | £77,940,988 | £100,185,970 | £122,430,952 | £155,798,426 | £189,165,900 | £222,533,373 | £255,755,792 | £288,888,834 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £2,633,645 | £1,793,894 | £5,785,699 | £9,777,507 | £15,765,215 | £21,752,927 | £27,740,638 | £33,728,347 | £39,716,059 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £7,360,075 | £10,888,546 | £14,096,246 | £17,303,949 | £22,115,502 | £26,927,055 | £31,738,608 | £36,535,398 | £41,313,144 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £32,834,007 | £52,454,633 | £70,291,565 | £88,128,477 | £114,883,876 | £141,639,255 | £168,394,653 | £195,150,032 | £221,905,431 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £2,296,626 | £4,197,373 | £5,925,325 | £7,653,277 | £10,245,206 | £12,837,135 | £15,429,062 | £18,020,990 | £20,612,919 | |
| 18 Stu1 - student accommodation 9 storey | - | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | |
| 19 Stu2 - Student accommodation 18 storey | - | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | |
| 20 CoL1 - Co-living scheme | 300 | £32,486,413 | £47,579,195 | £61,299,912 | £75,020,621 | £95,601,690 | £116,182,758 | £136,763,826 | £157,344,894 | £177,925,962 | |
| 21 Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 | £17,414,780 | |
| 22 Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | |
| 23 Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | |
| 24 Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £29,396,320 | £29,396,320 | |
| 25 Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 | |
| 26 Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | |
| 27 Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | |
| 28 Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | |
| 29 Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 | |
| 30 Ind3 - Industrial with residential | 55 | £18,192,756 | £19,647,486 | £20,969,968 | £22,292,451 | £24,276,175 | £26,259,898 | £28,243,622 | £30,227,345 | £32,211,069 | |
| 31 Ind4 - industrial with offices and residential | 27 | £6,950,285 | £7,623,136 | £8,234,820 | £8,846,504 | £12,846,425 | £13,763,950 | £14,681,475 | £15,599,001 | £16,516,527 | |

20% affordable (70% London Affordable Rent, 30% shared ownership £90k max household income, no grant)
Appraisal results - benchmark land value 3 (public land)

