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## London Borough of Ealing: Local Plan Viability Assessment



Prepared for  
London Borough of Ealing

December 2023

## Contents

1	Summary	3
2	Introduction	6
3	Methodology and appraisal approach	19
4	Appraisal assumptions	23
5	Appraisal outputs	33
6	Assessment of appraisal results	34
7	CIL rates	61
8	Conclusions and recommendations	87

## Appendices

Appendix 1 - Policy review
Appendix 2 - Typology details and appraisal inputs
Appendix 3 - Commercial lettings
Appendix 4 - BCIS costs
Appendix 5 - Accessibility standards
Appendix 6 - BLV assumptions
Appendix 7 - Appraisal results – present day
Appendix 8 - Appraisal results – growth
Appendix 9 - Appraisal results – downside
Appendix 10 - BTR appraisal results
Appendix 11 - Maximum CIL rates
Appendix 12 - CIL viability (CIL as input)
Appendix 13 - Maximum CIL rates – growth
Appendix 14 - Maximum CIL rates - downside

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# 1 Summary

- 1.1 This report tests the ability of developments in the London Borough of Ealing to accommodate emerging policies in the draft Local Plan alongside a range of potential Community Infrastructure Levy ('CIL') rates.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

## Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements, and with varying CIL rates) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and potential CIL rates generates a higher residual land value than the benchmark land value, then it can be judged that the scheme 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'.
- 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 a site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging Local Plan policies and potential CIL rates at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21. 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 government's September 2022 'fiscal event' and a significant increase in interest rates (which are now considered by most analysts to have reached their peak). 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. In any complex urban borough such as Ealing, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should be based on scheme and site-specific circumstances.

## Key findings

- 1.7 The key findings of the study are as follows:
  - **Affordable workspace:** we have tested emerging requirements on schemes which provide new office and industrial floorspace (5% of floorspace and 10% of floorspace on mixed use schemes)

at an 80% discount to market rent for 15 years. This requirement results in reductions in residual land values not exceeding 30%, indicating that the policy requirement should be viable in most cases.

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council's emerging fast track policy sets a target of 40% with a tenure mix of 70% social rent and 30% shared ownership).
- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. We therefore recommend that a fast track target of 40% could be adopted, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its 40% fast track target will interface with the 'Fast Track' route in London Plan policies H4 and H5 which set a lower target of 35%.
- **Affordable housing contributions on small sites:** The Council's emerging policy seeks financial contributions from small sites (the equivalent of 10% of units on schemes of 1 to 4 units and 20% on schemes of 5 to 9 units). Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used.
- **Biodiversity Net gain and Urban Greening Factor:** we have tested the impact of the Council's emerging policy requirement for 20% BNG and they have a very modest impact on residual land values and can therefore be viably absorbed.
- **Net Zero Carbon:** the Council's emerging policy sets out an ambition for new development to be net carbon neutral by 2030. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall by 13% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero until 2030, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.
- **CIL:** We have considered the potential rates of CIL that the Council could levy which (on residential schemes) avoid reducing affordable housing as far as possible when scheme are close to the margins of viability. In most cases, the rates are set with significant 'buffers' below the maximum rate and the reduction in residual land values is relatively modest (typically no higher than 12%). The recommended rates of CIL are summarised in Table 1.7.1.



**Table 1.7.1: Summary of proposed CIL rates**

Intended use of development	Area	Proposed rate
Residential	Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Large-purpose built shared living (LSPBSL) and other Houses in Multiple Occupation	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail, food and beverage uses (Direct sale of goods, food and beverages directly to the public)	Borough-wide	Nil
Industry	Borough-wide	£100
Hotels (Excluding serviced apartments that form a primary place of residence – these constitute LSPBSL)	Borough-wide	£50
Data centres	Borough-wide	£150
Publicly funded or not-for-profit development for <ul style="list-style-type: none"> <li>• medical, health and emergency services</li> <li>• educational uses</li> <li>• community, sport and leisure uses</li> </ul> (Defined as development for an organisation that does not earn profits for its owners but conducts business for the benefit of the general public and in which all monies earned or donated are used for these objectives)	Borough-wide	Nil
All forms of development not otherwise identified above	Borough-wide	£25

## 2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside Mayoral CIL and potential rates of Borough CIL. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside potential rates 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 may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan and to inform a Draft CIL Charging Schedule for consultation. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the London Borough of Ealing and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance<sup>1</sup>, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan".*

### Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.
- 2.7 The rebound in economic activity post pandemic has seen inflation rates increasing significantly above the BoE's inflation target of 2%. Consumer Price Inflation including owner occupiers' housing costs (CPIH) rose by 6.3% in the 12 months to August 2023, down from 6.4% in July 2023, and with a peak rate at over 10% in early 2023.
- 2.8 The Bank of England subsequently increased Interest Rates throughout most of 2022 and 2023, to a current peak rate of 5.25% by August 2023. In September 2023 the Monetary Policy Committee

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<sup>1</sup> 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.

("MPC") voted to maintain the Base Rate at 5.25%, by a majority of 5 to 4.

- 2.9 Despite the economic headwinds facing the UK, the housing market outperformed expectations between 2020 and mid 2022.
- 2.10 However, in the third and fourth quarters of 2022, annual house price growth fell back, largely as a result of the Government's September 2022 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Downwards Pressure on House Prices continued throughout late 2022 and into 2023.
- 2.11 Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's September 2023 House Price Index Report that *"Annual house price growth was unchanged at -5.3% in September. Prices were also flat over the month, after taking account of seasonal effects, following the 0.8% decline seen in August"*. Nationwide continues to report that *"Housing market activity remains weak, with just 45,400 approved for house purchase in August, c.30% below the monthly average prevailing in 2019 before the pandemic struck"*. Nationwide highlights that *"This relatively subdued picture is not surprising given the more challenging picture for housing affordability. For example, someone earning an average income and purchasing the typical first-time buyer home with a 20% deposit would spend 38% of their take home pay on their monthly mortgage payment – well above the long run average of 29%"*. Affordability is further challenged in the higher value areas.
- 2.12 Nationwide's latest report however continues in a slightly more positive outlook, stating *"However, investors have marked down their expectations for the future path of Bank Rate in recent months amid signs that underlying inflation pressures in the UK economy are finally easing, and with labour market conditions softening. This in turn has put downward pressure on longer term interest rates which underpin fixed mortgage pricing ... if sustained, this will ease some of the pressure on those re-mortgaging or looking to buy a home"*. Nationwide continue to state *"Nevertheless, with Bank Rate not expected to decline significantly in the years ahead, borrowing costs are unlikely to return to historic lows seen in the aftermath of the pandemic. Instead, it appears more likely that a combination of solid income growth together with modestly lower house prices and mortgage rates will gradually improve affordability over time, with housing market activity remaining fairly subdued in the interim"*.
- 2.13 Halifax report a similar picture for September 2023, albeit marginally more positive than Nationwide's analysis.
- 2.14 Kim Kinnaird, Director, Halifax Mortgages, said: *"UK house prices fell further in September, edging down by -0.4% on a monthly basis. This was a sixth consecutive monthly fall, though the pace of decline slowed markedly compared to August (-1.8%). The average home now costs £278,601, a drop of around £1,200 since last month. On an annual basis prices are down by -4.7%, largely unchanged from -4.5% in August. Nonetheless they remain some £39,400 higher than in March 2020, such was the extraordinary growth seen during the pandemic"*.
- 2.15 Halifax continue to report that *"Activity levels continue to look subdued compared to recent years, with industry data showing lower levels of new instructions to sell homes and agreed sales. Borrowing costs are the primary factor, given the impact of higher interest rates on mortgage affordability. Against this backdrop, homeowners inevitably become more realistic about their target selling price, reflecting what has increasingly become a buyer's market. However, with Base Rate now likely to be at or around its peak, we are seeing fixed rate mortgages deals ease back from recent highs. Wage growth also remains strong, which has helped with affordability, with the house price to income ratio now at its lowest level since June 2020 (6.2 in September vs 6.3 in August). Many economists and financial markets predict that Base Rate will remain higher for longer, with any significant cuts appearing unlikely until inflation gets closer to the Bank of England's 2% target. Overall, these factors are likely to keep mortgage rates elevated in comparison to recent years, constraining buyer demand and putting downward pressure on house prices into next year"*.
- 2.16 In their October 2023 Housing Market Update, Savills reflect *"a pause in price falls as we enter a period of greater stability"*.

- 2.17 Savills suggest that “demand is still falling faster than supply, according to the August 2023 RICS survey, which suggests price falls and lower activity will continue for at least the next few months. More surveyors reported price falls in August than at any time since 2009”.
- 2.18 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years, however at a more moderate pace than over the past 20 years. There is a consensus that there is likely to be a short term reduction in values in 2023 with low growth in 2024, and more sustained growth between 2025 to 2027.
- 2.19 Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK’s exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. In their December 2022 Housing Market Update, Savills are forecasting 6.2% cumulative growth across the UK between 2023 and 2027.

### Local Housing Market Context

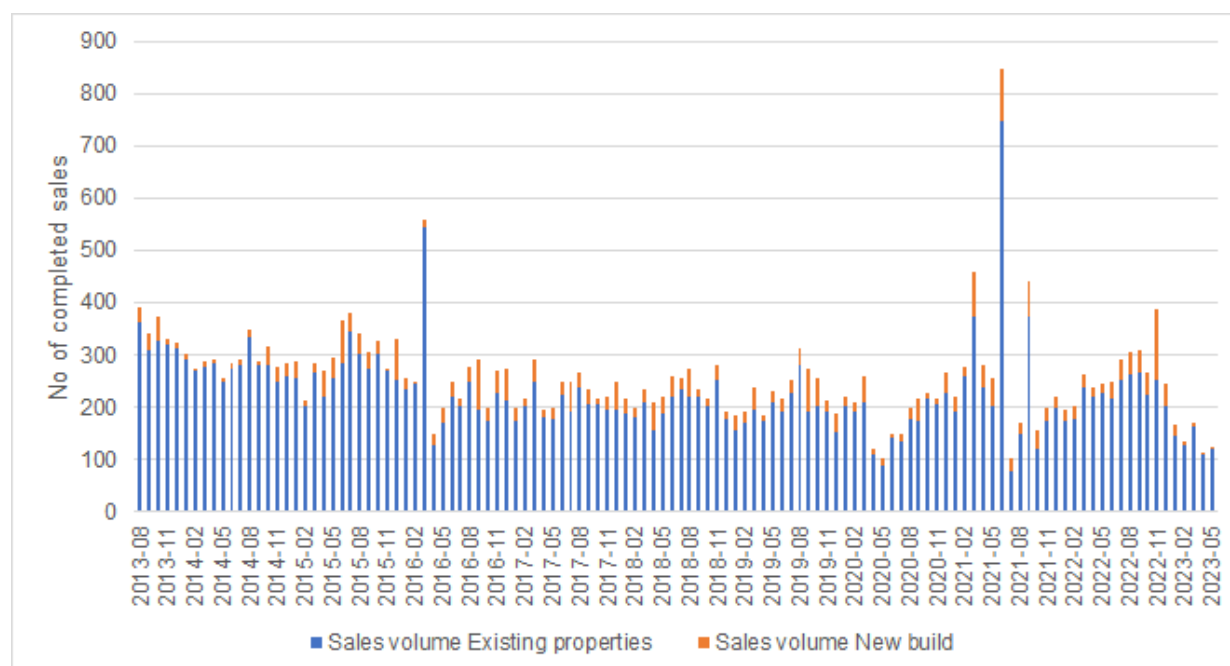
- 2.20 Residential property prices in the London Borough of Ealing have followed recent national trends, with values falling in 2008 to 2009 and recovering between 2010 and 2015, as shown in Figure 2.20.1. Sales values remained relatively flat between 2015 and 2020 but increased significantly since then, with new build values increasing at a faster rate than second hand properties from April 2022 onwards. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.20.2), although somewhat volatile during the period after the first coronavirus lockdown.

**Figure 2.20.1: Average sales value in Ealing**



Source: Land Registry

**Figure 2.20.2: Sales volumes in Ealing (sales per month)**



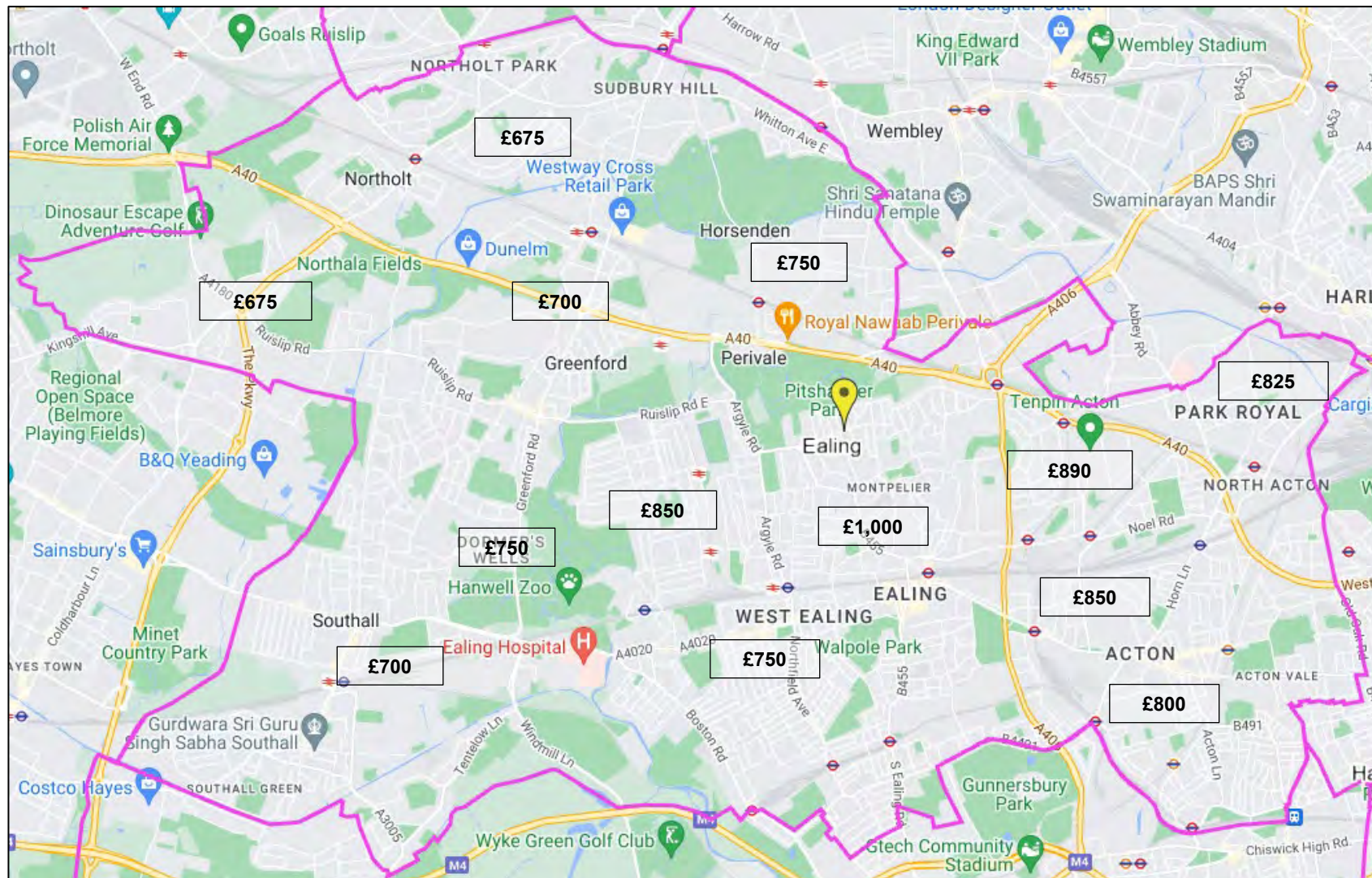
**Source: Land Registry**

- 2.21 The future trajectory of house prices is currently uncertain, although JLL's most recent housing market forecast issued in February 2023 is that values in 'mainstream' markets are expected to fall by 6% in 2023; and increase by 1.0% in 2024; 4.0% in 2025; 5.0% in 2026; and 5.0% in 2027, equating to cumulative growth of 8.9% over the period 2022-2026.
- 2.22 In common with other Boroughs in London, there are variations in sales values between different parts of Ealing, as shown in Figure 2.22.1<sup>2</sup>. Highest sales values are achieved in the Ealing Broadway/central Ealing area. Values are lowest in the western parts of the borough.

<sup>2</sup> Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Ealing



**Figure 2.22.1: Sales values in Ealing (approx. £s per square foot)**



Sources: Map – Google; Values – Land Registry; Molior London

## Private rented sector market context

- 2.23 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy<sup>3</sup>. Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.24 Perceived softening of the housing for sale market has prompted some 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.
- 2.25 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.
- 2.26 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.27 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

- 2.28 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.
- 2.29 Paragraph 34 of the NPPF states that “Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”.
- 2.30 Paragraph 58 of the NPPF suggests that “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any

<sup>3</sup> Knight Frank PRS Update August 2017

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

- 2.31 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Both the Council’s adopted Local Plan policy and London Plan policy are applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.32 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted<sup>4</sup>, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

### **CIL Policy Context**

- 2.33 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.34 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.35 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).
- 2.36 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.37 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer

<sup>4</sup> And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.



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.

- 2.38 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.
- 2.39 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.
- 2.40 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: [25-022-20230104](#)) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide “a *useful reference point*”<sup>5</sup>. The PPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.41 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).
- 2.42 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or ‘in kind’) of a Developer’s CIL liability. The PPG (paragraph 133) notes that “*there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*”. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.43 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
  - Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
  - Removal of the pooling restrictions contained within Regulation 123.
  - Charging authorities are no longer required to publish a Regulation 123 list.

<sup>5</sup> Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

- 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 required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

### Mayoral CIL

- 2.44 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £64.55 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

### Borough CIL

- 2.45 The Council consulted on a Preliminary Draft CIL Charging Schedule In February 2014, which proposed rates of £100 per square metre for all C class residential uses;/ £100 per square metre for large format retail; and £30 per square metre for all other retail. This Preliminary Draft Charging Schedule did not proceed to the subsequent stages required by the CIL regulations at the time.
- 2.46 For context, CIL rates in the neighbouring boroughs are summarised in Table 2.46.1.

**Table 2.46.1: Adopted (indexed) CIL rates per square metre in neighbouring boroughs**

Borough	Effective from	Residential	Retail (large and supermarkets)	Hotels, HMOs, student	Offices	Other uses
Hillingdon	Aug 2014	£145	£328	£61	£53	£8
Hounslow	Jul 2015	£107 to £306	£237	£31	£31	£31
Brent	Jul 2013	£346	£24 to £69	£173	£0	£0
Hammersmith & Fulham	Apr 2015	£153 to £611	£122		£122	£122
Harrow	Oct 2013	£176	£160	£88		£0

### Local Policy context

- 2.47 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements<sup>6</sup>, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's new Local Plan.
- 2.48 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to

<sup>6</sup> London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: [https://www.london.gov.uk/sites/default/files/london\\_plan\\_viability\\_study\\_dec\\_2017.pdf](https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf)



factor in the pre-existing requirements in the adopted policies as well as potential CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.

- 2.49 The Council undertook a consultation on its Regulation 18 Local Plan between 30 November 2022 and 8 February 2023. The Council has subsequently been assessing the 13,500 consultation responses and is currently preparing its Regulation 19 Draft Local Plan which is due to be published in early 2024. The regulation 18 policies are summarised at Appendix 1 and the policies with specific cost implications are identified below:

**Table 2.49.1: Emerging policies with cost implications**

Policy No	Summary of requirement	Implications for scheme viability
SP2.3: Thriving communities	Safeguarding and promoting social infrastructure; development to support the delivery of new social infrastructure	CIL and Section 106 included in the appraisals.
SP4.3: Genuinely affordable homes	Secure maximum affordable housing with 70% of affordable homes to be provided as social rent.	Tested in the Study.
HOU: Affordable housing – Ealing LPA – local policy	<p>Sets a strategic affordable housing target of 50% with a tenure split of 70% social rent and 30% intermediate.</p> <p>Sets a 'Fast Track' threshold of 40% affordable housing, with tenure split of 70% social rent and 30% intermediate (shared ownership or intermediate rent. The Council indicates that there is no requirement for First Homes in the Borough).</p> <p>Provision to be on-site and in perpetuity.</p>	Affordable housing provision tested in the Study.
E3: Affordable Workspace London Plan – Ealing LPA – local variation	<p>10% of gross floorspace in mixed use schemes and 5% of net floorspace in office and industrial schemes to be provided as affordable workspace. On-site provision if the policy requirement would result in 1,000 sqm of AW on mixed use schemes; 2,000 sqm of AW on office schemes; and 3,000 sqm on industrial sites.</p> <p>Financial contributions where the amount of AW would fall below these thresholds. AW to be provided at 80% discount to market rent for a period of 15 years. Financial contribution to be based on the annual discount multiplied by 15.</p>	Tested in the study.
G5: Urban Greening – London Plan – Ealing LPA – local variation	<p>Plan expresses a desire to create 10 new parks and open spaces and give back to nature 800,000 square metres through re-wilding and reintroducing wildlife. 10 new community growing spaces within housing estates and new developments.</p> <p>Developments to achieve minimum Urban Greening Factor of 0.4 for residential and 0.3 for commercial (excluding B2 and B8).</p>	Costs of achieving required UGF levels incorporated into the appraisals.
CO: Carbon offsetting – Ealing LPA – local variation	Sets out broad approach for new development to be net carbon neutral by 2030, including implementation of BREEAM for commercial development and Passivhaus for residential.	Additional costs of BREEAM and net zero carbon tested in the study.
FLP: Funding – London Plan – Ealing LPA – local policy	<p>Sets out the Council's approach to prioritising delivery of items of infrastructure identified on its IDP.</p> <p>Sets out the Council's intention to create a framework for future negotiations on developer contributions including CIL.</p>	CIL and Section 106 obligations tested alongside other policy requirements.

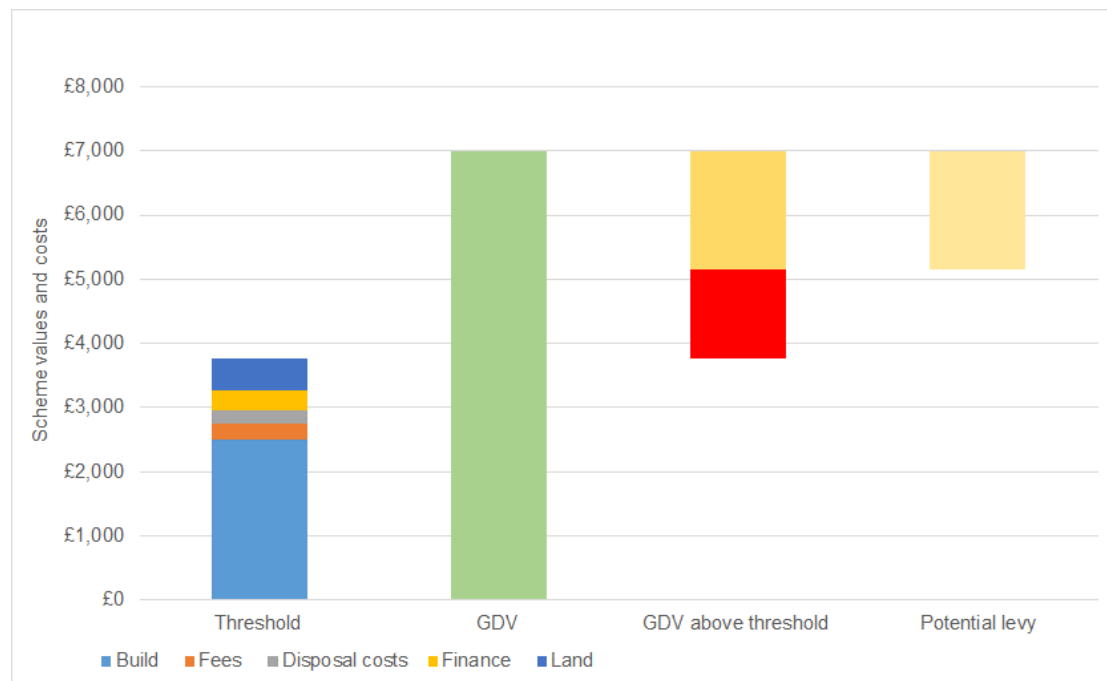
Policy No	Summary of requirement	Implications for scheme viability
SSC: Small Sites Contribution Ealing LPA – local policy	<p>Developments of 9 or fewer units to make financial contributions towards affordable housing:</p> <p>1-4 units: financial contribution equivalent to providing 10% affordable housing</p> <p>5-9 units: financial contribution equivalent to providing 20% affordable housing</p>	Tested in the study.

## Infrastructure Levy

- 2.50 The Levelling Up and Regeneration Bill ('LURB') includes provisions for a new 'Infrastructure Levy' ('IL') which – if adopted - will replace section 106 obligations (including affordable housing) and CIL. The LURB does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the government envisages it will operate. The consultation indicated that IL will be piloted through a 'test and learn' process prior to wider implementation. Since this consultation, the government has indicated that it will issue a further consultation on the principle of IL, and this is currently awaited. Assuming the government continues after the General Election (due by January 2025), there will be a lengthy process before eventual adoption, possibly up to 10 years<sup>7</sup>. If the Council does not adopt a CIL Charging Schedule to cover the intervening period, it will lose a considerable amount of income that could have been raised.
- 2.51 In essence, the IL will be structured so that developers pay a percentage of GDV as a levy, which they will use to fund infrastructure. Authorities will be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.
- 2.52 The technical consultation indicates that the IL will be determined by individual LPAs and can vary between types of development and types of site. In essence, the costs of development are calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 2.52.1. The amount of GDV above these costs is then calculated (in Figure 2.52.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.

<sup>7</sup> Following the additional consultation, the government will need to draft regulations. These will need to be issued for consultation and due to the technical nature of the proposal, there is likely to be an extended period for response. The government will then need to consider the responses, amend the regulations and issue a final set of regulations. The 'Test and learn' approach is likely to require a period of three to four years to cover an adequate period for implementation of rates, for permissions to be granted and IL actually paid. Following this, there is likely to be a need for further changes to the regulations. Local authorities will then need to develop, consult and adopt new style Local Plans, which will require two to three years.

**Figure 2.52.1: Calculating IL**



- 2.53 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.
- 2.54 The government has indicated that it expects the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.
- 2.55 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas – each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.
- 2.56 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.
- 2.57 In setting IL, local authorities will need to identify a rate (or set of rates) that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, the consequence is that some schemes will be rendered unviable. If an authority identifies that schemes in its area can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of value will be 'left on the table'.
- 2.58 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the

most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.

- 2.59 The response to the technical consultation on the IL resulted in unanimously negative feedback and the government has indicated that a further consultation on the principle of IL will be issued in the near future. The government has also accepted an amendment to the LURB which will result in IL not being mandatory if authorities can demonstrate that it would have an adverse impact on viability in their areas. The Labour Party has also indicated that it would not continue the IL if it forms a government after the general election due to be held by the end of 2024. It is therefore unlikely that the proposals will continue in their current form.

## **Development context**

- 2.60 Ealing is an outer London borough and sits in an important strategic location for London, linking central London with the rest of the M4 growth corridor. It comprises seven towns (Acton, Ealing, Greenford, Hanwell, Northolt, Perivale and Southall) which have distinct characteristics.
- 2.61 The London Plan designates two opportunity areas within the Borough (Southall OA and Old Oak and Park Royal OA, the latter falling under the auspices of the Old Oak and Park Royal Development Corporation.
- 2.62 The Borough has seen significant change over the past decade, including a marked increase in the number of tall buildings, particularly residential ones, causing notable changes to the Borough's skyline, with positive and negative implications.
- 2.63 The Borough has 29 conservation areas, covering 12% of the area within its boundary. Most of these conservation areas are within Ealing and Hanwell.
- 2.64 The Borough benefits from high levels of public transport accessibility, with five Elizabeth Line stations; national rail services from Paddington; London Overground services; London Underground services (Central Line, District Line and Piccadilly Line). In addition, the Borough is served by numerous bus routes. However, public transport accessibility is low in some parts of the Borough, including parts of Greenford, Northolt and Southall.
- 2.65 Development opportunities in the Borough range from smaller, in-fill developments to major developments on former industrial sites, particularly around key transport nodes.

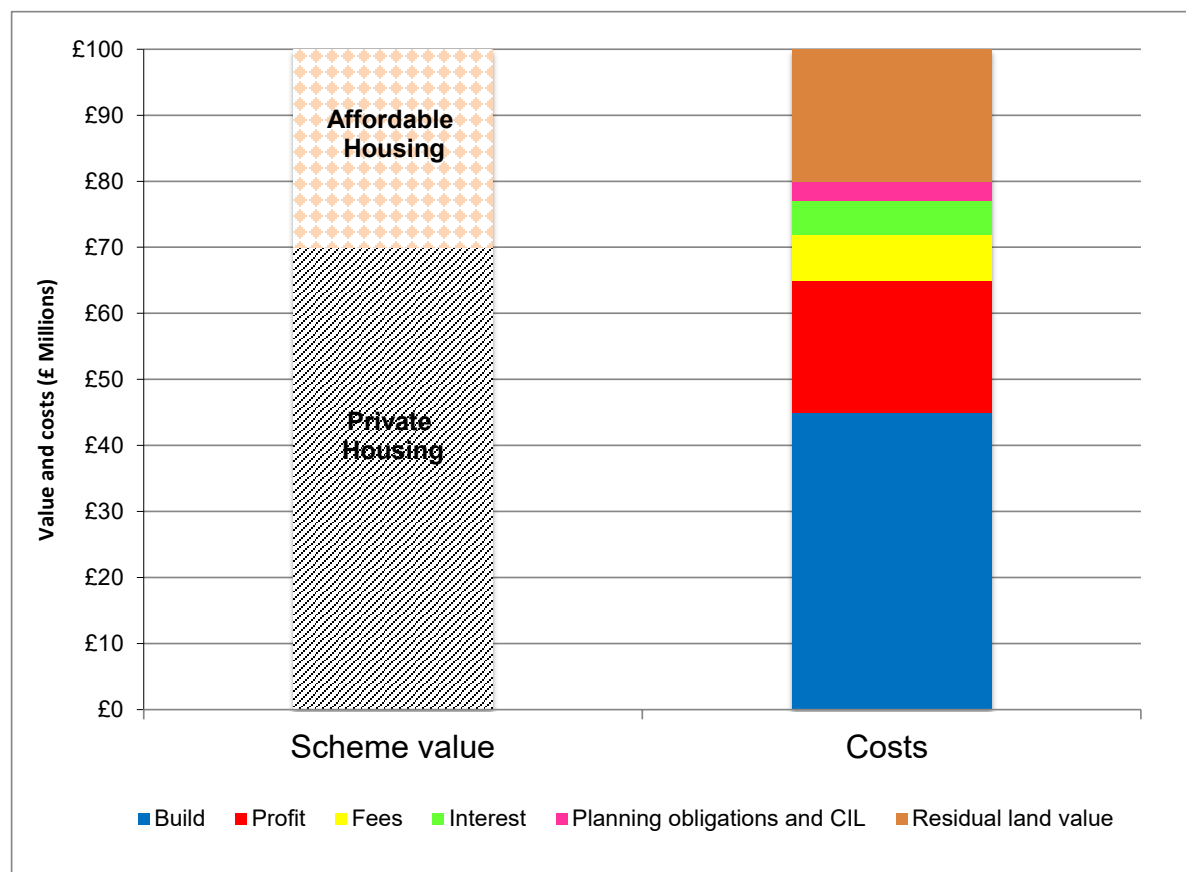
### 3 Methodology and appraisal approach

- 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 Ealing and tests the Council's emerging planning policy requirements alongside potential 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.

**Figure 3.2.1: Components of a residual valuation**



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



- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Ealing, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
  - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
  - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5 profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'<sup>8</sup> or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

### Viability benchmark

- 3.7 In 2019 (with re-issues in 2021 and 2023), 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 (August 2017) 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 guidance<sup>9</sup> in June 2012 which provides guidance on

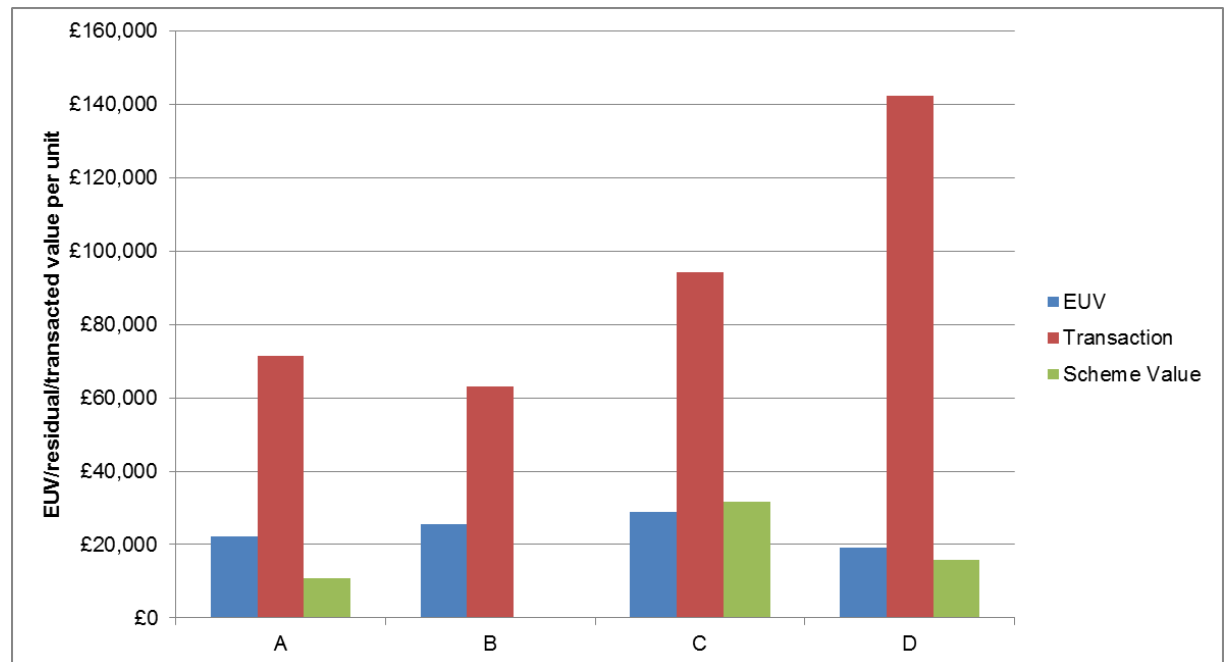
<sup>8</sup> For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

<sup>9</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

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*”.

- 3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to other uses; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners 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 Ealing, 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.
- 3.12 Commentators frequently make reference to 'market testing' of benchmark land values. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the 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' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
  - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
  - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
  - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.13 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 3.13.1. 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 3.13.1: Comparison of residual values to existing use value and price paid for site**



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

## 4 Appraisal assumptions

- 4.1 We have appraised 30 development typologies across the borough, these include a range of typologies which were informed by past development types and current pipeline sites, to reflect the development expected to come forward under the emerging Local Plan. The development typologies and strategic development sites are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan.

### Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Ealing, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 4,601 transactions recorded by the Land Registry between January 2021 and July 2023 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the borough will attract average sales values ranging from circa £7,260 per square metre (£675 per square foot) to circa £10,764 per square metre (£1,000 per square foot), as shown in Figure 2.16.1. The highest sales values are achieved in Ealing Town Centre. Developments in the western and north-western eastern parts of the borough (Southall, Northolt and Greenford) are lowest.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

**Table 4.4.1: Growth scenario**

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028
Values	0.0%	3.0%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

**Table 4.4.2: Downside scenario**

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028
Values	0.0%	1.0%	2.0%	3.0%	3.0%	4.0%
Costs	1.0%	2.0%	2.0%	2.0%	2.0%	2.0%

### Affordable housing tenure and values

- 4.5 Emerging Local Plan policy HOU indicates that the Council will require schemes capable of providing 10 or more units to provide 40% affordable housing on-site with a tenure mix of 70% social rent and 30% intermediate.
- 4.6 For the purposes of testing potential levels of affordable housing to inform the draft plan policy approach, our appraisals assume that the rented housing is let at social rents, as shown in Table 4.6.1. This table also shows London Affordable Rents for comparison only – these are not applied in the appraisals.

**Table 4.6.1: Affordable housing rents (per week)**

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£145.96	£154.53	£163.12	£171.89
London Affordable Rent (2022/23) <sup>10</sup>	£168.34	£178.23	£188.13	£198.03

- 4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 35 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.9 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.9.1 summarises the capital values that each tenure generate.

**Table 4.9.1: Capital values of affordable housing (per square metre Net Internal Area)**

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social Rent	£3,124	£2,349	£2,015	£1,845	£2,093
Shared ownership <sup>11</sup>	£4,681	£4,681	£4,116	£3,746	£4,682

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

<sup>10</sup> The rents most recently published by the GLA.

<sup>11</sup> Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £8,000 per square metre (i.e. the lower end of the borough-wide range). As market values increase



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

No	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	Light industry	WH and logistics B8	C1 Hotel	Data Centre	GIA	No of storeys
1	1 unit scheme (houses)	0.03	1	108	108	-	-	-	-	-	-	-	108	2
2	2 unit scheme (houses)	0.04	2	108	215	-	-	-	-	-	-	-	215	2
3	4 unit scheme (houses)	0.04	4	88	350	-	-	-	-	-	-	-	350	3
4	7 unit scheme (flats)	0.07	7	85	598	-	-	-	-	-	-	-	598	3
5	9 unit scheme (flats)	0.06	9	75	675	-	-	-	-	-	-	-	675	3
6	10 unit scheme (houses)	0.10	10	101	1,009	-	-	-	-	-	-	-	1,009	2.5
7	10 unit scheme (flats)	0.06	10	84	843	-	-	-	-	-	-	-	843	3.5
8	20 unit scheme (houses and flats)	0.19	20	94	1,875	-	-	-	-	-	-	-	1,875	2.5
9	20 unit scheme (flats)	0.11	20	84	1,680	-	-	-	-	-	-	-	1,680	3
10	30 unit scheme (flats with GF retail)	0.14	30	87	2,618	-	200	-	-	-	-	-	2,818	4
11	50 unit scheme (flats - lower density)	0.36	50	87	4,325	-	-	-	-	-	-	-	4,325	3
12	50 unit scheme (flats - higher density)	0.13	50	79	3,925	-	-	-	-	-	-	-	3,925	6
13	70 unit scheme (Industrial/ employment mixed use scheme)	0.27	70	78	5,425	-	-	-	1,000	-	-	-	6,425	4
14	70 unit scheme (flats - higher density)	0.07	70	82	5,705	-	-	-	-	-	-	-	5,705	15
15	100 unit scheme (flats - lower density)	0.30	100	89	8,850	-	-	-	-	-	-	-	8,850	6
16	100 unit scheme (flats - higher density)	0.28	100	79	7,850	-	-	-	-	-	-	-	7,850	4
17	200 unit scheme (flats) with GF retail	0.40	200	80	15,900	-	200	-	-	-	-	-	16,100	8
18	300 unit scheme (flats) with GF retail	0.38	300	76	22,800	-	200	-	-	-	-	-	23,000	20
19	500 unit scheme (flats)	1.44	500	84	42,000	-	200	0	1,000	-	-	-	43,200	10
20	200 unit Co-living scheme	0.15	-	-	-	-	200	-	-	-	-	-	5,200	5
21	Large retail supermarket	1.00	-	-	-	-	3,000	-	-	-	-	-	3,000	1
22	Large retail comparison	0.35	-	-	-	5,000	200	-	-	-	-	-	5,200	3
23	Data Centre	0.83	8300	-	-	-	-	-	-	-	-	5,000	2,000	2
24	Office development	0.50	-	-	-	-	-	30,000	-	-	-	-	30,000	12

No	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	Light industry	WH and logistics B8	C1 Hotel	Data Centre	GIA	No of storeys
25	Office development	0.42	-	-	-	-	-	15,000	-	-	-	-	15,000	6
26	Hotel development (160 rooms)	0.19	-	-	-	-	-	-	-	-	7,400	-	7,400	10
27	Hotel development (100 rooms)	0.12	-	-	-	-	-	-	-	-	3,500	-	3,500	6
28	Light industrial scheme	0.50	-	-	-	-	-	-	6,000	-	-	-	6,000	2
29	Industrial Scheme (50% plot ratio)	1.00	-	-	-	-	-	-	-	5,000	-	-	5,000	1
30	Industrial scheme (60% plot ratio)	1.00	-	-	-	-	-	-	-	6,000	-	-	6,000	1

## Rents and yields for commercial development

- 4.11 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.11.1. These assumptions are informed by 338 lettings of similar floorspace in the Borough recorded by CoStar since October 2020 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

**Table 4.11.1: Commercial rents (£s per square metre) and yields**

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	Central Ealing/Ealing Broadway: £500 Elsewhere: £430	6.00% 6.00%	12 12
Supermarkets	Borough wide: £275	4.75%	6
Office	Central Ealing/Ealing Broadway: £500 Elsewhere: £330	5.00% 6.00%	12 12
Industrial and warehousing	Borough wide: £220	5.00%	12
Data Centres	Borough wide: £400	4.50%	12
Hotels	Borough wide: £340	5.00%	12

- 4.12 Our assumptions for Co-living/purpose built shared housing developments are summarised as follows:

- Gross rent per ensuite room: £295 per week<sup>12</sup>;
- Operating cost: 25% of gross rent (£3,835 per room annum);
- Floor area: 20 square metres;
- Blended net rent per square metre: £577;
- Investment yield: 4.5%

## Build costs

- 4.13 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 4). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

**Table 4.13.1: BCIS build costs**

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,838	10%	£2,022
Flats < 6 storeys	816 Flats -3-5 storeys	£2,114	10%	£2,325
Flats 6+ storeys	816 Flats – 6 or more storeys	£2,495	10%	£2,745
Retail	345 Shops	£1,881	10%	£2,069
Supermarkets	344 Supermarkets generally	£2,204	10%	£2,424

<sup>12</sup> Lowest rent rooms at Unite's Drapery Place scheme (617 rooms) are £369 per week with 50 week tenancies.