| | EUV £m | AH: 20.0% | | | | | | | | | |
|--|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| | | £2,000,000 | | £2,000,000 | | Rented: 70% | | CIL: Adopted | | WS discount: | |
| | | £6,450 | £7,000 | £7,500 | £8,000 | £8,750 | £9,500 | £10,250 | £11,000 | £11,750 | |
| 1 Res1 - low density mix of terrace and flats | 5 | £22,650,125 | £27,350,513 | £31,623,584 | £35,896,656 | £42,306,246 | £48,715,869 | £55,125,460 | £61,535,083 | £67,944,674 | |
| 2 Res 2 - med density small flatted scheme | 7 | £24,502,692 | £31,759,050 | £38,355,769 | £44,952,447 | £54,847,485 | £64,742,522 | £74,637,560 | £84,532,638 | £94,427,676 | |
| 3 Res 3 - high density small flatted scheme | 9 | £24,327,374 | £32,495,706 | £39,921,499 | £47,347,292 | £58,485,963 | £69,624,634 | £80,763,305 | £91,901,976 | £102,040,647 | |
| 4 Res4 - relatively low density - flats | 24 | £7,453,982 | £13,267,924 | £18,553,333 | £23,838,741 | £31,766,859 | £39,894,966 | £47,623,074 | £55,551,192 | £63,481,640 | |
| 5 Res5 - Med size site - mix of terrace and flats | 80 | £26,236,645 | £33,008,126 | £39,162,203 | £45,316,278 | £54,535,871 | £63,701,904 | £72,867,933 | £82,033,962 | £91,199,992 | |
| 6 Res6 - Med size site - flats | 80 | £9,526,362 | £21,860,481 | £33,073,320 | £44,286,152 | £60,931,139 | £77,573,148 | £94,215,150 | £110,857,153 | £127,499,162 | |
| 7 Res7 - Larger low density scheme | 150 | £4,644,454 | £10,426,072 | £15,682,088 | £20,937,003 | £28,737,944 | £36,538,884 | £44,339,823 | £52,140,764 | £59,941,705 | |
| 8 Res8 - Mid-size flatted scheme | 225 | £43,251,165 | £56,927,189 | £69,359,938 | £81,792,684 | £100,441,807 | £119,077,215 | £137,594,854 | £156,112,494 | £174,630,133 | |
| 9 Res9 - large flatted scheme | 300 | £26,300,379 | £37,496,120 | £47,592,219 | £57,688,318 | £72,832,466 | £87,976,614 | £103,120,763 | £118,264,912 | £133,409,060 | |
| 10 Res10 - Lower density scheme mix of terrace and flats | 300 | £11,416,550 | £16,040,967 | £20,221,734 | £24,402,501 | £30,620,938 | £36,836,535 | £43,036,993 | £49,208,461 | £55,379,929 | |
| 11 Res11 - Large higher density scheme | 750 | £2,864,769 | £8,137,509 | £18,102,411 | £27,945,843 | £42,700,740 | £57,309,185 | £71,917,630 | £86,421,330 | £100,900,364 | |
| 12 Res12 - Large very high density scheme | 750 | £22,696,778 | £37,683,368 | £51,206,394 | £64,617,542 | £84,611,326 | £104,514,618 | £124,274,283 | £144,016,619 | £163,635,016 | |
| 13 Res13 - Large very high density scheme | 1,000 | £53,471,507 | £77,940,988 | £100,185,970 | £122,430,952 | £155,798,426 | £189,165,900 | £222,533,373 | £255,755,792 | £288,888,834 | |
| 14 Shelt1 - Self-contained sheltered scheme | 80 | £2,633,645 | £1,793,894 | £5,785,899 | £9,777,507 | £15,765,215 | £21,752,927 | £27,740,638 | £33,728,347 | £39,716,059 | |
| 15 Exc1 - Self-contained extra care scheme | 80 | £7,360,075 | £10,888,546 | £14,096,246 | £17,303,949 | £22,115,502 | £26,927,055 | £31,738,608 | £36,535,398 | £41,313,144 | |
| 16 CH1 - Care Home C2 - tall building | 60 | £32,834,007 | £52,454,633 | £70,291,565 | £88,128,477 | £114,883,876 | £141,639,255 | £168,394,653 | £195,150,032 | £221,905,431 | |
| 17 CH2 - Care Home C2 Self contained low rise building | 60 | £2,296,626 | £4,197,373 | £5,925,325 | £7,653,277 | £10,245,206 | £12,837,135 | £15,429,062 | £18,020,990 | £20,612,919 | |
| 18 Stu1 - student accommodation 9 storey | - | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | £106,042,005 | |
| 19 Stu2 - Student accommodation 18 storey | - | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | £610,227,423 | |
| 20 CoL1 - Co-living scheme | 300 | £32,486,413 | £47,579,195 | £61,299,912 | £75,020,621 | £95,601,690 | £116,182,758 | £136,763,826 | £157,344,894 | £177,925,962 | |
| 21 Off1 - small scale office scheme | - | £21,017,557 | £21,017,557 | £21,017,557 | £21,017,557 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | £17,414,760 | |
| 22 Off2 - med scale office scheme | - | £13,892,438 | £13,892,438 | £13,892,438 | £13,892,438 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | £50,942,752 | |
| 23 Off3 - large scale office scheme | - | £18,530,194 | £18,530,194 | £18,530,194 | £18,530,194 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | £67,916,823 | |
| 24 Ret1 - small retail | - | £4,783,230 | £4,783,230 | £4,783,230 | £4,783,230 | £6,979,057 | £18,438,868 | £29,396,320 | £29,396,320 | £29,396,320 | |
| 25 Ret2 - medium retail | - | £5,011,447 | £5,011,447 | £5,011,447 | £5,011,447 | £7,207,274 | £18,667,085 | £29,624,537 | £29,624,537 | £29,624,537 | |
| 26 Ret2 - large retail | - | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | £19,797,780 | |
| 27 Ind1 - industrial | - | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | £1,417,957 | |
| 28 Sto1 - Storage | - | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | £406,945 | |
| 29 Ind2 - industrial with offices | - | £2,216,038 | £2,216,038 | £2,216,038 | £2,216,038 | £890,613 | £890,613 | £890,613 | £890,613 | £890,613 | |
| 30 Ind3 - Industrial with residential | 55 | £18,192,756 | £19,647,486 | £20,969,968 | £22,292,451 | £24,276,175 | £26,259,898 | £28,243,622 | £30,227,345 | £32,211,069 | |
| 31 Ind4 - industrial with offices and residential | 27 | £6,950,285 | £7,623,136 | £8,234,820 | £8,846,504 | £12,846,425 | £13,763,950 | £14,681,475 | £15,599,001 | £16,516,527 | |

Appendix 5 - Sample appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

| | |
|-----------------|-------------------------|
| Local Authority | LONDON BOROUGH OF BRENT |
| Area(s) | |
| Author | |
| Date | 27 September 2018 |
| Reference | |

| | |
|------|----|
| Site | 31 |
| | 1 |

DO NOT CHANGE SITE USING THIS CELL - USE M3 IN "RESULTS" PAGE

Sales values

| Residual Land Values | Total units | Total floor area GIA | Private floor area | Ave unit size | CIL as % of dev costs |
|----------------------|-------------|----------------------|--------------------|---------------|-----------------------|
| £15,242,563 | 27 | - | - | - | 0.0% |

| | |
|-------------------------------|-----|
| Affordable housing percentage | 30% |
| of which social rented | 70% |
| of which intermediate | 30% |

Sustainability

| | |
|--|------|
| Cost allowance - all tenures (% of base costs) | 7.4% |
| Cost uplift on commercial | 2% |
| Green roofs | |

Grant available check box

| | |
|---------------------------|---|
| Site area | 1 |
| Scheme above AH threshold | y |

| GIA per unit | Units years 1 - 5 | Units years 6 - 10 | Units years 11 - 15 | GIA years 1 - 5 | GIA years 6 - 10 | GIA years 11 - 15 | G to N flats | NIAs years 1 - 5 | NIAs years 1 - 6 | NIAs years 1 - 7 | Totals |
|--------------|-------------------|--------------------|---------------------|-----------------|------------------|-------------------|--------------|------------------|------------------|------------------|--------|
| Houses | 91 | - | - | - | - | - | 100% | - | - | - | - |
| Flats | 91 | 27 | - | 2,457 | - | - | 85% | 2,088 | - | - | 2,088 |
| Totals | | 27 | - | 2,457 | - | - | | 2,088 | - | - | 2,088 |

| | | | | |
|-----------------|-------|---|---|-------|
| Private NIAs | 1,462 | - | - | 1,462 |
| PRS units | - | - | - | - |
| Affordable NIAs | 627 | - | - | 627 |

| Revenue | Years 1 - 5 | Years 6 - 10 | Years 11 - 15 | |
|-------------|-------------|--------------|---------------|------------|
| Value psm | 11750 | 13742.001 | 16,719 | 20,342 |
| Private GDV | | 20,089,637 | - | 20,089,637 |

PRS units to be sold at 85% of MV

| Base costs | Per sqm | Years 1 - 5 | Years 6 - 10 | Years 11 - 15 |
|-------------------|---------|-------------|--------------|---------------|
| Houses | - | - | - | - |
| Houses externals | 10% | - | - | - |
| Flats | - | - | - | - |
| Flats externals | 10% | - | - | - |
| Costs + externals | | - | - | - |

| Growth/inflation | Year 1-5 | Year 6 - 10 | Year 11 - 15 |
|------------------|----------|-------------|--------------|
| Sales | 16.95% | 42.29% | 73.12% |
| Build | 12.04% | 26.76% | 43.42% |

LOCAL PLAN AND CIL VIABILITY MODEL

| | |
|-----------------|-------------------------|
| Local Authority | LONDON BOROUGH OF BRENT |
| Area(s) | 0 |
| Author | 0 |
| Date | 27 September 2018 |
| Reference | 0 |

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

| Sub Market | £ per sq metre |
|------------|----------------|
| A Value 1 | £6,450 |
| B Value 1 | £7,000 |
| C Value 1 | £7,500 |
| D Value 1 | £8,000 |
| E Value 1 | £8,750 |
| F Value 1 | £9,500 |
| G Value 1 | £10,250 |
| H Value 1 | £11,000 |
| I Value 1 | £11,750 |

GROUND RENTS from flats (£s per annum)

| | Private | Affordable |
|---------------------|---------|------------|
| Average | £400 | £0 |
| Capitalisation rate | | 5.50% |