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Offices	320 Offices air conditioned generally	£2,819	10%	£3,101
Light industrial	282.12 Advance factories generally	£1,315	10%	£1,447
B2 / B8	284 Warehouses, stores	£1,114	10%	£1,225
Hotels	852 Hotels	£2,633	10%	£2,896
Co-living/ purpose build shared living	956.2 Student residences	£2,896	10%	£3,186
Data centres	766 Data centres generally	£3,512	10%	£3,863

- 4.14 As noted in Table 4.13.1, the base costs above are increased by 10% to account for external works (including any car parking spaces).

### Zero carbon and BREEAM

- 4.15 Research undertaken on behalf of other London boroughs indicates that the cost of achieving net carbon zero on residential and non-residential developments equates to up to 5% of construction costs<sup>13</sup>.
- 4.16 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:
- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
  - Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.

### Accessibility standards

- 4.17 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.17.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

**Table 4.18.1: Costs of accessibility standards (% uplift to base construction costs)**

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

- 4.18 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

<sup>13</sup> For example, 'Newham New Local Plan – Climate Emergency: Operational energy and carbon evidence base' May 2022 (Levitt Bernstein, Elementa, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.

### 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 medium term funding conditions.

### Marketing and disposal costs

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

### Mayoral CIL

- 4.23 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £64.55 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks. Our appraisals take into account Mayoral CIL as a cost input and does not, therefore, need to be deducted from any maximum potential CIL rates generated by the appraisals.

### Ealing CIL

- 4.24 As previously noted, the Council has not yet adopted a CIL Charging Schedule but historically consulted on a Preliminary Draft Charging Schedule in February 2014, which the Council did not take forward to the subsequent stages.
- 4.25 We have tested CIL using two approaches, firstly, we have inputted a set of potential rates (shown in Table 4.25.1) into the appraisals as a development cost. The second approach calculates maximum potential CIL rates by dividing the 'surplus' residual land value above benchmark land value by the gross internal floor area of each typology.

**Table 4.25.1: Potential CIL rates tested**

Development type	Rate 1	Rate 2	Rate 3
Residential	£150	£200	£250
Co-living/purpose built shared housing	£150	£200	£250
Comparison retail	£50	£100	£150
Supermarkets	£200	£250	£300
Hotel	£100	£150	£200
Industrial and logistics	£25	£50	£75
Offices	£75	£100	£125

- 4.26 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 Ealing 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 reflect the most cautious outcome in terms of CIL liability. In practice, many developments will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

### **Section 106 costs**

- 4.27 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £5,000 per unit for residential development. It is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.28 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £25 per square metre for commercial developments.

### **Workspace and affordable workspace**

- 4.29 Emerging Local Plan Policy E3 indicates that the Council intends to seek provision of 10% of gross floorspace of mixed use schemes and 5% of net floorspace in office and industrial schemes as affordable workspace. This requirement should be met through on-site provision on schemes that would result in 1,000 square metres or more of affordable workspace on mixed use sites; 2,000 square metres of affordable workspace on office schemes; and 3,000 square metres on industrial schemes. If schemes would provide affordable workspace below these thresholds, the emerging policy indicates that the Council would seek financial contributions instead of on-site provision.
- 4.30 The emerging Policy indicates that affordable workspace should be provided at an 80% discount to market rents for a period of 15 years. Financial contributions would be based on the financial equivalent of the discount that would have been provided through on-site provision, over the period of discount (i.e. 15 years).

### **Urban Greening Factor / green roofs**

- 4.31 The emerging Local Plan requires that developments achieve an urban greening factor ('UGF') of 0.4 for residential developments and 0.3 for commercial (excluding B2 and B8 uses), reflecting 2021 London Plan requirements. We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies<sup>14</sup> on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index<sup>15</sup>, increasing costs to £112.80 per square metre.

### **Biodiversity Net Gain**

- 4.32 We have tested the requirement for a 20% enhancement to biodiversity in perpetuity by applying an increase in build costs of 0.2%, which is reflective of the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 20% biodiversity net gain equate to 0.2% of build costs<sup>16</sup>. Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low.

### **Development and sales periods**

- 4.33 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts.

<sup>14</sup> See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

<sup>15</sup> BCIS Qtr 3 2018 = 327; Qtr 3 2023 = 386. Change = 12.8%

<sup>16</sup> Central Estimate – see Table 20 of DEFRA Impact Assessment indicating 10% net gain can be achieved at a cost of 0.1% of build costs.

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 that ensures that the proposed CIL rates are viable for most developments. The price points achieved by schemes in Ealing are towards the higher end of the range, but at a level which is still achieving good rates of sale.

### **Developer's profit**

- 4.34 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).
- 4.35 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.36 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.
- 4.37 Profits on commercial developments are applied at 15%, in line with normal market assumptions.
- 4.38 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.

### **Exceptional costs**

- 4.39 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**

- 4.40 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in

different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the ‘bottom line’ in a financial sense and therefore a key factor in this study.

- 4.41 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.42 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in ‘normal’ development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark land values themselves summarised in Table 4.42.1.

**Table 4.42.1: Benchmark land values (£ millions)**

Use	EUV	Premium	BLV
Secondary offices	£8.48	£1.70	£10.18
Secondary retail	£5.55	£1.11	£6.66
Secondary industrial	£2.97	£0.59	£3.57
Undeveloped/cleared land	-	-	£0.50

- 4.43 We have not used ‘alternative use values’ in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the ‘alternative uses’ that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
- That any alternative use scheme would comply in full with development plan policies;
  - That it can be demonstrated that the alternative use could be accommodated on the site in question;
  - There is demonstrable market demand for the alternative use;
  - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.44 A recent appeal decision<sup>17</sup> notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

<sup>17</sup> 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

## 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 7, 8 and 9. We have appraised 30 development typologies, reflecting different densities and types of development across the Borough. These typologies include both residential and non-residential uses, including offices, retail, hotel and industrial uses.
- 5.2 Each appraisal incorporates (where relevant) the affordable housing of 0% to 50%, in 5% increments, with a tenure mix of 70% social rent and 30% shared ownership. This includes the Council's proposed 'Fast Track' percentage of 40%.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. The emerging Local Plan does not propose seeking affordable housing contributions from sites under the 10 unit threshold. However, if this was an option that the Council wishes to consider, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing<sup>18</sup>.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (provision of employment space; affordable workspace; bio-diversity net gain; urban greening and so on), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 8, with a 'downside' set of growth and inflation rates attached at Appendix 9.
- 5.7 We have also tested potential CIL rates using two approaches. The first approach incorporates specific potential rates (as summarised in Table 4.25.1) into the appraisals as a development cost. The second approach calculates the residual land value for each typology less the benchmark land value to identify potential maximum CIL rates. This surplus is divided by the gross floor area of the scheme to generate a series of potential maximum CIL rates.
- 5.8 As noted in the previous section, Mayoral CIL is incorporated into the appraisals as a separate development cost, so this does not need to be considered when considering the outputs for determining potential rates of Borough CIL.

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<sup>18</sup> This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the current practice of the Council.

## 6 Assessment of appraisal results

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

### Affordable workspace

- 6.2 As noted in Section 2, emerging Policy E3 indicates that the Council intends to seek provision of 10% of gross floorspace of mixed use schemes and 5% of net floorspace in office and industrial schemes as affordable workspace. This requirement should be met through on-site provision on schemes that would result in 1,000 square metres or more of affordable workspace on mixed use sites; 2,000 square metres of affordable workspace on office schemes; and 3,000 square metres on industrial schemes. If schemes would provide affordable workspace below these thresholds, the emerging policy indicates that the Council would seek financial contributions instead of on-site provision.
- 6.3 The emerging Policy indicates that affordable workspace should be provided at an 80% discount to market rents for a period of 15 years. Financial contributions would be based on the financial equivalent of the discount that would have been provided through on-site provision, over the period of discount (i.e. 15 years).
- 6.4 For testing purposes, we have tested a range of discounts, as summarised in Table 6.4.1.

**Table 6.4.1: Affordable workspace options tested**

Scenario	% of floorspace discounted	Discount to market rents
1	5%	40%
2	5%	60%
3	5%	80%
4	10%	40%
5	10%	60%
6	10%	80%

- 6.5 We have applied the various discounts in Table 6.4.1 to all of the typologies which incorporate office, light industrial or industrial/logistics floorspace and the results are summarised in tables 6.5.1 to 6.5.4 (which all relate to Ealing Broadway and surrounding area) and tables 6.5.5 to 6.5.8 (which relate to all other parts of the Borough), which shows the starting residual value with no discount (column headed "Starting Residual (no discount)") and then the residual values with the discounts applied. There are two distinct office markets in the Borough – Ealing Broadway and the immediately surrounding area – and everywhere else. As noted previously, Ealing Broadway and surrounds also attracts the highest residential sales values, so where the typologies include residential, we have assumed that affordable housing is applied at 40% and the residential values for the market housing is at the higher end of the Borough-wide range (i.e. £10,764 per square metre). When testing outside this area, we have applied a value at the middle of the Borough-wide range (£9,012 per square metre). Our appraisals apply the required discount in perpetuity.
- 6.6 Some of the residual values generated by the typologies are lower than the sites' benchmark land values. This is not of particular relevance for testing the affordable workspace requirement, as the aim of the testing is to establish the impact of the discount relative to a 'no-discount' outcome. In some cases, limited weight should be placed upon the results compared to a particular Benchmark Land Value. For example, it is unlikely that industrial developments would be brought forward on sites in existing secondary office use.

**Table 6.5.1: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area**

**BLV 1 (Secondary offices)**

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

£10,175,259								Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	£9,440,728	£9,398,486	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£5,087,629	£49,380,218	£46,355,971	£44,353,846	£43,351,724	£43,351,724	£40,337,476	£37,323,225
25	Office development	-	15,000	-	-	0.42	£4,239,691	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	£5,376,666	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

								% change in residual land values						
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£5,087,629	100.0%	-6.1%	-9.2%	12%, which	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£4,239,691	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%



**Table 6.5.2: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area**

**BLV2 (Secondary retail)**

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Residual land values						
								Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
							£6,656,344							
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	£9,440,728	£9,398,486	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£3,328,172	£49,380,218	£46,355,971	£44,353,848	£43,351,724	£43,351,724	£40,337,476	£37,323,225
25	Office development	-	15,000	-	-	0.42	£2,773,477	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	£4,482,368	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	£5,376,666	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	% change in residual land values						
								Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£3,328,172	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£2,773,477	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

**Table 6.5.3: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area**

**BLV3 (Secondary industrial)**

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

		£3,565,943						Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	£9,440,728	£9,398,486	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£1,782,971	£49,380,218	£46,355,971	£44,353,848	£43,351,724	£43,351,724	£40,337,476	£37,323,225
25	Office development	-	15,000	-	-	0.42	£1,485,810	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	£4,482,388	£4,247,775	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£3,565,943	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

								% change in residual land values						
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£1,782,971	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£1,485,810	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

**Table 6.5.4: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area**

**BLV4 (Open land)**

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

								£500,000	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount	
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	£9,440,728	£9,398,486	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759	
24	Office development	-	30,000	-	-	0.50	£250,000	£49,380,218	£48,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229	
25	Office development	-	15,000	-	-	0.42	£208,333	£24,686,313	£23,178,131	£22,425,627	£21,673,065	£21,673,065	£20,184,941	£19,651,818	
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	£3,763,935	£3,718,131	£3,672,327	£3,626,523	£3,626,523	£3,217,453	£3,270,911	
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	£4,482,388	£4,247,179	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,643,952	
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743	

### BLV1 (Secondary offices)

Using Value Point E for residential element of mixed use schemes

							£10,175,259	Residual land values							
		Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount	
Site	Description														
13	Seventy unit scheme (industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675	
24	Office development	-	30,000	-	-	0.50	£5,087,629	£19,846,867	£21,309,252	£22,140,444	£22,971,636	£22,971,636	£24,634,020	£26,296,405	
25	Office development	-	15,000	-	-	0.42	£4,239,691	£9,627,283	£10,658,475	£11,074,072	£11,489,668	£11,489,668	£12,320,860	£13,152,052	
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	£3,763,995	£3,490,723	£3,354,098	£3,217,453	£3,217,453	£2,844,183	£2,670,911	
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	£4,482,368	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952	
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	£5,378,866	£5,097,335	£4,958,570	£4,815,804	£4,815,804	£4,534,274	£4,252,744	

% change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£5,087,629	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£4,239,691	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-28.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

**Table 6.5.6: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace  
Rest of Borough**

**BLV2 (Secondary retail)**

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

							£6,656,344	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675
24	Office development	-	30,000	-	-	0.50	£3,328,172	£19,646,867	£21,309,252	£22,140,444	£22,971,636	£22,971,636	£24,634,020	£26,296,405
25	Office development	-	15,000	-	-	0.42	£2,773,477	£9,627,283	£10,656,475	£11,074,072	£11,489,666	£11,489,666	£12,320,860	£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	£3,783,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	£4,482,368	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	£5,376,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

										% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount	
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%	
24	Office development	-	30,000	-	-	0.50	£3,328,172	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%	
25	Office development	-	15,000	-	-	0.42	£2,773,477	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%	
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%	
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%	
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%	

**Table 6.5.7: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace  
Rest of Borough**

**BLV3 (Secondary industrial)**

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

										Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount		
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675		
24	Office development	-	30,000	-	-	0.50	£1,782,971	£19,646,867	£21,309,252	£22,140,444	£22,971,636	£22,971,636	£24,634,020	£26,296,405		
25	Office development	-	15,000	-	-	0.42	£1,485,810	£9,627,263	£10,656,475	£11,074,072	£11,489,666	£11,489,666	£12,320,660	£13,152,052		
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911		
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	£4,482,388	£4,247,775	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952		
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£3,565,943	£5,376,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743		

Percentage change in residual land values

										% change in residual land values						
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount		
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%		
24	Office development	-	30,000	-	-	0.50	£1,782,971	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%		
25	Office development	-	15,000	-	-	0.42	£1,485,810	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%		
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%		
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%		



**Table 6.5.8: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace  
Rest of Borough**

**BLV4 (Open land)**

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

								£500,000	Residual land values							
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount		
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675		
24	Office development	-	30,000	-	-	0.50	£250,000	£19,646,867	£21,309,252	£22,140,444	£22,971,636	£22,971,636	£24,634,020	£26,296,405		
25	Office development	-	15,000	-	-	0.42	£208,333	£9,627,283	£10,656,475	£11,074,072	£11,489,666	£11,489,666	£12,320,860	£13,152,052		
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911		
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	£4,482,388	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,591	£3,543,952		
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743		

Percentage change in residual land values

LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	% change in residual land values						
								Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£250,000	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£208,333	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

- 6.7 For schemes in Ealing Broadway and surround areas (see tables 6.5.1 to 6.5.4), a discount of up to 80% applied to 5% of floorspace is viable for most office and industrial schemes. The average reduction in residual land value is 12%, which should not be significant in most cases. The reduction in residual land value of the mixed use typology (number 13) arising from the 80% discount to 10% of floorspace is much lower at -1.8%, due to the commercial element being part of a wider scheme with other value generating uses.
- 6.8 For schemes elsewhere (see tables 6.5.5 to 6.5.8), where rents for offices are typically lower, the change in residual land value is slightly higher for office developments but the same for industrial developments. It is unlikely that office developments will be brought forward outside Ealing Broadway and the surrounding area, as our appraisals indicate that rents are not currently high enough to generate positive residual land values, so the results are moot.
- 6.9 The policy approach is therefore viable, having regard to the likely pattern of commercial development across the Borough.

### **Affordable housing**

- 6.10 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging 'Fast Track' percentage of 40%. As noted previously, the Council does not have a need for First Homes and they would not meet the criteria set out in the PPG on First Homes.
- 6.11 The Council's preferred tenure mix for the emerging plan is 70% Social Rent and 30% shared ownership and the appraisal results reflecting this tenure mix are summarised in tables 6.11.1 to 6.11.9 and Appendix 7. Each table shows the results with sales values reflecting the Borough-wide range (£7,260 per square metre to £10,764 per square metre).
- 6.12 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the benchmark land value assumed.
- 6.13 Where sales values are at the lower end of the tested range (£7,260 per square metre), many schemes are unviable at 40% when tested against secondary office benchmark land values (the highest benchmark land value tested). This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values may not always meet the full policy requirement and would need to follow the 'viability tested' route, resulting in provision of lower affordable housing percentage. However, when considered against secondary industrial and open land benchmark land values, schemes of a wider range of scales can viably provide 40% affordable housing although this is not universally the case.
- 6.14 As sales values increase, the extent to which schemes can viably meet the emerging 40% requirement increases, but to varying degrees. At the highest sales values in the range (£10,764 per square metre), our testing indicates that 40% affordable housing would be viable for all typologies against all benchmark land values.
- 6.15 As can be noted from the results in tables 6.11.1 to 6.11.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging policy target of 40% would, in principle, mean that some schemes that *could* have delivered 40% would no longer be required to do so if the Council adopted a lower percentage target.



**Table 6.11.1: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,260 per square metre)**

EALING LOCAL PLAN VIABILITY TESTING			Sales value £7,260 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%																			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA																											
															Residual land values															
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH																	
1 One unit scheme (houses)	1	£273,460	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889																	
2 Two unit scheme (houses)	2	£364,613	563,617	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778																	
3 Four unit scheme (houses)	4	£395,705	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203																	
4 Seven unit scheme (flats)	7	£675,863	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002																	
5 Nine unit scheme (flats)	9	£572,358	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175																	
6 Ten unit scheme (houses)	10	£1,026,684	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724																	
7 Ten unit scheme (flats)	10	£612,333	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,621																	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217																	
9 Twenty unit scheme (flats)	20	£1,139,629	2,412,794	2,245,712	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030																	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289																	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	5,495,862	5,107,880	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,888	1,611,824																	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-	244,833																
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£2,724,002	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633																	
14 Seventy unit scheme (flats - higher density)	70	£703,635	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-	339,887																
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	7,286,034	6,505,316	5,724,598	4,942,845	4,156,095	3,369,274	2,582,469	1,795,704	1,008,919	222,133	-	572,642																
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093																	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,146,320	836,253	-	476,492	-	1,807,099															
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,986	-	130,298	-	1,896,397	-	5,452,590	-	7,245,580														
19 Five hundred unit scheme (flats)	500	£14,652,373	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-	169,156	-	3,627,302	-	7,085,448	-	10,585,898	-	14,079,395												
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719																	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520																	
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987																	
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465																	
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636																	
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668																	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471																	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576																	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453																	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171																	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804																	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£1,178,889	281,909	288,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889	
2 Two unit scheme (houses)	2	£238,519	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778	
3 Four unit scheme (houses)	4	£258,658	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203	
4 Seven unit scheme (flats)	7	£442,129	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,003	
5 Nine unit scheme (flats)	9	£374,419	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175	
6 Ten unit scheme (houses)	10	£671,625	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724	
7 Ten unit scheme (flats)	10	£400,569	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217	
9 Twenty unit scheme (flats)	20	£745,511	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824	
12 Fifty unit scheme (flats - higher density)	50	£670,872	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	244,833	
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£1,761,599	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633	
14 Seventy unit scheme (flats - higher density)	70	£460,296	4,814,006	4,299,480	3,784,955	3,270,429	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	339,887	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	7,286,034	6,505,316	5,724,598	4,942,845	4,166,095	3,389,274	2,582,489	1,795,704	1,008,919	222,133	572,642	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	478,492	1,607,098	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	-	1,696,379	-	3,652,459	-	
19 Five hundred unit scheme (flats)	500	£9,585,136	20,444,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-	169,156	-	3,627,302	-	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£3,328,172	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£2,773,477	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£95,835	281,909	288,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889	
2 Two unit scheme (houses)	-	£127,780	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778	
3 Four unit scheme (houses)	-	£138,676	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203	
4 Seven unit scheme (flats)	-	£236,586	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,003	
5 Nine unit scheme (flats)	-	£200,584	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175	
6 Ten unit scheme (houses)	-	£359,804	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724	
7 Ten unit scheme (flats)	-	£214,593	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620	
8 Twenty unit scheme (houses and flats)	-	£668,614	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217	
9 Twenty unit scheme (flats)	-	£399,386	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030	
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289	
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	5,495,882	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,899	1,611,824	
12 Fifty unit scheme (flats - higher density)	-	£466,544	3,301,315	2,997,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	2,844,833	
13 Seventy unit scheme (Industrial/Employment led scheme)	-	£954,633	3,744,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633	
14 Seventy unit scheme (flats - higher density)	-	£246,590	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	339,887	
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	7,286,034	6,505,316	5,724,598	4,942,845	4,156,095	3,369,274	2,582,498	1,795,704	1,008,919	222,133	572,842	
16 One hundred unit scheme (flats - higher density)	-	£999,738	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093	
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	11,226,364	9,930,161	8,633,959	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	478,492	1,807,698	
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	130,296	1,696,379	3,662,455	5,452,550	7,245,588	
19 Five hundred unit scheme (flats)	-	£5,134,958	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	169,156	3,627,302	7,085,448	10,565,896	14,079,395	
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£1,782,971	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£1,485,810	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	1	£13,438	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889		
2 Two unit scheme (houses)	2	£17,917	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778		
3 Four unit scheme (houses)	4	£19,444	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,201		
4 Seven unit scheme (flats)	7	£33,211	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002		
5 Nine unit scheme (flats)	9	£28,125	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175		
6 Ten unit scheme (houses)	10	£50,450	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724		
7 Ten unit scheme (flats)	10	£30,089	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620		
8 Twenty unit scheme (houses and flats)	20	£93,750	3,717,578	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217		
9 Twenty unit scheme (flats)	20	£56,000	2,412,794	2,245,712	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030		
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,288		
11 Fifty unit scheme (flats - lower density)	50	£180,208	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824		
12 Fifty unit scheme (flats - higher density)	50	£65,417	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	244,839		
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£133,854	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,631		
14 Seventy unit scheme (flats - higher density)	70	£34,576	4,814,008	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	339,887		
15 One hundred unit scheme (flats - lower density)	100	£147,500	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1,795,704	1,008,919	222,133	572,642		
16 One hundred unit scheme (flats - higher density)	100	£140,179	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093		
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	478,492	1,807,090		
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	10,263,448	8,540,423	6,817,400	5,094,377	3,354,354	1,612,956	-	139,296	1,656,379	3,662,459	5,452,550		
19 Five hundred unit scheme (flats)	500	£720,000	20,044,177	16,887,129	13,319,827	9,952,526	6,585,224	3,217,922	-	169,158	3,627,302	7,085,448	10,565,886		
20 Two hundred unit Co-living scheme	-	£74,286	11,962,719	11,962,719	11,962,719	11,962,719	11,962,719	11,962,719	11,962,719	11,962,719	11,962,719	11,962,719	11,962,719		
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520		
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987		
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465		
24 Office development	-	£250,000	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636		
25 Office development	-	£208,333	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668		
26 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471		
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576		
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453		
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804		