Investment value

| | Private | Affordable |
|------------|---------|------------|
| One bed | £7,273 | £0 |
| Two beds | £0 | £0 |
| Three beds | £0 | £0 |
| Four beds | £0 | £0 |

Cap values per square metre

| Rented affordable tenures | |
|------------------------------------|--------|
| London Affordable Rent –with grant | £3,671 |
| London Affordable Rent –no grant | £2,454 |
| Affordable Rent – with grant | £4,962 |
| Affordable Rent – no grant | £3,735 |
| London Living Rent - no grant | £4,230 |
| London Living rent - with grant | £2,454 |

| Intermediate tenures | |
|---|--------|
| London Living Rent – with grant | £4,230 |
| London Living Rent – no grant | £2,454 |
| Shared ownership (incomes of £60k) – with grant | £4,316 |
| Shared ownership (incomes of £60k) – no grant | £3,832 |
| Shared ownership (incomes of £90k) – with grant | £5,296 |
| Shared ownership (incomes of £90k) – no grant | £4,822 |

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

| | Social rent | | | NBHB | | |
|-----------------|---------------------------|---------------------------------|----------------|---------------|---------------------------------|----------------|
| | Capitalised rent per unit | Indicative HCA funding per unit | Value per unit | Equity + rent | Indicative HCA funding per unit | Value per unit |
| One bed flats | £78,000 | £0 | £78,000 | | | £0 |
| Two bed flats | £95,000 | £0 | £95,000 | | | £0 |
| Three bed flats | £123,000 | £0 | £123,000 | | | £0 |
| Four bed flats | £132,000 | £0 | £132,000 | | | £0 |
| Two bed house | £95,000 | £0 | £95,000 | | | £0 |
| Three bed house | £123,000 | £0 | £123,000 | | | £0 |
| Four bed house | £132,000 | £0 | £132,000 | | | £0 |

| Per sqm | |
|----------------------|---|
| Rented element | £2,454.19 |
| Intermediate element | £4,822.27 |
| Blended value | £3,165 (Based on selection from 'Test Variables' sheet) |

NOT USED

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

| | Net Target rent per annum | Yield | Social rent | | | NBHB | | | | | | | | |
|-----------------|---------------------------|-------|---------------|-------------------------|----------------|----------------------|------------------|----------------------|-----------------------------|----------------|-------|----------------------------------|---------------------------------|----------------|
| | | | Capital value | Indicative unit funding | Value per unit | Average market value | % of equity sold | Value of equity sold | Rent (% of retained equity) | Rent per annum | Yield | Capital value of retained equity | Indicative HCA funding per unit | Value per unit |
| One bed flats | | 6.50% | £0 | £0 | £0 | £550,000 | | £0 | | £0 | 6.00% | £0 | £0 | £0 |
| Two bed flats | | 6.50% | £0 | £0 | £0 | £803,000 | | £0 | | £0 | 6.00% | £0 | £0 | £0 |
| Three bed flats | | 6.50% | £0 | £0 | £0 | £946,000 | | £0 | | £0 | 6.00% | £0 | £0 | £0 |
| Four bed flats | | 6.50% | £0 | £0 | £0 | £990,000 | | £0 | | £0 | 6.00% | £0 | £0 | £0 |
| Two bed house | | 6.50% | £0 | £0 | £0 | £913,000 | | £0 | | £0 | 6.00% | £0 | £0 | £0 |
| Three bed house | | 6.50% | £0 | £0 | £0 | £1,056,000 | | £0 | | £0 | 6.00% | £0 | £0 | £0 |
| Four bed house | | 6.50% | £0 | £0 | £0 | £1,243,000 | | £0 | | £0 | 6.00% | £0 | £0 | £0 |

LOCAL PLAN AND CIL VIABILITY MODEL

| | |
|-----------------|-------------------------|
| Local Authority | LONDON BOROUGH OF BRENT |
| Area(s) | 0 |
| Author | 0 |
| Date | 27 September 2018 |
| Reference | 0 |