**Table 6.11.2: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,698 per square metre)**

EALING LOCAL PLAN VIABILITY TESTING		Sales value £7,698 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259 PER HA													
		Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	1	£273,460	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892		
2 Two unit scheme (houses)	2	£364,613	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784		
3 Four unit scheme (houses)	4	£395,705	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306		
4 Seven unit scheme (flats)	7	£675,863	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426		
5 Nine unit scheme (flats)	9	£572,358	1,145,892	1,069,811	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,081		
6 Ten unit scheme (houses)	10	£1,026,684	2,828,019	2,690,289	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523		
7 Ten unit scheme (flats)	10	£612,333	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099		
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199		
9 Twenty unit scheme (flats)	20	£1,139,629	2,822,417	2,635,390	2,447,737	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078		
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141		
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	6,400,540	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012		
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514		
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£2,724,002	8,575,531	8,027,312	7,479,094	6,930,876	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347		
14 Seventy unit scheme (flats - higher density)	70	£703,635	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971		
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	9,278,995	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,109,071	2,218,468	1,330,905	443,323		
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964		
17 Two hundred unit scheme (flats) with GF retail	200	£4,995,542	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,456,432	-	47,779	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,882	-	848,799	-	2,849,350	
19 Five hundred unit scheme (flats)	500	£14,652,337	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,488,084	5,700,887	1,955,708	-	1,929,688	-	5,817,479	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719		
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520		
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987		
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465		
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636		
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668		
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471		
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576		
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453		
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892	
2 Two unit scheme (houses)	2	£238,519	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784	
3 Four unit scheme (houses)	4	£258,858	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306	
4 Seven unit scheme (flats)	7	£442,129	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426	
5 Nine unit scheme (flats)	9	£374,419	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,081	
6 Ten unit scheme (houses)	10	£671,625	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523	
7 Ten unit scheme (flats)	10	£400,569	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199	
9 Twenty unit scheme (flats)	20	£745,511	2,622,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,383,760	4,097,398	3,811,037	3,524,675	3,238,313	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012	
12 Fifty unit scheme (flats - higher density)	50	£670,872	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514	
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£1,781,959	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347	
14 Seventy unit scheme (flats - higher density)	70	£460,296	3,121,362	3,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	9,278,985	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,216,488	1,330,905	443,323	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	11,481,842	10,700,954	9,920,066	9,139,170	8,358,291	7,577,402	6,796,515	6,015,629	5,234,739	4,453,852	3,672,964	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	14,640,413	13,162,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	- 477,779	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	14,628,192	12,676,931	10,925,671	9,674,411	8,423,151	7,023,150	5,071,891	3,108,319	1,135,662	- 848,799	- 2,849,350	
19 Five hundred unit scheme (flats)	500	£9,585,136	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,084	5,700,887	1,915,708	- 1,929,688	- 5,817,479	- 9,716,558	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£95,835	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892	
2 Two unit scheme (houses)	-	£127,780	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784	
3 Four unit scheme (houses)	-	£138,676	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306	
4 Seven unit scheme (flats)	-	£236,584	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426	
5 Nine unit scheme (flats)	-	£200,584	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,081	
6 Ten unit scheme (houses)	-	£359,804	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523	
7 Ten unit scheme (flats)	-	£214,593	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099	
8 Twenty unit scheme (houses and flats)	-	£668,614	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,198	
9 Twenty unit scheme (flats)	-	£399,386	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,076	
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141	
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012	
12 Fifty unit scheme (flats - higher density)	-	£466,544	2,400,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514	
13 Seventy unit scheme (Industrial/Employment led scheme)	-	£954,633	8,575,531	8,027,312	7,479,094	6,930,876	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347	
14 Seventy unit scheme (flats - higher density)	-	£246,590	612,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971	
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	9,278,985	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,216,488	1,330,905	443,323	
16 One hundred unit scheme (flats - higher density)	-	£999,738	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964	
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	14,640,413	13,182,822	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,332	47,779	
18 Three hundred unit scheme (flats) with GF retail	-	£1,368,945	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,662	-	848,799	-	
19 Five hundred unit scheme (flats)	-	£5,134,958	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	-	1,929,688	-	
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£3,565,943	10,82,520	10,82,520	10,82,520	10,82,520	10,82,520	10,82,520	10,82,520	10,82,520	10,82,520	10,82,520	10,82,520	
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£1,782,971	-	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£1,489,668	-	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

[illegible]



**Table 6.11.3: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,136 per square metre)**

[illegible]

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896	
2 Two unit scheme (houses)	2	£238,519	891,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790	
3 Four unit scheme (houses)	4	£258,858	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409	
4 Seven unit scheme (flats)	7	£442,129	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850	
5 Nine unit scheme (flats)	9	£374,419	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987	
6 Ten unit scheme (houses)	10	£671,625	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322	
7 Ten unit scheme (flats)	10	£400,569	1,644,153	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181	
9 Twenty unit scheme (flats)	20	£745,511	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,011,466	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880	
12 Fifty unit scheme (flats - higher density)	50	£670,872	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614	
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£1,781,959	9,806,395	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061	
14 Seventy unit scheme (flats - higher density)	70	£460,296	4,716,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	11,271,896	10,291,896	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,432,057	2,452,677	1,451,296	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	12,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,299	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,892,966	8,244,257	6,605,545	4,966,833	3,328,124	1,687,857	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	19,392,397	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	270,165	2,505,185	
19 Five hundred unit scheme (flats)	500	£9,585,136	56,588,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	1,091,364	5,408,802	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£3,328,172	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£2,773,477	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

[illegible]

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)		£500,000 PER HA												
Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£13,438	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896	
2 Two unit scheme (houses)	2	£17,917	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790	
3 Four unit scheme (houses)	4	£19,444	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,405	
4 Seven unit scheme (flats)	7	£33,211	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850	
5 Nine unit scheme (flats)	9	£28,125	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987	
6 Ten unit scheme (houses)	10	£50,450	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322	
7 Ten unit scheme (flats)	10	£30,089	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578	
8 Twenty unit scheme (houses and flats)	20	£93,750	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,646	2,401,413	2,143,181	
9 Twenty unit scheme (flats)	20	£56,000	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,011,466	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,489	2,151,742	1,833,995	
11 Fifty unit scheme (flats - lower density)	50	£180,208	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880	
12 Fifty unit scheme (flats - higher density)	50	£65,417	5,091,857	4,650,673	4,209,489	3,768,304	3,325,675	2,881,695	2,437,654	1,993,615	1,549,635	1,105,624	661,614	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061	
14 Seventy unit scheme (flats - higher density)	70	£34,576	4,164,348	3,775,085	3,382,823	2,990,560	2,598,297	2,206,034	1,813,771	1,421,508	1,029,245	636,982	244,719	
15 One hundred unit scheme (flats - lower density)	100	£147,500	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296	
16 One hundred unit scheme (flats - higher density)	100	£140,179	13,240,485	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834	
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,892,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657	
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,453	1,937,444	270,163	2,505,186	
19 Five hundred unit scheme (flats)	500	£720,000	36,558,516	32,396,286	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,099	3,145,044	1,091,364	5,408,802	
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£250,000	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£208,333	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	



**Table 6.11.4: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,574 per square metre)**

EALING LOCAL PLAN VIABILITY TESTING		Sales value £8,574 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%													
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259 PER HA																					
														Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 One unit scheme (houses)	1	£273,460	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898										
2 Two unit scheme (houses)	2	£364,613	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796										
3 Four unit scheme (houses)	4	£395,705	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512										
5 Seven unit scheme (flats)	7	£675,863	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274										
9 Nine unit scheme (flats)	9	£572,358	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892										
10 Ten unit scheme (houses)	10	£1,026,684	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120										
7 Ten unit scheme (flats)	10	£612,333	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057										
20 Twenty unit scheme (houses and flats)	20	£1,907,861	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163										
9 Twenty unit scheme (flats)	20	£1,139,629	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174										
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848										
15 Fifty unit scheme (flats - lower density)	50	£3,667,333	8,441,078	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750										
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715										
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,496	4,996,136	4,324,775										
14 Seventy unit scheme (flats - higher density)	70	£703,635	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,855	3,763,793	3,053,000	2,342,207	1,631,416										
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	13,284,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271										
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,359,029	6,396,367	5,440,705										
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	21,416,990	19,620,377	17,823,756	16,027,135	14,230,514	12,433,693	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952										
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,278,068	160,470										
19 Five hundred unit scheme (flats)	500	£14,652,373	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	1,112,335										
20 Two hundred unit Co-living scheme	-	£1,511,763	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719										
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520										
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987										
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465										
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636										
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668										
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471										
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576										
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453										
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171										
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804										

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	377,927	359,824	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898	
2 Two unit scheme (houses)	2	£238,519	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796	
3 Four unit scheme (houses)	4	£258,858	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512	
4 Seven unit scheme (flats)	7	£442,129	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,275	
5 Nine unit scheme (flats)	9	£374,419	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892	
6 Ten unit scheme (houses)	10	£671,625	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120	
7 Ten unit scheme (flats)	10	£400,569	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,869	807,963	692,057	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,229,466	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163	
9 Twenty unit scheme (flats)	20	£745,511	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,586,784	1,357,174	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750	
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,962,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715	
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£1,781,959	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775	
14 Seventy unit scheme (flats - higher density)	70	£460,296	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,475,262	3,763,793	3,053,000	2,342,207	1,631,416	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	13,284,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,469,271	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,897	7,359,739	6,405,581	5,451,423	
17 Two hundred unit scheme (flats with GF retail)	200	£2,679,179	21,146,999	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,027,882	5,211,917	3,401,952	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,278,086	1,604,470	
19 Five hundred unit scheme (flats)	500	£9,585,136	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,195,557	3,538,627	1,112,335	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£3,328,172	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£2,773,477	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	1	£95,835	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898		
2 Two unit scheme (houses)	-	£127,780	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796		
3 Four unit scheme (houses)	-	£138,676	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512		
4 Seven unit scheme (flats)	-	£236,858	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,275		
5 Nine unit scheme (flats)	-	£200,554	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892		
6 Ten unit scheme (houses)	-	£359,804	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120		
7 Ten unit scheme (flats)	-	£214,593	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,869	807,963	692,057		
8 Twenty unit scheme (houses and flats)	-	£668,614	5,229,469	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163		
9 Twenty unit scheme (flats)	-	£399,386	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174		
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848		
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	8,441,076	7,805,844	7,370,811	6,835,378	6,300,346	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750		
12 Fifty unit scheme (flats - higher density)	-	£466,544	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715		
13 Seventy unit scheme (Industrial/Employment/led scheme)	-	£954,633	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775		
14 Seventy unit scheme (flats - higher density)	-	£246,590	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416		
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	13,284,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,469,271		
16 One hundred unit scheme (flats - higher density)	-	£999,738	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,359,029	6,399,367	5,440,705		
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,282	21,416,996	19,620,317	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,027,882	5,211,917	3,401,952		
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,278,086	160,470		
19 Five hundred unit scheme (flats)	-	£5,134,958	44,808,095	40,240,577	35,665,468	31,090,361	26,515,261	21,940,144	17,365,035	12,780,488	8,195,557	3,538,627	1,112,335		
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719		
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520		
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987		
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465		
24 Office development	-	£1,782,971	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636		
25 Office development	-	£1,485,810	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668		
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471		
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576		
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453		
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804		

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	1	£13,438	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898		
2 Two unit scheme (houses)	2	£17,917	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796		
3 Four unit scheme (houses)	4	£19,444	1,227,419	1,167,829	1,108,237	1,048,646	989,056	929,466	869,875	810,284	750,693	691,102	631,511		
4 Seven unit scheme (flats)	7	£33,211	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,275		
5 Nine unit scheme (flats)	9	£28,125	1,477,515	1,384,653	1,291,790	1,198,929	1,106,068	1,013,204	920,342	827,479	734,617	641,755	548,892		
6 Ten unit scheme (houses)	10	£50,450	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120		
7 Ten unit scheme (flats)	10	£30,089	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057		
8 Twenty unit scheme (houses and flats)	20	£93,750	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163		
9 Twenty unit scheme (flats)	20	£56,000	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,586,764	1,359,174		
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848		
11 Fifty unit scheme (flats - lower density)	50	£180,208	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750		
12 Fifty unit scheme (flats - higher density)	50	£65,417	5,902,790	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715		
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,138	4,324,775		
14 Seventy unit scheme (flats - higher density)	70	£34,576	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416		
15 One hundred unit scheme (flats - lower density)	100	£147,500	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271		
16 One hundred unit scheme (flats - higher density)	100	£140,179	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,359,029	6,396,367	5,440,705		
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	21,416,980	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952		
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	23,910,485	21,520,472	19,130,459	16,734,479	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	160,470		
19 Five hundred unit scheme (flats)	500	£720,000	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,536,627	-1,112,335		
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719		
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520		
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987		
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465		
24 Office development	-	£250,000	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636		
25 Office development	-	£208,333	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668		
26 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471		
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576		
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453		
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804		



**Table 6.11.5: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,012 per square metre)**

EALING LOCAL PLAN VIABILITY TESTING			Sales value £9,012 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA										
			Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2 Two unit scheme (houses)	2	£364,613	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3 Four unit scheme (houses)	4	£395,705	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4 Seven unit scheme (flats)	7	£675,863	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5 Nine unit scheme (flats)	9	£572,358	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6 Ten unit scheme (houses)	10	£1,026,684	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7 Ten unit scheme (flats)	10	£612,333	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9 Twenty unit scheme (flats)	20	£1,139,629	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14 Seventy unit scheme (flats - higher density)	70	£703,635	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19 Five hundred unit scheme (flats)	500	£14,652,373	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2 Two unit scheme (houses)	2	£238,519	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3 Four unit scheme (houses)	4	£258,858	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4 Seven unit scheme (flats)	7	£442,129	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5 Nine unit scheme (flats)	9	£374,419	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6 Ten unit scheme (houses)	10	£671,625	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7 Ten unit scheme (flats)	10	£400,569	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9 Twenty unit scheme (flats)	20	£745,511	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,269,816	11,536,883	10,803,951								





Table 6.11.6: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,450 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905	
2 Two unit scheme (houses)	2	£364,613	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809	
3 Four unit scheme (houses)	4	£395,705	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718	
4 Seven unit scheme (flats)	7	£675,863	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122	
5 Nine unit scheme (flats)	9	£572,358	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704	
6 Ten unit scheme (houses)	10	£1,026,684	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718	
7 Ten unit scheme (flats)	10	£612,333	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127	
9 Twenty unit scheme (flats)	20	£1,139,629	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204	
14 Seventy unit scheme (flats - higher density)	70	£703,635	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080	
19 Five hundred unit scheme (flats)	500	£14,652,373	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905	
2 Two unit scheme (houses)	2	£238,519	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809	
3 Four unit scheme (houses)	4	£258,858	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718	
4 Seven unit scheme (flats)	7	£442,129	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122	
5 Nine unit scheme (flats)	9	£374,419	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704	
6 Ten unit scheme (houses)	10	£671,625	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718	
7 Ten unit scheme (flats)	10	£400,569	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127	
9 Twenty unit scheme (flats)	20	£745,511	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488	
12 Fifty unit scheme (flats - higher density)	50	£870,872	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204	
14 Seventy unit scheme (flats - higher density)	70	£460,296	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731				



**Table 6.11.7: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,888 per square metre)**

EALING LOCAL PLAN VIABILITY TESTING			Sales value £9,888 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA											
Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907	
2 Two unit scheme (houses)	2	£364,613	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814	
3 Four unit scheme (houses)	4	£395,705	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821	
4 Seven unit scheme (flats)	7	£675,863	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546	
5 Nine unit scheme (flats)	9	£572,358	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610	
6 Ten unit scheme (houses)	10	£1,026,684	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516	
7 Ten unit scheme (flats)	10	£612,333	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109	
9 Twenty unit scheme (flats)	20	£1,139,629	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918	
14 Seventy unit scheme (flats - higher density)	70	£703,635	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,355,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	31,548,837	29,254,811	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	37,457,636	34,390,268	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452	
19 Five hundred unit scheme (flats)	500	£14,652,373	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,931,407	23,077,724	17,264,040	11,450,356	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£8,445,485	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
Residual land values														
1 One unit scheme (houses)	1	£178,889	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907	
2 Two unit scheme (houses)	2	£238,519	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814	
3 Four unit scheme (houses)	4	£258,858	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821	
4 Seven unit scheme (flats)	7	£442,129	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546	
5 Nine unit scheme (flats)	9	£374,419	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610	
6 Ten unit scheme (houses)	10	£671,625	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516	
7 Ten unit scheme (flats)	10	£400,569	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109	
9 Twenty unit scheme (flats)	20	£745,511	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356	
12 Fifty unit scheme (flats - higher density)	50	£870,872	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897	
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£1,781,959	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918	
14 Seventy unit scheme (flats - higher density)	70	£460,296	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,355,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	31,548,837	29,254,811	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	37,457,636	34,390,268	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452	
19 Five hundred unit scheme (flats)	500	£9,585,136	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,931,407	23,077,724	17,264,040	11,450,356	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	





Table 6.11.8: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £10,326 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911	
2 Two unit scheme (houses)	2	£364,613	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821	
3 Four unit scheme (houses)	4	£395,705	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924	
4 Seven unit scheme (flats)	7	£675,863	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970	
5 Nine unit scheme (flats)	9	£572,358	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515	
6 Ten unit scheme (houses)	10	£1,026,684	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315	
7 Ten unit scheme (flats)	10	£612,333	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091	
9 Twenty unit scheme (flats)	20	£1,139,629	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632	
14 Seventy unit scheme (flats - higher density)	70	£703,635	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825	
19 Five hundred unit scheme (flats)	500	£14,652,373	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911	
2 Two unit scheme (houses)	2	£238,519	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821	
3 Four unit scheme (houses)	4	£258,858	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924	
4 Seven unit scheme (flats)	7	£442,129	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970	
5 Nine unit scheme (flats)	9	£374,419	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515	
6 Ten unit scheme (houses)	10	£671,625	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315	
7 Ten unit scheme (flats)	10	£400,569	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091	
9 Twenty unit scheme (flats)	20	£745,511	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226	
12 Fifty unit scheme (flats - higher density)	50	£870,872	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632	
14 Seventy unit scheme (flats - higher density)	70	£460,296	13,891,279	12,926,270	11,961,260	10,996,2								



**Table 6.11.9: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £10,764 per square metre)**

EALING LOCAL PLAN VIABILITY TESTING			Sales value £10,764 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914	
2 Two unit scheme (houses)	2	£364,613	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827	
3 Four unit scheme (houses)	4	£395,705	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027	
4 Seven unit scheme (flats)	7	£675,863	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393	
5 Nine unit scheme (flats)	9	£572,358	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421	
6 Ten unit scheme (houses)	10	£1,026,684	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114	
7 Ten unit scheme (flats)	10	£612,333	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073	
9 Twenty unit scheme (flats)	20	£1,139,629	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,777,707	6,271,648	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	17,169,664	16,192,968	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888	
14 Seventy unit scheme (flats - higher density)	70	£703,635	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,585,213	11,921,520	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198	
19 Five hundred unit scheme (flats)	500	£14,652,373	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£8,445,485	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914	
2 Two unit scheme (houses)	2	£238,519	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827	
3 Four unit scheme (houses)	4	£258,858	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027	
4 Seven unit scheme (flats)	7	£442,129	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393	
5 Nine unit scheme (flats)	9	£374,419	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421	
6 Ten unit scheme (houses)	10	£671,625	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114	
7 Ten unit scheme (flats)	10	£400,569	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073	
9 Twenty unit scheme (flats)	20	£745,511	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,777,707	6,271,648	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094	
12 Fifty unit scheme (flats - higher density)	50	£870,872	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837	
13 Seventy														



- 6.16 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets a progressive affordable housing target for fast track schemes of 40% but accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for a 40% fast track target.

### **Affordable housing small sites contribution**

- 6.17 We have tested the Council's emerging small sites contribution policy, which seeks provision of financial contributions towards affordable housing. The amounts sought on schemes of 1 to 4 units should be equivalent to 10% affordable housing. On schemes of 5 to 9 units, the contribution should be the financial equivalent of 20% of units.
- 6.18 Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.11.1 to 6.11.9. Typologies 1 to 5 are all schemes providing fewer than 9 units and the appraisals indicate that in almost all cases, the emerging policy will be financially viable.
- 6.19 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 (10% or 20%) provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.20 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**

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

X = the Payment in lieu

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

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

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing<sup>19</sup>)

- 6.21 If it is established to the Council's satisfaction that a development proposal could not viably provide 10% or 20% of units on site as affordable, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development would require 1 unit (20%) to be provided as affordable housing to meet the policy target. If it is

<sup>19</sup> 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%).



agreed that only 10% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 0.5 units of affordable housing.

### **Build for rent schemes**

- 6.22 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.23 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- 6.24 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last 24 months. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.
- 6.25 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet emerging Local Plan Fast Track requirement to provide 40% affordable housing at rent levels that are equivalent to London Living Rent. The results are attached as Appendix 11.
- 6.26 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 40% affordable housing is viable, but some schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route and will not be able to utilise the 40% Fast Track route.
- 6.27 The Mayor of London's SPG on viability and London Plan policy H11 indicate that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.

### **Impact of other emerging Local Plan policies**

- 6.28 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 40% affordable housing (70% social rented and 30% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief (if the Council elects to offer this); CIL in Kind; provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.29 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally

disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be absorbed through a reduction to land value.

- 6.30 The tables (6.30.1 for BNG/UGF and 6.30.2 for net zero carbon development) to show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£7,260 per square metre) to I (£10,764 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

#### **Biodiversity Net Gain/Urban Greening Factor**

- 6.31 Table 6.30.1 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.2% of build costs, in line with the DEFRA Impact Assessment, which achieves 20% biodiversity net gain. Alongside this, we have incorporated the costs of green roofs as a proxy for the UGF levels required by emerging Local Plan policy. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 1% in most cases. The impact can be more significant when the starting residual land value is very low.

#### **Net Zero Carbon – operational only (scenarios A and X)**

- 6.32 Net Zero Carbon scenarios A and X assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.16 to 4.17. Emerging work from other authorities (as noted in paragraphs 4.15 to 4.16) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.30.2. Table 6.30.3. provides a summary of the change in residual land values for schemes assuming a price point of £10,764 per square metre, which indicates that the reduction in residual land values is typically circa 6% to 25%, but with higher reductions on larger schemes and some hotel developments.
- 6.33 In some cases, the impact of the additional cost is significant, but this is where the starting residual land value is very low. In the main, the impact is relatively modest, at circa 13% on average. This reduction is unlikely to have any significant impact on the deliverability of developments. Furthermore, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

#### **Net Zero Carbon – operational and embodied carbon (scenarios B and Y)**

- 6.34 Net Zero Carbon scenarios B and Y seek assume a cost uplift of 15% of build costs for both residential and non-residential to address both operational and embodied carbon, as noted in paragraphs 4.15 to 4.16. The residual land values for these two scenarios are summarised in Table 6.30.4. Table 6.30.5 provides a summary of the change in residual land values for schemes assuming a price point of £10,764 per square metre.
- 6.35 The impact of this scenario on the residual land values is higher, with a typical reduction of between circa 13% and 40% from the baseline residuals. In some cases, the percentage change is much higher, but this is typically where the starting residual land values are relatively low and the introduction of any cost increase will have a disproportionate impact on the residual land value. However, it should be noted that most schemes remain viable after the requirement has been applied (where they were viable at the baseline). It should, of course, be noted that the Council's emerging policy does not seek operational and embodied carbon, but this is likely to change in a future Local Plan. Equally, as more developers deploy embodied carbon methodologies, it is likely that costs will reduce due to investment in research and technologies.



Table 6.30.1: Biodiversity Net Gain and Urban Greening

Biodiversity Net Gain and Urban Greening			Sales value (£ psm):																			
BLV: EXISTING RESIDENTIAL			BLV (£ m)		£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
Description	No of units	Site area	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF
1 One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1888	£0.1789	£0.1781	£0.1949	£0.1941	£0.2109	£0.2101	£0.2269	£0.2261	£0.2429	£0.2421	£0.2589	£0.2581	£0.2749	£0.2741	£0.2909	£0.2901	
2 Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3776	£0.3578	£0.3561	£0.3898	£0.3881	£0.4218	£0.4201	£0.4538	£0.4521	£0.4858	£0.4841	£0.5178	£0.5161	£0.5498	£0.5481	£0.5818	£0.5801	
3 Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.6117	£0.5797	£0.5767	£0.6318	£0.6288	£0.6839	£0.6809	£0.7360	£0.7330	£0.7881	£0.7851	£0.8403	£0.8372	£0.8924	£0.8893	£0.9445	£0.9414	
4 Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.4811	£0.4373	£0.4341	£0.5107	£0.5075	£0.5841	£0.5810	£0.6575	£0.6544	£0.7310	£0.7278	£0.8044	£0.8012	£0.8778	£0.8747	£0.9512	£0.9481	
5 Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.5374	£0.4880	£0.4844	£0.5709	£0.5673	£0.6538	£0.6502	£0.7367	£0.7331	£0.8196	£0.8160	£0.9025	£0.8989	£0.9854	£0.9818	£1.0683	£1.0647	
6 Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.7029	£1.6167	£1.6086	£1.7625	£1.7544	£1.9083	£1.9002	£2.0541	£2.0460	£2.1999	£2.1918	£2.3457	£2.3376	£2.4915	£2.4834	£2.6373	£2.6292	
7 Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.6777	£0.6160	£0.6115	£0.7194	£0.7150	£0.8229	£0.8185	£0.9264	£0.9219	£1.0299	£1.0254	£1.1334	£1.1289	£1.2368	£1.2324	£1.3403	£1.3359	
8 Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.3246	£2.1740	£2.1622	£2.4260	£2.4141	£2.6779	£2.6661	£2.9299	£2.9181	£3.1819	£3.1701	£3.4339	£3.4221	£3.6859	£3.6741	£3.9379	£3.9260	
9 Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.3280	£1.2078	£1.1989	£1.4123	£1.4036	£1.6156	£1.6069	£1.8189	£1.8102	£2.0222	£2.0134	£2.2255	£2.2167	£2.4288	£2.4200	£2.6321	£2.6233	
10 Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£2.1268	£1.9452	£1.9308	£2.2590	£2.2446	£2.5729	£2.5585	£2.8867	£2.8723	£3.2006	£3.1862	£3.5144	£3.5000	£3.8283	£3.8139	£4.1421	£4.1277	
11 Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£3.0111	£2.7479	£2.7262	£3.2367	£3.2171	£3.7296	£3.7079	£4.2205	£4.1988	£4.7113	£4.6897	£5.2022	£5.1805	£5.6922	£5.6708	£6.1796	£6.1583	
12 Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£1.1192	£0.8847	£0.8614	£1.3348	£1.3115	£1.7849	£1.7616	£2.2347	£2.2117	£2.6802	£2.6573	£3.1257	£3.1028	£3.5711	£3.5482	£4.0166	£3.9937	
13 Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£4.2965	£3.9699	£3.9394	£4.5856	£4.5551	£5.2013	£5.1709	£5.8170	£5.7866	£6.4327	£6.4023	£7.0442	£7.0142	£7.6557	£7.6257	£8.2672	£8.2372	
14 Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£1.6423	£1.3012	£1.2676	£1.9554	£1.9219	£2.6096	£2.5761	£3.2633	£3.2302	£3.9108	£3.8777	£4.5583	£4.5252	£5.2057	£5.1727	£5.8532	£5.8202	
15 One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£2.4729	£1.9588	£1.9075	£2.9681	£2.9155	£3.9626	£3.9120	£4.9591	£4.9085	£5.9555	£5.9050	£6.9520	£6.9014	£7.9485	£7.8979	£8.9444	£8.8944	
16 One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£5.2967	£4.8359	£4.7959	£5.7198	£5.6797	£6.5981	£6.5586	£7.4744	£7.4349	£8.3507	£8.3112	£9.2270	£9.1875	£10.1032	£10.0637	£10.9795	£10.9400	
17 Two hundred unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£3.4290	£2.6414	£2.5496	£4.3540	£4.2622	£6.0685	£5.9747	£7.7723	£7.6818	£9.4665	£9.3759	£11.1606	£11.0701	£12.8548	£12.7642	£14.5489	£14.4584	
18 Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	£0.1194	£0.0296	£0.0657	£1.3954	£1.2612	£3.6920	£3.5597	£5.9744	£5.8420	£8.2568	£8.1244	£10.5391	£10.4068	£12.8003	£12.6698	£15.0582	£14.9276	
19 Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	£0.1494	£2.5226	£2.7679	£1.7226	£1.4840	£5.9013	£5.6628	£10.0794	£9.8416	£14.2080	£13.9728	£18.3366	£18.1014	£22.4651	£22.2299	£26.5937	£26.3585	
20 Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	
21 Large retail supermarket	-	1.00	£10.18	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	
22 Comparison retail	-	0.35	£3.53	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	
23 Data Centre	-	0.83	£8.45	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	
24 Office development	-	0.50	£5.09	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	
25 Office development	-	0.42	£4.24	£9.0666	£9.1537	£9.0666	£9.1537	£9.0666	£9.1537	£9.0666	£9.1537	£9.0666	£9.1537	£9.0666	£9.1537	£9.0666	£9.1537	£9.0666	£9.1537	£9.0666	£9.1537	
26 Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	
27 Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	
28 Light industrial scheme	-	0.50	£5.09	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	
29 Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3363	£4.3262	£4.3363	£4.3262	£4.3363	£4.3262	£4.3363	£4.3262	£4.3363	£4.3262	£4.3363	£4.3262	£4.3363	£4.3262	£4.3363	£4.3262	£4.3363	£4.3262	
30 Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	

BLV: SECONDARY OFFICES					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
Description	No of units		BLV (£ m)	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	
1 One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1888	£0.1789	£0.1781	£0.1949	£0.1941	£0.2109	£0.2101	£0.2289	£0.2261	£0.2429	£0.2421	£0.2589	£0.2581	£0.2749	£0.2741	£0.2909	£0.2901	
2 Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3776	£0.3578	£0.3561	£0.3898	£0.3881	£0.4218	£0.4201	£0.4538	£0.4521	£0.4858	£0.4841	£0.5178	£0.5161	£0.5498	£0.5481	£0.5818	£0.5801	
3 Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.6117	£0.5797	£0.5767	£0.6318	£0.6288	£0.6839	£0.6809	£0.7360	£0.7330	£0.7881	£0.7851	£0.8403	£0.8372	£0.8924	£0.8893	£0.9445	£0.9414	
4 Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.4811	£0.4373	£0.4341	£0.5107	£0.5075	£0.5841	£0.5810	£0.6575	£0.6544	£0.7310	£0.7278	£0.8044	£0.8012	£0.8778	£0.8747	£0.9512	£0.9481	
5 Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.5374	£0.4880	£0.4844	£0.5709	£0.5673	£0.6538	£0.6502	£0.7367	£0.7331	£0.8196	£0.8160	£0.9025	£0.8989	£0.9854	£0.9818	£1.0683	£1.0647	
6 Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.7029	£1.6167	£1.6086	£1.7625	£1.7544	£1.9083	£1.9002	£2.0541	£2.0460	£2.1999	£2.1918	£2.3457	£2.3376	£2.4915	£2.4834	£2.6373	£2.6292	
7 Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.6777	£0.6160	£0.6115	£0.7194	£0.7150	£0.8229	£0.8185	£0.9264	£0.9219	£1.0299	£1.0254	£1.1334	£1.1289	£1.2368	£1.2324	£1.3403	£1.3359	
8 Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.3246	£2.1740	£2.1622	£2.4260	£2.4141	£2.6779	£2.6681	£2.9299	£2.9181	£3.1819	£3.1701	£3.4339	£3.4221	£3.6859	£3.6741	£3.9379	£3.9260	
9 Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.3280	£1.2078	£1.1989	£1.4123	£1.4036	£1.6156	£1.6069	£1.8189	£1.8102	£2.0222	£2.0134	£2.2255	£2.2167	£2.4288	£2.4200	£2.6321	£2.6233	
10 Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£2.1268	£1.9452	£1.9308	£2.2590	£2.2446	£2.5729	£2.5585	£2.8867	£2.8723	£3.2006	£3.1862	£3.5144	£3.5000	£3.8283	£3.8139	£4.1421	£4.1277	
11 Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£3.0111	£2.7479	£2.7262	£3.2387	£3.2171	£3.7296	£3.7079	£4.2205	£4.1988	£4.7113	£4.6897	£5.2022	£5.1805	£5.6922	£5.6708	£6.1796	£6.1583	
12 Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£1.1192	£0.8847	£0.8614	£1.3348	£1.3115	£1.7849	£1.7616	£2.2347	£2.2117	£2.6802	£2.6573	£3.1257	£3.1028	£3.5711	£3.5482	£4.0166	£3.9937	
13 Seventy unit scheme (Industrial/Employment led sch	70	0.27	£2.72	£4.3273	£4.2968	£3.9619	£3.9394	£4.5856	£4.5551	£5.2013	£5.1709	£5.8170	£5.7866	£6.4327	£6.4023	£7.0442	£7.0142	£7.6557	£7.6257	£8.2672	£8.2372	
14 Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£1.6423	£1.3012	£1.2676	£1.9554	£1.9219	£2.6096	£2.5761	£3.2633	£3.2302	£3.9108	£3.8777	£4.5583	£4.5252	£5.2057	£5.1727	£5.8532	£5.8202	
15 One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£2.4729	£1.9588	£1.9075	£2.9661	£2.9155	£3.9626	£3.9120	£4.9591	£4.9085	£5.9555	£5.9050	£6.9520	£6.9014	£7.9485	£7.8979	£8.9444	£8.8944	
16 One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£5.2967	£4.8359	£4.7959	£5.7158	£5.6797	£6.5981	£6.5586	£7.4744	£7.4349	£8.3507	£8.3112	£9.2270	£9.1875	£10.1032	£10.0637	£10.9795	£10.9400	
17 Two hundred unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£3.4920	£2.8414	£2.8494	£3.5440	£3.5440	£4.2622	£4.2688	£5.9747	£5.9723	£6.8818	£6.8685	£7.9759	£7.9611	£11.0606	£11.0701	£12.8548	£12.8474	
18 Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£3.0258	£3.0194	£2.9296	£2.9657	£1.3954	£1.2812	£3.6920	£3.5597	£5.9744	£5.8420	£6.2568	£6.1244	£10.5391	£10.4068	£12.8003	£12.6898	£15.0582	£14.9278	
19 Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	£0.1494	£2.3252	£2.7679	£1.7226	£1.4840	£5.9013	£5.6828	£10.0794	£9.8416	£14.2080	£13.9728	£18.1304	£18.0461	£22.4865	£22.2999	£26.9397	£26.8585	
20 Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	
21 Large retail supermarket	-	1.00	£10.18	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	
22 Comparison retail	-	0.35	£3.53	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	
23 Data Centre	-	0.83	£8.45	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	
24 Office development	-	0.50	£5.09	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	£18.1255	£18.2997	
25 Office development	-	0.42	£4.24	£9.0686	£9.1537	£9.0686	£9.1537	£9.0686	£9.1537	£9.0686	£9.1537	£9.0686	£9.1537	£9.0686	£9.1537	£9.0686	£9.1537	£9.0686	£9.1537	£9.0686	£9.1537	
26 Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	
27 Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	
28 Light industrial scheme	-	0.50	£5.09	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	
29 Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	
30 Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	