BUILD COSTS

TIMINGS *for cash flow*

PLANNING OBLIGATIONS / CIL

| Typology | Build costs per gross sqm - HOUSES | Build costs per gross sq m - FLATS | External works and other costs | Gross to net adjustment for flats | TIMINGS | | | | PLANNING OBLIGATIONS / CIL | | | | | | |
|-------------|------------------------------------|------------------------------------|--------------------------------|-----------------------------------|-------------|--------------|--------------|-----------------------------|----------------------------|--------------------------------|------------------------------|--------------------------|--------------------------|--------------------------|-----------------|
| | | | | | Build start | Build period | Sales period | Sales period start | S106 payments | CIL Charges (incl Mayoral CIL) | | | Fees | | |
| | | | | | Quarters | Quarters | Quarters | Quarters from start on site | £s per sqm all tenures | Quarter paid | £s p sq m private sales only | Instal-ment 1 - Qtr paid | Instal-ment 2 - Qtr paid | Instal-ment 3 - Qtr paid | % of build cost |
| Residential | £0 | £0 | £0 | 85.0% | 2 | 8 | 3 | 10 | £1,900 | 3 | £341 | 1 | 2 | 3 | 10% |

NB externals added to base costs on 'Test Variables' tab

OTHER COSTS

| | | |
|-------------------------------------|-------------|--------|
| Developer return % GDV | Private | 18.00% |
| | Affordable | 6.00% |
| Zero carbon | All tenures | 7.4% |
| Contingency | | 5% |
| Marketing costs % of sales values | | 3.00% |
| Legal Fees % of GDV | | 0.50% |
| Site acquisition costs % land value | | 6.80% |
| Development Finance | | 6.00% |

Highways/S278 £0 (Total for scheme)

Employment & training £0

| | | |
|----------------------|--------------------------|---------------|
| Cat 2 accessibility: | Applies to all dwellings | Nos of units: |
| Houses | £521 | - |
| Flats | £924 | 27 |

| | | |
|---------------------|---------------------------------------|---|
| Cat 3 accessibility | Applies to 5% of affordable dwellings | |
| Houses | £22,694 | - |
| Flats | £7,906 | 0 |

COMMERCIAL INPUTS

| | Site 31 | | | | | | | | |
|---|-----------------|-----------------|-----------|---------------|------------|-----------|--------------------|-----------|-----------|
| Value | Retail A1-A5 | Retail S'Market | B1 office | B2 industrial | B8 storage | C1 Hotel | C2 resi institutio | D1 | D2 |
| Rent per sq m | £450.00 | £285.00 | £400.00 | £170.00 | £170.00 | £450.00 | £413.03 | £250.00 | £250.00 |
| Yield | 5.50% | 4.25% | 5.50% | 6.00% | 6.00% | 5.00% | 5.00% | 7.00% | 7.00% |
| Rent free/void period (years) | 1.0 | 0.50 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Net floor area (sq m) | - | - | 2,162 | 4,250 | - | - | - | - | - |
| Purchaser's costs | 5.80% | 5.80% | 5.80% | 5.80% | 5.80% | 5.80% | 5.80% | 5.80% | 5.80% |
| Disposal Costs | | | | | | | | | |
| Letting Agent's fee (% of rent) | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% |
| Agent's fees (on capital value) | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% |
| Legal fees (% of capital value) | 0.75% | 0.75% | 0.75% | 0.75% | 0.75% | 0.75% | 0.75% | 0.75% | 0.75% |
| Costs | | | | | | | | | |
| Demolition costs | £50 psm | £50 psm | £50 psm | £50 psm | £50 psm | £50 psm | £50 psm | £50 psm | £50 psm |
| Demolition area (sq m) | | | | | | | | | |
| Building costs | £2372 psm | £2055 psm | £2782 psm | £1646 psm | £1459 psm | £2702 psm | £ psm | £2165 psm | £2165 psm |
| Net to gross floor area | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% |
| External works | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% |
| CIL (incl Mayoral) | £116 | £116 | £116 | £60 | £60 | £201 | £341 | £60 | £60 |
| Crossrail S106 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| S106 (per net sq m) | £20 psm | £20 psm | £20 psm | £20 psm | £20 psm | £20 psm | £20 psm | £20 psm | £20 psm |
| Cashflow timing | | | | | | | | | |
| | Quarters | | | | | | | | |
| Build start | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Build period | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| Investment sale (quarters from start on site) | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |

Note: demolition of existing floorspace is loaded as a single amount on Retail A1-A5