**Table 6.30.2: Net zero carbon (operational only)**

Net zero carbon A / X (operational only)			Sales value (€ psqm):																							
BLV: EXISTING RESIDENTIAL			BLV (€ m)		€7,260 psqm		€7,698 psqm		€8,136 psqm		€8,574 psqm		€9,012 psqm		€9,450 psqm		€9,888 psqm		€10,326 psqm		€10,764 psqm					
Description	No of units	Site area	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X				
1 One unit scheme (houses)	1	0.03	€0.27	€0.1897	€0.1739	€0.1769	€0.1629	€0.1949	€0.1789	€0.2109	€0.1949	€0.2269	€0.2109	€0.2429	€0.2269	€0.2589	€0.2429	€0.2749	€0.2589	€0.2909	€0.2749					
2 Two unit scheme (houses)	2	0.04	€0.36	€0.3793	€0.3478	€0.3576	€0.3258	€0.3898	€0.3578	€0.4218	€0.3898	€0.4538	€0.4218	€0.4858	€0.4538	€0.5178	€0.4858	€0.5498	€0.5178	€0.5818	€0.5498					
3 Four unit scheme (houses)	4	0.04	€0.40	€0.4148	€0.3831	€0.3797	€0.3273	€0.4318	€0.3794	€0.4838	€0.4315	€0.5794	€0.4838	€0.5358	€0.4838	€0.5878	€0.5358	€0.6398	€0.5878	€0.6918	€0.6398					
4 Seven unit scheme (flats)	7	0.07	€0.68	€0.4843	€0.3914	€0.4373	€0.3444	€0.5107	€0.4179	€0.5841	€0.4913	€0.6575	€0.5847	€0.7310	€0.6381	€0.8044	€0.7115	€0.8778	€0.7850	€0.9512	€0.8584					
5 Nine unit scheme (flats)	9	0.06	€0.57	€0.5411	€0.4362	€0.4880	€0.3831	€0.5709	€0.4680	€0.6538	€0.5489	€0.7367	€0.6318	€0.8196	€0.7147	€0.9025	€0.7976	€0.9854	€0.8805	€1.0683	€0.9634					
6 Ten unit scheme (houses)	10	0.10	€1.03	€1.7110	€1.5851	€1.6167	€1.4885	€1.7625	€1.6143	€1.9083	€1.7601	€2.0541	€1.9059	€2.1999	€2.0517	€2.3457	€2.1975	€2.4915	€2.3433	€2.6373	€2.4891					
7 Ten unit scheme (flats)	10	0.06	€0.61	€0.6822	€0.5513	€0.6160	€0.4851	€0.7194	€0.5888	€0.8229	€0.6921	€0.9264	€0.7955	€1.0299	€0.8990	€1.1334	€1.0025	€1.2368	€1.1040	€1.3403	€1.2095					
8 Twenty unit scheme (houses and flats)	20	0.19	€1.91	€2.3364	€2.0549	€2.1740	€1.8912	€2.4260	€2.1432	€2.6779	€2.3952	€2.9299	€2.6471	€3.1819	€2.8991	€3.4339	€3.1511	€3.6859	€3.4031	€3.9379	€3.6551					
9 Twenty unit scheme (flats)	20	0.11	€1.14	€1.3369	€1.0762	€1.2078	€0.9471	€1.4123	€1.1521	€1.6156	€1.3572	€1.6189	€1.5618	€2.0222	€1.7651	€2.2255	€1.9684	€2.4888	€2.1717	€2.6321	€2.3750					
10 Thirty unit scheme (flats with retail use on ground fl)	30	0.14	€1.43	€2.1412	€1.7162	€2.1945	€1.5201	€2.2590	€1.8340	€2.5729	€2.1478	€2.8867	€2.4617	€3.2006	€2.7756	€3.5144	€3.0894	€3.6283	€3.4033	€4.1421	€3.7171					
11 Fifty unit scheme (flats - lower density)	50	0.36	€3.67	€3.0328	€2.3920	€2.7479	€2.1070	€3.2387	€2.5979	€3.7296	€3.0887	€4.2205	€3.5796	€4.7113	€4.0705	€5.2022	€4.5614	€5.0222	€5.0222	€6.1796	€5.5431					
12 Fifty unit scheme (flats - higher density)	50	0.13	€1.33	€1.1424	€0.4694	€0.8847	€0.2115	€1.3348	€0.6616	€1.7849	€1.1117	€2.2347	€1.5618	€2.6802	€2.0119	€3.1257	€2.4619	€3.5571	€2.9074	€4.0166	€3.3528					
13 Seventy unit scheme (Industrial/Employment led sch)	70	0.27	€2.72	€4.3273	€3.4590	€3.9649	€3.0933	€4.5856	€3.7091	€5.2013	€4.3248	€5.8170	€4.9405	€6.4327	€5.5562	€7.0442	€6.1719	€7.5571	€6.7076	€8.2612	€7.4167					
14 Seventy unit scheme (flats - higher density)	70	0.07	€0.70	€1.6758	€0.6976	€1.3012	€0.3230	€1.9554	€0.9772	€2.6996	€1.6314	€3.2633	€2.2856	€3.9108	€2.9399	€4.5583	€3.5937	€5.2057	€4.2412	€5.8532	€4.8887					
15 One hundred unit scheme (flats - lower density)	100	0.30	€3.00	€2.5241	€1.0089	€1.9568	€0.4433	€2.9681	€1.4513	€3.9626	€2.4593	€4.9591	€3.4647	€5.9555	€4.4612	€6.9520	€5.4577	€7.9485	€6.4541	€8.9444	€7.4506					
16 One hundred unit scheme (flats - higher density)	100	0.28	€2.85	€5.3362	€4.1741	€4.8359	€3.6730	€5.7198	€4.5568	€6.9981	€5.4407	€7.4744	€6.3246	€8.3507	€7.2040	€9.2270	€8.0802	€10.1032	€8.9595	€10.7499	€9.6328					
17 Two hundred unit scheme (flats) with GF retail	200	0.40	€4.10	€3.5006	€0.6393	€2.9414	€0.0476	€4.3540	€1.6877	€6.0985	€5.4026	€7.7723	€5.1145	€9.4665	€6.8270	€11.1606	€8.5332	€12.8546	€10.2724	€14.5895	€11.9212					
18 Three hundred unit scheme (flats) with GF retail	300	0.38	€3.90	€0.2536	€3.6825	€0.9296	€4.8656	€1.3954	€2.5052	€3.6920	€0.1605	€5.9744	€2.1536	€8.2588	€4.4451	€10.5391	€8.7275	€12.8009	€10.0076	€15.0582	€11.2925					
19 Five hundred unit scheme (flats)	500	1.44	€14.65	€0.0946	€7.0854	€2.5226	€9.7166	€1.7226	€5.4068	€5.9913	€1.1123	€10.0794	€3.9965	€14.2080	€7.2752	€18.3368	€11.4504	€22.4651	€15.5789	€26.5937	€19.7075					
20 Two hundred unit Co-living scheme	-	0.15	€1.51	€12.8258	€1.91927	€12.8258	€1.91927	€12.8258	€1.91927	€12.8258	€1.91927	€12.8258	€1.91927	€12.8258	€1.91927	€12.8258	€1.91927	€12.8258	€1.91927	€12.8258	€1.91927					
21 Large retail supermarket	-	1.00	€10.18	€1.4621	€1.0825	€1.4621	€1.0825	€1.4621	€1.0825	€1.4621	€1.0825	€1.4621	€1.0825	€1.4621	€1.0825	€1.4621	€1.0825	€1.4621	€1.0825	€1.4621	€1.0825					
22 Comparison retail	-	0.35	€3.53	€7.3703	€6.8050	€7.3703	€6.8050	€7.3703	€6.8050	€7.3703	€6.8050	€7.3703	€6.8050	€7.3703	€6.8050	€7.3703	€6.8050	€7.3703	€6.8050	€7.3703	€6.8050					
23 Data Centre	-	0.83	€8.45	€6.0710	€4.8475	€6.0710	€4.8475	€6.0710	€4.8475	€6.0710	€4.8475	€6.0710	€4.8475	€6.0710	€4.8475	€7.2850	€6.0415	€7.2850	€6.0415	€7.2850	€6.0415					
24 Office development	-	0.50	€5.09	€18.1255	€22.9716	€18.1255	€22.9716	€18.1255	€22.9716	€18.1255	€22.9716	€18.1255	€22.9716	€18.1255	€22.9716	€18.1255	€22.9716	€18.1255	€22.9716	€18.1255	€22.9716					
25 Office development	-	0.42	€4.24	€9.0686	€11.4897	€9.0686	€11.4897	€9.0686	€11.4897	€9.0686	€11.4897	€9.0686	€11.4897	€9.0686	€11.4897	€9.0686	€11.4897	€9.0686	€11.4897	€9.0686	€11.4897					
26 Hotel development (160 rooms)	-	0.19	€1.88	€3.1695	€2.0685	€3.1695	€2.0685	€3.1695	€2.0685	€3.1695	€2.0685	€3.1695	€2.0685	€3.1695	€2.0685	€3.1695	€2.0685	€3.1695	€2.0685	€3.1695	€2.0685					
27 Hotel development (100 rooms)	-	0.12	€1.19	€1.4983	€0.9776	€1.4983	€0.9776	€1.4983	€0.9776	€1.4983	€0.9776	€1.4983	€0.9776	€1.4983	€0.9776	€1.4983	€0.9776	€1.4983	€0.9776	€1.4983	€0.9776					
28 Light industrial scheme	-	0.50	€5.09	€3.6707	€3.2175	€3.6707	€3.2175	€3.6707	€3.2175	€3.6707	€3.2175	€3.6707	€3.2175	€3.6707	€3.2175	€3.6707	€3.2175	€3.6707	€3.2175	€3.6707	€3.2175					
29 Industrial Scheme new build (50% plot ratio)	-	1.00	€10.18	€4.3383	€4.0132	€4.3383	€4.0132	€4.3383	€4.0132	€4.3383	€4.0132	€4.3383	€4.0132	€4.3383	€4.0132	€4.3383	€4.0132	€4.3383	€4.0132	€4.3383	€4.0132					
30 Industrial scheme intensification (60% plot ratio)	-	1.00	€10.18	€5.2060	€4.8158	€5.2060	€4.8158	€5.2060	€4.8158	€5.2060	€4.8158	€5.2060	€4.8158	€5.2060	€4.8158	€5.2060	€4.8158	€5.2060	€4.8158	€5.2060	€4.8158					

BLV: SECONDARY OFFICES					£7,260 ps/m		£7,898 ps/m		£8,136 ps/m		£8,574 ps/m		£9,012 ps/m		£9,450 ps/m		£9,888 ps/m		£10,326 ps/m		£10,764 ps/m	
Description	No of units		BLV	(£/m	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X
1 One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1739	£0.1789	£0.1629	£0.1949	£0.1789	£0.2109	£0.1949	£0.2289	£0.2109	£0.2429	£0.2289	£0.2589	£0.2429	£0.2749	£0.2589	£0.2909	£0.2749	
2 Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3478	£0.3578	£0.3258	£0.3898	£0.3578	£0.4218	£0.3898	£0.4538	£0.4218	£0.4858	£0.4538	£0.5178	£0.4858	£0.5498	£0.5178	£0.5818	£0.5498	
3 Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.5631	£0.5797	£0.5273	£0.6318	£0.5797	£0.6839	£0.6315	£0.7360	£0.6836	£0.7881	£0.7357	£0.8403	£0.7878	£0.8924	£0.8399	£0.9445	£0.8920	
4 Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.3914	£0.4373	£0.3444	£0.5107	£0.4179	£0.5841	£0.4913	£0.6575	£0.5847	£0.7310	£0.6381	£0.8044	£0.7115	£0.8778	£0.7850	£0.9512	£0.8634	
5 Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.4362	£0.4880	£0.3831	£0.5709	£0.4660	£0.6538	£0.5489	£0.7337	£0.6318	£0.8196	£0.7147	£0.9025	£0.7976	£0.9854	£0.8805	£1.0683	£0.9634	
6 Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.5551	£1.6167	£1.4695	£1.7625	£1.6143	£1.9083	£1.7601	£2.0541	£1.9059	£2.1999	£2.0517	£2.3457	£2.1975	£2.4915	£2.3433	£2.6373	£2.4911	
7 Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.5513	£0.6160	£0.4891	£0.7194	£0.5888	£0.8229	£0.6921	£0.9264	£0.7955	£1.0299	£0.8990	£1.1334	£1.0023	£1.2368	£1.1080	£1.3403	£1.2095	
8 Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.0549	£2.1740	£1.8912	£2.4280	£2.1432	£2.6779	£2.3952	£2.9299	£2.6471	£3.1819	£2.8991	£3.4339	£3.1511	£3.6859	£3.4031	£3.9379	£3.6551	
9 Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.0762	£1.2076	£0.9471	£1.4123	£1.1521	£1.6156	£1.3572	£1.6189	£1.5618	£2.0222	£1.7651	£2.2255	£1.9684	£2.4288	£2.1717	£2.6321	£2.3750	
10 Thirty unit scheme (flats with retail use on ground floor)	30	0.14	£1.43	£2.1412	£1.7162	£1.9452	£1.5201	£2.2590	£1.8340	£2.5729	£2.1478	£2.8867	£2.4617	£3.2026	£2.7756	£3.5144	£3.0894	£3.4283	£3.0333	£3.4421	£3.1711	
11 Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£2.3920	£2.7479	£2.1070	£3.2387	£2.5976	£3.7296	£3.0887	£3.5796	£3.1713	£4.0705	£3.5022	£4.5614	£3.8922	£4.5022	£3.9176	£5.5431	£4.5421	
12 Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£0.4984	£0.8847	£0.2115	£1.3348	£0.6616	£1.7849	£1.1117	£2.2347	£1.5618	£2.8802	£2.0119	£3.1257	£2.4619	£3.5711	£2.9074	£3.6166	£3.3528	
13 Seventy unit scheme (Industrial/Employment led scheme)	70	0.27	£2.72	£4.3273	£3.4509	£3.9699	£3.0933	£4.5856	£3.7091	£5.2013	£4.3248	£5.8170	£4.9405	£6.4337	£5.5562	£7.0442	£6.1719	£7.5557	£6.7876	£8.2672	£7.4029	
14 Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£0.8970	£1.3012	£0.3230	£1.9554	£0.9772	£2.6016	£1.6314	£3.2633	£2.2856	£3.9108	£2.9399	£4.5583	£3.5937	£5.2057	£4.2412	£5.8532	£4.8889	
15 One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£1.0089	£1.9588	£0.4433	£2.9681	£1.4513	£3.9626	£2.4593	£4.9591	£3.4647	£5.9555	£4.4612	£6.9520	£5.4577	£7.9485	£6.5451	£8.9444	£7.4506	
16 One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3565	£4.1741	£4.8359	£0.6730	£5.7196	£4.5568	£6.5981	£5.4407	£7.4744	£6.3246	£8.3507	£7.2040	£9.2270	£8.0802	£10.1032	£8.9565	£10.9795	£9.8328	
17 Two hundred unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5008	£0.8863	£2.6414	£0.7476	£4.3540	£1.6877	£6.0965	£3.4629	£7.7723	£5.1145	£9.4665	£6.8270	£11.1606	£8.5332	£12.8548	£10.2274	£14.5489	£11.9215	
18 Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	£3.8625	£0.9296	£4.9166	£1.3954	£2.5052	£3.6920	£0.1605	£5.9744	£2.1538	£8.2580	£4.4451	£10.5391	£8.7255	£12.8003	£9.0998	£15.0582	£11.2922	
19 Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0948	£7.0854	£2.9226	£9.8166	£1.7924	£5.4068	£5.9013	£1.1123	£10.0794	£3.0965	£14.2080	£7.2752	£18.3368	£11.4570	£22.4651	£15.5789	£26.5937	£19.7075	
20 Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	
21 Large retail supermarket	-	1.00	£10.18	£1.4621	£1.0825	£1.4821	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	
22 Comparison retail	-	0.35	£3.53	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£10.3554	£9.7901	£10.3554	£9.7901	£10.3554	£9.7901	
23 Data Centre	-	0.83	£8.45	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£7.2850	£6.0415	£7.2850	£6.0415	£7.2850	£6.0415	
24 Office development	-	0.50	£5.09	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£48.1303	£43.3517	£48.1303	£43.3517	£48.1303	£43.3517	
25 Office development	-	0.42	£4.24	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£24.0613	£21.6712	£24.0613	£21.6712	£24.0613	£21.6712	
26 Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	
27 Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	
28 Light industrial scheme	-	0.50	£5.09	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	
29 Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	
30 Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	

BLV: SECONDARY INDUSTRIAL					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm		
Description	No of units		BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X
1 One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1739	£0.1789	£0.1629	£0.1949	£0.1789	£0.2109	£0.1949	£0.2269	£0.2109	£0.2429	£0.2269	£0.2589	£0.2429	£0.2749	£0.2589	£0.2909	£0.2749	£0.2909	£0.2749
2 Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3478	£0.3578	£0.3259	£0.3898	£0.3578	£0.4218	£0.3898	£0.4538	£0.4218	£0.4858	£0.4538	£0.5178	£0.4858	£0.5498	£0.5178	£0.5818	£0.5498	£0.5818	£0.5498
3 Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.5631	£0.5797	£0.5273	£0.6318	£0.5794	£0.6839	£0.6315	£0.7360	£0.6836	£0.7881	£0.7357	£0.8403	£0.7878	£0.8924	£0.8399	£0.8945	£0.8490	£0.8945	£0.8490
4 Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.3914	£0.4373	£0.3444	£0.5107	£0.4179	£0.5841	£0.4913	£0.6575	£0.5647	£0.7310	£0.6381	£0.8044	£0.7115	£0.8778	£0.7850	£0.9512	£0.8631	£0.9512	£0.8631
5 Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.4362	£0.4880	£0.3831	£0.5709	£0.4660	£0.6538	£0.5489	£0.7337	£0.6318	£0.8196	£0.7147	£0.9025	£0.7970	£0.9854	£0.8805	£1.0683	£0.9634	£1.0683	£0.9634
6 Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.5851	£1.6167	£1.4695	£1.7625	£1.6143	£1.9083	£1.7601	£2.0541	£1.9059	£2.1999	£2.0517	£2.3457	£2.1975	£2.4915	£2.3433	£2.6373	£2.4891	£2.6373	£2.4891
7 Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.5513	£0.6160	£0.4851	£0.7194	£0.5886	£0.8229	£0.6921	£0.9264	£0.7955	£1.0299	£0.8990	£1.1334	£1.0025	£1.2368	£1.1060	£1.3403	£1.2095	£1.3403	£1.2095
8 Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.0549	£2.1740	£1.8912	£2.4860	£2.1432	£2.6779	£2.3952	£2.9269	£2.6471	£3.1819	£2.8991	£3.4339	£3.1511	£3.6859	£3.4301	£3.9379	£3.6551	£3.9379	£3.6551
9 Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.0762	£1.2075	£0.9471	£1.4123	£1.1521	£1.6156	£1.3572	£1.8189	£1.5618	£2.0222	£1.7651	£2.2255	£1.9684	£2.4288	£2.1717	£2.6321	£2.3750	£2.6321	£2.3750
10 Thirty unit scheme (flats with retail use on ground fl)	30	0.14	£1.43	£2.1412	£1.7162	£1.9452	£1.5201	£2.2500	£1.8340	£2.5729	£2.1478	£2.8967	£2.4717	£3.0066	£2.7756	£3.1144	£3.0894	£3.2883	£3.0333	£3.4421	£3.1421	£3.4421	£3.1421
11 Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£2.3920	£2.7479	£2.1070	£3.2387	£2.5979	£3.7296	£3.0887	£4.2205	£3.5796	£4.7113	£4.0705	£5.2022	£4.5614	£5.0922	£4.5622	£5.0922	£4.5622	£5.0922	£4.5622
12 Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£0.4694	£0.8479	£0.2115	£1.3348	£0.8616	£1.7849	£1.1117	£2.2347	£1.5618	£2.8802	£2.0119	£3.1257	£2.4619	£3.5711	£2.9274	£3.6166	£3.5231	£3.6166	£3.5231
13 Seventy unit scheme (Industrial/Employment led sch)	70	0.27	£2.72	£4.3273	£3.4509	£3.9699	£3.0930	£4.5856	£3.7091	£5.2013	£4.3248	£5.8170	£4.9405	£6.4327	£5.5562	£7.0442	£6.1719	£7.6557	£6.7876	£8.2672	£7.4029	£8.2672	£7.4029
14 Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£0.6976	£1.3012	£0.9233	£1.9554	£0.9772	£2.6096	£1.6314	£3.2633	£2.2856	£3.9108	£2.9399	£4.5583	£3.5937	£5.2057	£4.2412	£5.8532	£4.8887	£5.8532	£4.8887
15 One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£1.0089	£1.9588	£0.4433	£2.9651	£1.4513	£3.9626	£2.4593	£4.9591	£3.4647	£5.9555	£4.4612	£6.9520	£5.4577	£7.9485	£6.4541	£8.9444	£7.4506	£8.9444	£7.4506
16 One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3568	£4.1741	£4.8359	£0.6730	£5.7186	£4.5568	£6.5961	£5.4407	£7.4744	£6.3246	£8.3507	£7.2042	£9.2270	£8.0802	£10.1032	£8.9585	£10.9795	£9.8218	£10.9795	£9.8218
17 Two hundred unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£0.8383	£2.6414	£0.7476	£4.3540	£1.6877	£5.0685	£3.4028	£7.7723	£5.1145	£9.4665	£6.8270	£11.1608	£8.5332	£12.8548	£10.2274	£14.5489	£11.9215	£14.5489	£11.9215
18 Three hundred unit scheme (flats) with GF retail	300	0.38	£3.80	£0.2536	£-3.6825	£0.9296	£-4.9166	£1.3954	£-2.5052	£3.6920	£0.1605	£5.9744	£2.1538	£8.2568	£4.4451	£10.5391	£8.7275	£12.8003	£9.0098	£15.0582	£11.2922	£15.0582	£11.2922
19 Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	£-7.0854	£-2.9226	£-9.8166	£1.7264	£-5.4068	£5.9013	£-1.1123	£10.0794	£3.9965	£14.2080	£7.2752	£18.3368	£11.4504	£22.4651	£15.5789	£26.5937	£19.7075	£26.5937	£19.7075
20 Two hundred unit Co-living scheme	-	0.15	£1.51	£1.8258	£1.1927	£1.8258	£1.1927	£1.8258	£1.1927	£1.8258	£1.1927	£1.8258	£1.1927	£1.8258	£1.1927	£1.8258	£1.1927	£1.8258	£1.1927	£1.8258	£1.1927	£1.8258	£1.1927
21 Large retail supermarket	-	1.00	£10.18	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825
22 Comparison retail	-	0.35	£3.53	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050
23 Data Centre	-	0.83	£8.45	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475
24 Office development	-	0.50	£5.09	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716
25 Office development	-	0.42	£4.24	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897
26 Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£2.0685	£2.0685	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685
27 Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776
28 Light industrial scheme	-	0.50	£5.09	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175
29 Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132
30 Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158

BLV: BACKLANDS, GARDENS ETC			£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm		
Description	No of units	BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	
1 One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1739	£0.1789	£0.1629	£0.1949	£0.1789	£0.2109	£0.1949	£0.2269	£0.2109	£0.2429	£0.2269	£0.2589	£0.2429	£0.2749	£0.2589	£0.2909	£0.2749
2 Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3478	£0.3576	£0.3258	£0.3888	£0.3578	£0.4218	£0.3898	£0.4538	£0.4218	£0.4858	£0.4538	£0.5178	£0.4858	£0.5498	£0.5178	£0.5818	£0.5498
3 Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.5831	£0.5797	£0.5273	£0.6318	£0.5794	£0.6839	£0.6315	£0.7360	£0.6836	£0.7881	£0.7360	£0.8403	£0.7878	£0.8924	£0.8399	£0.9445	£0.8920
4 Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.3914	£0.4373	£0.3444	£0.5107	£0.4179	£0.5841	£0.4913	£0.6575	£0.5647	£0.7310	£0.6381	£0.8044	£0.7115	£0.8778	£0.7850	£0.9512	£0.8613
5 Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.4362	£0.4880	£0.3831	£0.5709	£0.4660	£0.6538	£0.5489	£0.7367	£0.6318	£0.8196	£0.7147	£0.9025	£0.7976	£0.9854	£0.8805	£0.9683	£0.9634
6 Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.5851	£1.6167	£1.4685	£1.7625	£1.6143	£1.9083	£1.7601	£2.0541	£1.9059	£2.1999	£2.0517	£2.3457	£2.1975	£2.4915	£2.3433	£2.6373	£2.4891
7 Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.5513	£0.6160	£0.4851	£0.7194	£0.5868	£0.8229	£0.6921	£0.9264	£0.7955	£1.0299	£0.8990	£1.1334	£1.0025	£1.2368	£1.1060	£1.3403	£1.2095
8 Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.0549	£2.1740	£1.8912	£2.4260	£2.1432	£2.6779	£2.3952	£2.6299	£2.6471	£3.1819	£2.8991	£3.4339	£3.1511	£3.6859	£3.4031	£3.9379	£3.6551
9 Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.0762	£1.2078	£0.9471	£1.4123	£1.1521	£1.6158	£1.3572	£1.8189	£1.5618	£2.0222	£1.7651	£2.2255	£1.9684	£2.4288	£2.1717	£2.6321	£2.3750
10 Thirty unit scheme (flats with retail use on ground floor)	30	0.14	£1.43	£1.1412	£1.7162	£1.9452	£1.5201	£2.2590	£1.8340	£2.7429	£2.1478	£2.8867	£2.4817	£3.2006	£2.7758	£3.5144	£3.0894	£3.8283	£3.4033	£4.1421	£3.7151
11 Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£2.3920	£2.7849	£2.1070	£3.2387	£2.5979	£3.7296	£3.0887	£4.2205	£3.5798	£4.7113	£4.0705	£5.0202	£4.5614	£5.0922	£4.5022	£5.1796	£5.5431
12 Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£0.4894	£0.8477	£0.2115	£1.3349	£0.6616	£1.7849	£1.1117	£2.2347	£1.5618	£2.8802	£2.0119	£3.1257	£2.4619	£3.6921	£2.9274	£4.0166	£3.3528
13 Seventy unit scheme (Industrial/Employment led scheme)	70	0.27	£2.72	£4.3273	£3.4509	£3.9699	£3.0933	£4.5856	£3.7091	£5.2013	£4.3248	£5.8170	£4.9405	£6.4327	£5.5562	£7.0442	£6.1719	£7.6557	£6.7876	£8.2672	£7.4029
14 Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£0.6970	£1.3012	£0.3020	£1.9554	£0.9772	£2.6096	£1.6314	£3.2633	£2.2856	£3.9108	£2.9399	£4.5583	£3.5937	£5.2057	£4.2412	£5.8532	£4.8887
15 One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£1.0889	£1.9588	£0.4433	£2.9661	£1.4513	£3.9626	£2.4593	£4.9591	£3.4647	£5.9555	£4.4612	£6.9520	£5.4577	£7.9485	£6.4541	£8.9444	£7.4506
16 One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3363	£4.1741	£4.8359	£3.7300	£5.7198	£4.5568	£6.9981	£5.4407	£7.4744	£6.3246	£8.3507	£7.2040	£9.2270	£8.0802	£10.1032	£8.9565	£10.9795	£9.8328
17 Two hundred unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£0.6383	£2.9414	£0.9478	£4.3540	£1.6877	£8.0955	£3.4029	£7.7723	£5.1145	£9.4665	£6.8270	£11.1606	£8.5332	£12.8548	£10.2274	£14.5489	£11.9215
18 Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	£3.6825	£0.9296	£4.8656	£1.3954	£2.5052	£6.9903	£0.1605	£5.9748	£2.1538	£8.2588	£4.4451	£10.5391	£8.7275	£12.8003	£9.0986	£15.0582	£11.2922
19 Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	£7.0884	£2.5226	£9.7166	£1.7226	£4.5068	£5.9910	£1.1123	£10.0794	£3.0965	£14.2080	£8.2752	£18.3368	£11.4504	£22.4651	£15.5789	£26.9397	£19.7075
20 Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£1.1927	£12.8258	£1.1927	£12.8258	£1.1927	£12.8258	£1.1927	£12.8258	£1.1927	£12.8258	£1.1927	£12.8258	£1.1927	£12.8258	£1.1927	£12.8258	£1.1927
21 Large retail supermarket	-	1.00	£10.18	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825
22 Comparison retail	-	0.35	£3.53	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050
23 Data Centre	-	0.83	£8.45	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475
24 Office development	-	0.50	£5.09	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716	£18.1255	£22.9716
25 Office development	-	0.42	£4.24	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897	£9.0666	£11.4897
26 Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685
27 Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£0.9778	£1.4983	£0.9778	£1.4983	£0.9778	£1.4983	£0.9778	£1.4983	£0.9778	£1.4983	£0.9778	£1.4983	£0.9778	£1.4983	£0.9778	£1.4983	£0.9778
28 Light industrial scheme	-	0.50	£5.09	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175
29 Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132
30 Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158



**Table 6.30.3: Percentage change in residual land values with NZC operational only cost allowances (sales values of £10,764 per square metre)**

Description		No of units	Site area ha	Baseline residual value £m	Residual value reflecting NZC A+X £m	% change
1	One unit scheme (houses)	1	0.03	£0.291	£0.275	5.50%
2	Two unit scheme (houses)	2	0.04	£0.582	£0.550	5.50%
3	Four unit scheme (houses)	4	0.04	£0.944	£0.892	5.55%
4	Seven unit scheme (flats)	7	0.07	£0.951	£0.858	9.76%
5	Nine unit scheme (flats)	9	0.06	£1.068	£0.963	9.82%
6	Ten unit scheme (houses)	10	0.10	£2.637	£2.489	5.62%
7	Ten unit scheme (flats)	10	0.06	£1.340	£1.209	9.76%
8	Twenty unit scheme (houses and flats)	20	0.19	£3.938	£3.655	7.18%
9	Twenty unit scheme (flats)	20	0.11	£2.632	£2.375	9.77%
10	Thirty unit scheme (flats with retail use on ground floor)	30	0.14	£4.142	£3.717	10.26%
11	Fifty unit scheme (flats - lower density)	50	0.36	£6.180	£5.543	10.30%
12	Fifty unit scheme (flats - higher density)	50	0.13	£4.017	£3.353	16.53%
13	Seventy unit scheme (Industrial/employment led scheme)	70	0.27	£8.267	£7.403	10.45%
14	Seventy unit scheme (flats - higher density)	70	0.07	£5.853	£4.889	16.48%
15	One hundred unit scheme (flats - lower density)	100	0.30	£8.944	£7.451	16.70%
16	One hundred unit scheme (flats - higher density)	100	0.28	£10.979	£9.833	10.44%
17	Two hundred unit scheme (flats) with GF retail	200	0.40	£14.549	£11.922	18.06%
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£15.058	£11.292	25.01%
19	Five hundred unit scheme (flats)	500	1.44	£26.594	£19.708	25.89%
20	Two hundred unit Co-living scheme	-	0.15	£12.826	£11.983	6.57%
21	Large retail supermarket	-	1.00	£1.462	£1.083	25.96%
22	Comparison retail	-	0.35	£10.355	£9.790	5.46%
23	Data Centre	-	0.83	£7.265	£6.042	16.84%
24	Office development	-	0.50	£48.130	£43.352	9.93%
25	Office development	-	0.42	£24.061	£21.672	9.93%
26	Hotel development (160 rooms)	-	0.19	£3.169	£2.068	34.74%
27	Hotel development (100 rooms)	-	0.12	£1.498	£0.978	34.76%
28	Light industrial scheme	-	0.50	£3.671	£3.217	12.35%
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£4.338	£4.013	7.49%
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£5.206	£4.816	7.49%



Table 6.30.4: Net zero carbon (operational and embodied carbon)

Net zero carbon B / Y			Sales value (£ pcm)																			



**Table 6.30.5: Percentage change in residual land values with cost allowances for NZC operational and embodied carbon**

	Description	No of units	Site area ha	Baseline residual value £m	Residual reflecting NZC B + Y £m	% change
1	One unit scheme (houses)	1	0.03	£0.291	£0.252	13.27%
2	Two unit scheme (houses)	2	0.04	£0.582	£0.505	13.27%
3	Four unit scheme (houses)	4	0.04	£0.944	£0.818	13.34%
4	Seven unit scheme (flats)	7	0.07	£0.951	£0.717	24.66%
5	Nine unit scheme (flats)	9	0.06	£1.068	£0.803	24.80%
6	Ten unit scheme (houses)	10	0.10	£2.637	£2.280	13.53%
7	Ten unit scheme (flats)	10	0.06	£1.340	£1.010	24.66%
8	Twenty unit scheme (houses and flats)	20	0.19	£3.938	£3.234	17.88%
9	Twenty unit scheme (flats)	20	0.11	£2.632	£1.983	24.67%
10	Thirty unit scheme (flats with retail use on ground floor)	30	0.14	£4.142	£3.058	26.17%
11	Fifty unit scheme (flats - lower density)	50	0.36	£6.180	£4.565	26.13%
12	Fifty unit scheme (flats - higher density)	50	0.13	£4.017	£2.302	42.69%
13	Seventy unit scheme (Industrial/employment led scheme)	70	0.27	£8.267	£6.037	26.97%
14	Seventy unit scheme (flats - higher density)	70	0.07	£5.853	£3.361	42.58%
15	One hundred unit scheme (flats - lower density)	100	0.30	£8.944	£5.095	43.04%
16	One hundred unit scheme (flats - higher density)	100	0.28	£10.979	£8.083	26.38%
17	Two hundred unit scheme (flats) with GF retail	200	0.40	£14.549	£7.758	46.67%
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£15.058	£5.280	64.93%
19	Five hundred unit scheme (flats)	500	1.44	£26.594	£8.773	67.01%
20	Two hundred unit Co-living scheme	-	0.15	£12.826	£10.357	19.25%
21	Large retail supermarket	-	1.00	£1.462	£0.351	76.00%
22	Comparison retail	-	0.35	£10.355	£8.701	15.98%
23	Data Centre	-	0.83	£7.265	£3.682	49.31%
24	Office development	-	0.50	£48.130	£34.138	29.07%
25	Office development	-	0.42	£24.061	£17.065	29.08%
26	Hotel development (160 rooms)	-	0.19	£3.169	-£0.055	101.74%
27	Hotel development (100 rooms)	-	0.12	£1.498	-£0.027	101.79%
28	Light industrial scheme	-	0.50	£3.671	£2.344	36.13%
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£4.338	£3.387	21.92%
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£5.206	£4.065	21.92%

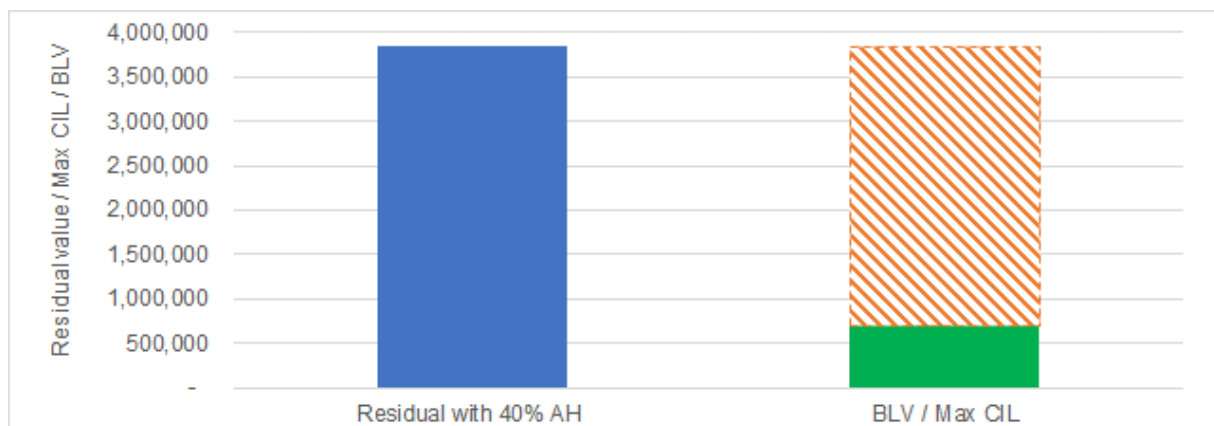
## 7 CIL rates

- 7.1 This section sets out the results of our testing of potential CIL rates to inform the Council's decision making on a Draft Charging Schedule for consultation. CIL is tested using two approaches. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential maximum CIL rates. As noted previously, Mayoral CIL (£64.55 per square metre with indexation) is already incorporated into the appraisals, so this does not need to be accounted for from the maximum CIL rates identified by our testing. This testing results in a significant number of results, depending on other factors tested, most notably the level of affordable housing and the benchmark land value selected. In the second approach, we have tested a set of potential CIL rates as inputs to the appraisals, so that the impact of new rates can be tested on the residual land value. If the impact of a new rate on residual land values generated by the appraisals is relatively modest, then it can be concluded that the new rates would not adversely impact land supply.
- 7.2 Development value is finite and – in Boroughs such as Ealing where many sites are previously developed - is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.
- 7.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of a new rate of CIL. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites are more likely to remain in their existing use than be brought forward for development.
- 7.4 The CIL regulations require that in setting a charge, local authorities must “*strike an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
  - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
  - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
  - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
  - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 7.5 There is clearly a balance that must be struck between the aims of emerging Policy HOU on the delivery of affordable housing (which sets a fast track target of 40%) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the Borough will deliver 40% affordable housing, as this is not always viable. The Council's latest Annual Monitoring Report published in October 2021 indicates that over the four years 2014/15 to 2018/19, 37.3% of units completed on major developments were affordable.
- 7.6 We have therefore focused on the results of testing where we have included between 35% and 40% affordable housing, as the Council will need to secure adequate amounts of funding to support new

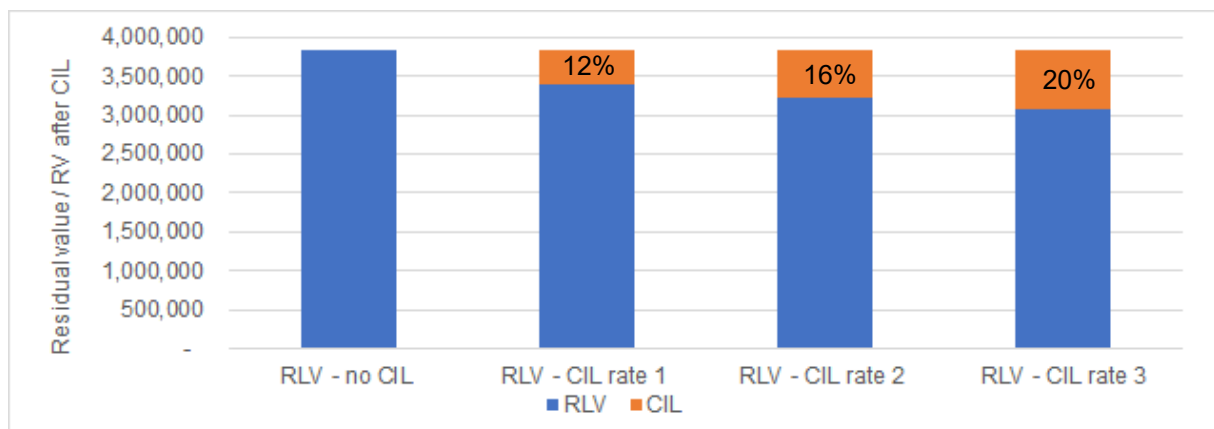
development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.

- 7.7 The appraisals generate a very wide spread of maximum CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 7.7.1 to 7.7.9 and also provided at Appendix 11). As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest. Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.
- 7.8 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward. These results are summarised in tables 7.8.1 to 7.8.9 (see also Appendix 12).
- 7.9 Figures 7.9.1 and 7.9.2 provide an illustration of how the two testing approaches relate to each other using the results of one typology (Typology 14) with a private residential sales value of £9,012 per square metre, which is at the middle of the Borough-wide range, and assuming 40% affordable housing.

**Figure 7.9.1: Determining a maximum CIL rate by deducting BLV from Residual Value**



**Figure 7.9.2: CIL as an input to the appraisals – change in residual land value**



- 7.10 The starting residual land value in both cases is £3.8 million. The Benchmark Land Value in this case is quite low at £0.7 million (the green portion of the bar in Figure 7.9.1), so the uplift is significant at £3.1 million (the hatched portion, which equates to a theoretical maximum CIL of £549 per square metre). Figure 7.9.2 shows the starting residual land value and the impact that specific CIL rates

would have; a CIL rate of £150 per square metre would reduce the residual value by £0.4 million (or 12%); a rate of £200 per square metre would reduce the residual value by £0.60 million (or 16%); and a rate of £250 per square metre would reduce the residual value by £0.76 million (20%).

- 7.11 Even when the highest potential CIL rate of £250 per square metre is applied, the residual value (£3.1 million) would clearly remain significantly above the Benchmark Land Value (£0.7 million). However, this relationship may not always be as wide apart as in this case, so the Council also needs to be mindful of the percentage change in residual values when CIL is applied, as benchmarks will vary significantly.
- 7.12 The results of the appraisals indicate that applying a CIL would not – in the main - have a significant impact on the residual land values generated. Other than in a small number of cases, the movements in percentage changes in residual land values are relatively modest, indicating that applying a CIL is unlikely to prevent development coming forward or have a significant impact on affordable housing delivery. This is borne out by the experience of the neighbouring boroughs, which have had CIL charging schedules in place for significant periods.
- 7.13 At any of the tested rates of CIL, the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 20%. This indicates that developments could absorb the higher rates without any significant adverse impact upon land supply.



**Table 7.7.1: Maximum CIL rates (before buffer), sales values of £7,260 per square metre**

Maximum CIL rates

**BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

		£10,175,259 PER HA		Residual land values											
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	14		
2 Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	861		
3 Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,418		
4 Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	305		
5 Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	579		
6 Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,449		
7 Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	709		
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	932		
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,696	2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	735		
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	811		
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,235	2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	434		
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	515		
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£2,724,002	2,248	2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	728		
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	734		
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	503		
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,863	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	889		
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	486		
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	321		
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	117		
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014		
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		
22 Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204		
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-		
24 Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275		
25 Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162		
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25		
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-		
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-		
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344 PER HA		Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	893	
2 Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448	
3 Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809	
4 Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	696	
5 Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	873	
6 Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,801	
7 Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	960	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,284	
9 Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	970	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	986	
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	727	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	632	
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	875	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	776	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	620	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,015	
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	574	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	380	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	234	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74	
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113	
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57	
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	

**BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Benchmark Land Value 3 (Secondary Industrial)			Residual Land Values													
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666			
2 Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963			
3 Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152			
4 Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040			
5 Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130			
6 Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110			
7 Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181			
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593			
9 Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176			
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141			
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984			
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735			
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004			
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814			
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723			
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	1,125			
17 Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	651			
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432			
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337			
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202			
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-			
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645			
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440			
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386			
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346			
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190			
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160			
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239			
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89			
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208			



**Table 7.7.2: Maximum CIL rates (before buffer), sales values of £7,698 per square metre**

**BENCHMARK 1 AND VALUE 1 (SECONDARY OFFICES)**

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)																
Description	Floor areas	£10,175,259	PER HA	Residual land values												
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 One unit scheme (houses)	108	£273,460	376	236	95	-	-	-	-	-	-	-	-	-	-	-
2 Two unit scheme (houses)	215	£364,613	1,224	1,084	943	803	662	522	381	241	100	-	-	-	-	-
3 Four unit scheme (houses)	350	£395,705	1,781	1,640	1,500	1,359	1,219	1,078	938	797	657	516	376	-	-	-
4 Seven unit scheme (flats)	598	£675,863	576	463	350	237	124	11	-	-	-	-	-	-	-	-
5 Nine unit scheme (flats)	675	£572,358	850	737	624	511	398	285	172	59	-	-	-	-	-	-
6 Ten unit scheme (houses)	1,009	£1,026,684	1,783	1,649	1,514	1,380	1,245	1,111	976	842	707	572	438	-	-	-
7 Ten unit scheme (flats)	843	£812,333	979	866	753	640	527	414	301	188	75	-	-	-	-	-
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,234	1,110	985	861	737	613	488	364	240	115	-	-	-	-
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,002	890	779	667	555	444	332	220	109	-	-	-	-	-
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,047	946	844	742	641	539	437	336	234	132	31	-	-	-
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	650	549	448	347	246	145	43	-	-	-	-	-	-	-
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	731	630	528	426	325	223	121	20	-	-	-	-	-	-
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	911	825	740	655	569	484	399	313	228	143	57	-	-	-
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	950	848	747	645	543	442	340	238	137	35	-	-	-	-
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	709	610	510	411	311	212	112	12	-	-	-	-	-	-
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,099	1,000	900	801	701	602	502	403	303	204	104	-	-	-
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	655	564	473	382	291	200	109	18	-	-	-	-	-	-
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	475	390	305	221	136	51	-	-	-	-	-	-	-	-
19 Five hundred unit scheme (flats)	43,200	£14,652,373	316	229	142	56	-	-	-	-	-	-	-	-	-	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630	630	630	630
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25	25	25	25
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK 1 AND VALUE 2 (SECONDARY RETAIL)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344		PER HA		Residual land values								
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£178,889	1,256	1,116	975	835	694	554	413	273	132	-	-	
2 Two unit scheme (houses)	215	£238,519	1,811	1,670	1,530	1,389	1,249	1,108	968	827	687	546	406	
3 Four unit scheme (houses)	350	£258,858	2,172	2,031	1,891	1,750	1,610	1,469	1,329	1,188	1,048	907	767	
4 Seven unit scheme (flats)	598	£442,129	967	854	741	628	515	402	289	176	63	-	-	
5 Nine unit scheme (flats)	675	£374,419	1,143	1,030	917	804	691	578	465	352	239	126	13	
6 Ten unit scheme (houses)	1,009	£671,625	2,135	2,001	1,866	1,732	1,597	1,462	1,328	1,193	1,059	924	790	
7 Ten unit scheme (flats)	843	£400,569	1,230	1,117	1,004	891	778	665	552	439	326	213	100	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,586	1,462	1,337	1,213	1,089	964	840	716	592	467	343	
9 Twenty unit scheme (flats)	1,680	£745,511	1,236	1,125	1,013	902	790	678	567	455	343	232	120	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,223	1,121	1,020	918	817	715	613	512	410	308	207	
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	943	842	741	640	539	438	337	236	135	34	-	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	848	747	645	544	442	340	239	137	35	-	-	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,057	972	887	801	716	631	545	460	375	289	204	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	992	891	789	688	586	484	383	281	179	78	-	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	827	727	628	528	429	329	229	129	29	-	-	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,225	1,125	1,026	926	827	728	628	529	429	330	230	
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	743	652	561	470	379	288	197	106	14	-	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	534	449	364	279	194	110	24	-	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	433	346	260	173	85	-	-	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865	
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113	
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57	
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943																
Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	Residential land values								35% AH	40% AH	45% AH	50% AH
								20% AH	25% AH	30% AH									
1	One unit scheme (houses)	108	£95,835	2,029	1,888	1,748	1,607	1,467	1,326	1,186	1,045	905	764	624	483	342	201		
2	Two unit scheme (houses)	215	£127,780	2,326	2,185	2,045	1,904	1,764	1,623	1,483	1,342	1,202	1,061	921	780	639	498		
3	Four unit scheme (houses)	350	£138,676	2,515	2,375	2,234	2,094	1,953	1,813	1,672	1,532	1,391	1,251	1,110	970	829	688		
4	Seven unit scheme (flats)	598	£236,858	1,310	1,197	1,084	971	858	745	632	519	406	293	180	67	26	15		
5	Nine unit scheme (flats)	675	£200,584	1,400	1,287	1,174	1,061	948	835	722	609	496	383	270	157	44	33		
6	Ten unit scheme (houses)	1,009	£359,804	2,444	2,310	2,175	2,041	1,906	1,772	1,637	1,502	1,368	1,233	1,098	963	828	693		
7	Ten unit scheme (flats)	843	£214,593	1,451	1,338	1,225	1,112	999	886	773	660	547	434	321	208	95	84		
8	Twenty unit scheme (houses and flats)	1,875	£668,614	1,895	1,771	1,646	1,522	1,398	1,273	1,149	1,025	901	776	652	527	402	277		
9	Twenty unit scheme (flats)	1,680	£399,386	1,442	1,331	1,219	1,108	996	884	773	661	549	438	326	213	100	89		
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,378	1,276	1,174	1,073	971	869	768	666	565	463	361	259	157	146		
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,201	1,099	998	897	796	695	594	493	392	291	190	89	38	27		
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	951	850	748	647	545	443	342	240	138	37	13	5	2	1		
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,186	1,101	1,015	930	845	760	674	589	504	418	333	248	163	133		
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,030	928	827	725	623	522	420	318	217	115	13	5	2	1		
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	930	830	731	631	532	432	332	232	132	32	12	5	2	1		
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,335	1,236	1,136	1,037	937	838	738	639	539	440	341	241	141	111		
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	820	730	639	547	456	365	274	183	92	0	-	-	-	-		
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	585	500	416	331	246	161	76	-	-	-	-	-	-	-		
19	Five hundred unit scheme (flats)	43,200	£5,134,958	536	449	363	278	188	101	13	-	-	-	-	-	-	-		
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202		
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071		
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270	270	270	270		
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
26	Hotel development (160 rooms)	7,400	£859,699	190	190	190	190	190	190	190	190	190	190	190	190	190	190		
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160	160	160	160		
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239	239	239	239		
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89	89	89	89		
30	Industrial Scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208	208	208	208		

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			Residual land values											
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£13,438	2,795	2,655	2,514	2,374	2,233	2,093	1,952	1,812	1,671	1,531	1,390	
2 Two unit scheme (houses)	215	£17,917	2,877	2,696	2,556	2,415	2,275	2,134	1,994	1,853	1,713	1,572	1,432	
3 Four unit scheme (houses)	350	£19,444	2,856	2,715	2,575	2,434	2,294	2,153	2,013	1,872	1,732	1,592	1,451	
4 Seven unit scheme (flats)	598	£33,211	1,651	1,538	1,425	1,312	1,199	1,086	973	860	747	634	521	
5 Nine unit scheme (flats)	675	£28,125	1,656	1,543	1,430	1,317	1,204	1,091	978	865	752	639	526	
6 Ten unit scheme (houses)	1,009	£50,450	2,751	2,616	2,482	2,347	2,213	2,078	1,944	1,809	1,675	1,540	1,405	
7 Ten unit scheme (flats)	843	£30,089	1,670	1,557	1,444	1,331	1,218	1,105	992	879	766	653	540	
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,201	2,077	1,953	1,829	1,704	1,580	1,456	1,331	1,207	1,083	959	
9 Twenty unit scheme (flats)	1,680	£56,000	1,647	1,535	1,424	1,312	1,200	1,089	977	865	754	642	530	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,531	1,429	1,328	1,226	1,124	1,023	921	819	718	616	515	
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,456	1,355	1,254	1,153	1,052	951	850	749	648	547	446	
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,054	952	850	749	647	546	444	342	241	139	37	
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£133,854	1,314	1,229	1,143	1,058	973	887	802	717	631	546	461	
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,067	965	864	762	660	559	457	356	254	152	51	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,032	932	833	733	634	534	435	334	234	134	33	
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,445	1,345	1,246	1,146	1,047	947	848	748	649	550	450	
17 Two hundred unit scheme (flats) with GF retail	16,100	£201,250	897	806	715	624	533	442	351	260	168	77	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,867	636	552	467	382	297	212	127	41	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£720,000	638	552	465	378	291	203	115	28	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194	
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633	
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267	
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263	
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703	
30 Industrial Scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719	



**Table 7.7.3: Maximum CIL rates (before buffer), sales values of £8,136 per square metre**

Maximum CIL rates

**BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

		£10,175,259 PER HA			Residual land values										
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	108	£273,460	674	519	363	208	53	-	-	-	-	-	-		
2 Two unit scheme (houses)	215	£364,613	1,522	1,367	1,211	1,056	900	745	590	434	279	124	-		
3 Four unit scheme (houses)	350	£395,705	2,079	1,923	1,768	1,612	1,457	1,302	1,146	991	836	680	525		
4 Seven unit scheme (flats)	598	£675,863	821	696	571	445	320	195	70	-	-	-	-		
5 Nine unit scheme (flats)	675	£572,358	1,095	970	845	719	594	469	344	218	93	-	-		
6 Ten unit scheme (houses)	1,009	£1,026,684	2,072	1,923	1,774	1,625	1,476	1,327	1,178	1,029	880	731	582		
7 Ten unit scheme (flats)	843	£612,333	1,225	1,099	974	849	724	598	473	348	222	97	-		
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,503	1,365	1,227	1,090	952	814	676	539	401	263	126		
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,244	1,120	997	873	750	626	503	379	255	131	7		
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,270	1,157	1,044	932	819	706	593	480	368	255	142		
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	877	764	652	540	427	315	202	90	-	-	-		
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	958	846	733	621	508	395	282	169	56	-	-		
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£2,724,002	1,102	1,007	913	818	723	628	533	438	343	248	153		
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,177	1,064	952	839	727	614	500	387	274	161	48		
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	934	824	713	602	492	381	270	159	48	-	-		
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,323	1,213	1,103	992	882	771	660	549	439	328	217		
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	865	764	663	562	461	359	258	156	54	-	-		
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	674	579	484	389	295	200	105	10	-	-	-		
19 Five hundred unit scheme (flats)	43,200	£14,652,373	507	411	314	218	122	25	-	-	-	-	-		
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014		
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630		
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-		
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-		
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-		
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25		
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-		
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-		
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,554	1,398	1,243	1,088	932	777	622	466	311	155	0
2	Two unit scheme (houses)	215	£238,519	2,108	1,953	1,798	1,642	1,487	1,332	1,176	1,021	865	710	555
3	Four unit scheme (houses)	350	£258,858	2,470	2,314	2,159	2,003	1,848	1,693	1,537	1,382	1,227	1,071	916
4	Seven unit scheme (flats)	598	£442,129	1,212	1,087	962	836	711	586	461	335	210	85	-
5	Nine unit scheme (flats)	675	£374,419	1,389	1,263	1,138	1,013	887	762	637	512	386	261	136
6	Ten unit scheme (houses)	1,009	£671,625	2,424	2,275	2,126	1,977	1,828	1,679	1,530	1,381	1,232	1,083	934
7	Ten unit scheme (flats)	843	£400,569	1,476	1,351	1,225	1,100	975	850	724	599	474	348	223
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,855	1,717	1,579	1,441	1,304	1,166	1,028	891	753	615	477
9	Twenty unit scheme (flats)	1,680	£745,511	1,478	1,355	1,231	1,108	985	861	737	614	490	366	242
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,446	1,333	1,220	1,108	995	882	769	656	544	431	318
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,170	1,058	945	833	720	608	496	383	271	158	46
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,075	963	851	738	625	512	399	286	173	60	-
13	Seventy unit scheme (Industrial/Employment led scheme)	6,425	£1,781,959	1,249	1,154	1,059	964	869	774	680	585	490	395	300
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,219	1,107	994	882	769	656	543	430	317	204	91
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,052	941	830	720	609	498	387	277	165	54	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,449	1,339	1,228	1,118	1,007	896	786	675	564	453	343
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	953	852	751	650	549	447	346	244	142	40	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	732	637	543	448	353	258	164	69	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	624	528	432	335	239	143	46	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

**BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,326	2,171	2,016	1,860	1,705	1,550	1,394	1,239	1,083	928	773
2	Two unit scheme (houses)	215	£127,780	2,624	2,468	2,313	2,157	2,002	1,847	1,691	1,536	1,381	1,225	1,070
3	Four unit scheme (houses)	350	£138,676	2,813	2,658	2,502	2,347	2,191	2,036	1,881	1,725	1,570	1,415	1,259
4	Seven unit scheme (flats)	598	£236,858	1,556	1,430	1,305	1,180	1,055	929	804	679	553	428	303
5	Nine unit scheme (flats)	675	£200,584	1,646	1,521	1,396	1,270	1,145	1,020	894	769	644	518	393
6	Ten unit scheme (houses)	1,009	£359,804	2,733	2,584	2,435	2,286	2,137	1,988	1,839	1,690	1,541	1,392	1,243
7	Ten unit scheme (flats)	843	£214,593	1,697	1,572	1,446	1,321	1,196	1,070	945	820	694	569	444
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,164	2,026	1,888	1,751	1,613	1,475	1,337	1,200	1,062	924	786
9	Twenty unit scheme (flats)	1,680	£399,386	1,684	1,561	1,437	1,314	1,191	1,067	944	820	696	572	448
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,600	1,488	1,375	1,262	1,149	1,037	924	811	698	585	473
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,428	1,315	1,203	1,090	978	866	753	641	528	416	304
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,178	1,066	954	841	728	615	502	389	276	163	50
13	Seventy unit scheme (Industrial/Employment led scheme)	6,425	£954,633	1,378	1,283	1,188	1,093	998	903	808	713	619	524	429
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,257	1,144	1,032	920	807	694	581	467	354	241	128
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,155	1,044	933	823	712	601	490	380	268	157	45
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,559	1,449	1,339	1,228	1,118	1,007	896	785	675	564	453
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,031	930	829	727	626	525	423	321	219	118	16
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	784	689	594	499	405	310	215	120	25	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	727	631	535	438	342	246	149	51	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208



**Table 7.7.4: Maximum CIL rates (before buffer), sales values of £8,574 per square metre**

Maximum CL rates		BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
		£10,175,259		PER HA											
Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
								20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	One unit scheme (houses)	108	£273,460	972	802	631	461	291	120	-	-	-	-	-	
2	Two unit scheme (houses)	215	£364,613	1,820	1,649	1,479	1,309	1,139	968	798	628	458	287	117	
3	Four unit scheme (houses)	350	£395,705	2,376	2,206	2,036	1,866	1,695	1,525	1,355	1,185	1,014	844	674	
4	Seven unit scheme (flats)	598	£675,863	1,067	929	792	654	517	379	242	104	-	-	-	
5	Nine unit scheme (flats)	675	£572,358	1,341	1,203	1,066	928	791	653	516	378	240	103	-	
6	Ten unit scheme (houses)	1,009	£1,026,684	2,361	2,198	2,034	1,871	1,708	1,544	1,381	1,217	1,054	890	727	
7	Ten unit scheme (flats)	843	£612,333	1,470	1,333	1,195	1,058	920	782	645	507	370	232	95	
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,772	1,620	1,469	1,318	1,167	1,016	865	713	562	411	260	
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,486	1,350	1,215	1,079	944	808	672	537	401	266	129	
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,493	1,369	1,245	1,121	997	873	749	625	501	377	254	
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,104	980	856	732	609	485	361	237	114	-	-	
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,185	1,061	938	814	690	566	442	318	193	69	-	
13	Seventy unit scheme (Industrial/Employment led scheme)	6,425	£2,724,002	1,294	1,190	1,085	981	876	772	667	563	458	354	249	
14	Seventy unit scheme (flats - higher density)	5,705	£2,703,635	1,404	1,280	1,156	1,032	909	785	661	536	412	287	163	
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,160	1,038	916	794	672	550	428	306	184	62	-	
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,547	1,425	1,303	1,182	1,060	939	817	696	574	452	330	
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,076	964	853	741	630	518	406	294	182	69	-	
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	870	766	662	558	453	349	244	139	35	-	-	
19	Five hundred unit scheme (flats)	43,200	£14,652,373	698	592	486	381	275	169	63	-	-	-	-	
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630	
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-	
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-	
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-	
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25	
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-	
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-	
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	

[illegible][illegible]

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000		Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£13,438	3,391	3,220	3,050	2,880	2,710	2,539	2,369	2,199	2,029	1,858	1,688	
2 Two unit scheme (houses)	215	£17,917	3,432	3,262	3,092	2,921	2,751	2,581	2,411	2,240	2,070	1,900	1,730	
3 Four unit scheme (houses)	350	£19,444	3,451	3,281	3,111	2,941	2,770	2,600	2,430	2,260	2,089	1,919	1,749	
4 Seven unit scheme (flats)	598	£33,211	2,142	2,004	1,867	1,729	1,592	1,454	1,317	1,179	1,041	904	766	
5 Nine unit scheme (flats)	675	£28,125	2,147	2,010	1,872	1,735	1,597	1,459	1,322	1,184	1,047	909	772	
6 Ten unit scheme (houses)	1,009	£50,450	3,329	3,165	3,002	2,838	2,675	2,512	2,348	2,185	2,021	1,858	1,694	
7 Ten unit scheme (flats)	843	£30,089	2,161	2,024	1,886	1,749	1,611	1,474	1,336	1,198	1,061	923	786	
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,739	2,588	2,437	2,286	2,134	1,983	1,832	1,681	1,530	1,379	1,227	
9 Twenty unit scheme (flats)	1,680	£58,000	2,131	1,995	1,860	1,724	1,589	1,453	1,317	1,182	1,046	911	775	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,976	1,853	1,729	1,605	1,481	1,357	1,233	1,109	985	861	737	
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,910	1,786	1,663	1,539	1,415	1,291	1,168	1,044	920	796	672	
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,508	1,384	1,260	1,136	1,013	889	765	640	516	391	267	
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£133,854	1,697	1,593	1,488	1,384	1,279	1,175	1,070	966	861	757	652	
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,521	1,397	1,273	1,150	1,026	902	778	654	529	404	280	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,482	1,360	1,238	1,116	994	872	750	628	506	384	261	
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,892	1,771	1,649	1,527	1,406	1,284	1,163	1,041	919	797	675	
17 Two hundred unit scheme (flats) with GF retail	16,100	£201,250	1,318	1,206	1,095	983	871	760	648	536	424	311	199	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,031	927	823	719	615	510	405	301	196	91	-	
19 Five hundred unit scheme (flats)	43,200	£720,000	1,021	915	809	703	597	491	385	279	172	65	-	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,190	2,090	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194	
22 Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	
23 Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633	
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267	
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263	
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703	
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719	



Table 7.7.5: Maximum CIL rates (before buffer), sales values of £9,012 per square metre

Maximum CIL rates

## BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£10,175,259 PER HA			Residual land values														
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 One unit scheme (houses)	108	£273,460	1,270	1,084	899	714	529	344	159	-	-	-	-						
2 Two unit scheme (houses)	215	£364,613	2,117	1,932	1,747	1,562	1,377	1,192	1,007	821	636	451	266						
3 Four unit scheme (houses)	350	£395,705	2,674	2,489	2,304	2,119	1,933	1,748	1,563	1,378	1,193	1,008	823						
4 Seven unit scheme (flats)	598	£675,863	1,313	1,163	1,013	863	713	563	413	264	114	-	-						
5 Nine unit scheme (flats)	675	£572,358	1,587	1,437	1,287	1,137	987	837	687	538	388	238	88						
6 Ten unit scheme (houses)	1,009	£1,026,684	2,650	2,472	2,294	2,117	1,939	1,761	1,583	1,405	1,227	1,049	871						
7 Ten unit scheme (flats)	843	£612,333	1,716	1,566	1,416	1,266	1,117	967	817	667	517	367	217						
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,040	1,876	1,711	1,546	1,382	1,217	1,053	888	723	559	394						
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,728	1,580	1,432	1,285	1,137	990	842	694	547	399	251						
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,716	1,580	1,445	1,310	1,175	1,040	905	770	635	500	365						
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,331	1,196	1,061	925	790	655	520	385	250	115	-						
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,412	1,277	1,142	1,007	872	737	601	466	331	195	59						
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£2,724,002	1,486	1,372	1,258	1,144	1,029	915	801	687	573	459	345						
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,631	1,496	1,360	1,225	1,090	955	820	685	549	413	277						
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,385	1,252	1,118	985	852	719	585	452	319	186	52						
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,770	1,637	1,504	1,372	1,239	1,106	974	841	708	575	442						
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,286	1,164	1,042	920	798	676	554	432	309	186	63						
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,066	953	839	725	611	497	383	268	154	39	-						
19 Five hundred unit scheme (flats)	43,200	£14,652,373	887	773	658	543	428	312	197	81	-	-	-						
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014						
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-						
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630						
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-						
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-						
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-						
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25						
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-						
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-						
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-						
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-						

## BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,149	1,964	1,779	1,594	1,409	1,224	1,038	853	668	483	298
2	Two unit scheme (houses)	215	£238,519	2,704	2,519	2,334	2,149	1,963	1,778	1,593	1,408	1,223	1,038	852
3	Four unit scheme (houses)	350	£258,858	3,065	2,880	2,695	2,510	2,324	2,139	1,954	1,769	1,584	1,399	1,214
4	Seven unit scheme (flats)	598	£442,129	1,704	1,554	1,404	1,254	1,104	954	804	655	505	355	205
5	Nine unit scheme (flats)	675	£374,419	1,880	1,730	1,580	1,430	1,280	1,131	981	831	681	531	381
6	Ten unit scheme (houses)	1,009	£671,625	3,002	2,824	2,646	2,469	2,291	2,113	1,935	1,757	1,579	1,401	1,223
7	Ten unit scheme (flats)	843	£400,569	1,967	1,818	1,668	1,518	1,368	1,218	1,068	918	769	619	469
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,392	2,228	2,063	1,898	1,734	1,569	1,405	1,240	1,075	911	746
9	Twenty unit scheme (flats)	1,680	£745,511	1,962	1,815	1,667	1,519	1,372	1,224	1,076	929	781	634	486
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,891	1,756	1,621	1,486	1,351	1,216	1,081	946	811	676	541
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,624	1,489	1,354	1,219	1,084	948	813	678	543	408	273
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,529	1,394	1,259	1,124	989	854	719	584	448	312	176
13	Seventy unit scheme (Industrial/Employment led scheme)	6,425	£1,781,959	1,632	1,518	1,404	1,290	1,176	1,062	948	834	720	606	492
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,673	1,538	1,403	1,268	1,133	998	863	728	592	456	320
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,502	1,369	1,236	1,102	969	836	703	569	436	303	170
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,895	1,763	1,630	1,497	1,365	1,232	1,099	966	834	701	568
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,374	1,252	1,130	1,008	886	764	642	519	397	274	151
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,125	1,011	898	784	670	556	442	327	212	98	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,005	890	775	660	545	429	314	198	83	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

## BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description			Residual land values													
	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1	One unit scheme (houses)	108	£95,835	2,922	2,737	2,552	2,366	2,181	1,996	1,811	1,626	1,441	1,256	1,070		
2	Two unit scheme (houses)	215	£127,780	3,219	3,034	2,849	2,664	2,478	2,293	2,108	1,923	1,738	1,553	1,368		
3	Four unit scheme (houses)	350	£138,676	3,408	3,223	3,038	2,853	2,668	2,483	2,298	2,112	1,927	1,742	1,557		
4	Seven unit scheme (flats)	598	£236,858	2,047	1,897	1,747	1,597	1,448	1,298	1,148	998	848	698	548		
5	Nine unit scheme (flats)	675	£200,584	2,137	1,988	1,838	1,688	1,538	1,388	1,238	1,088	939	789	639		
6	Ten unit scheme (houses)	1,009	£359,804	3,311	3,133	2,955	2,778	2,600	2,422	2,244	2,066	1,888	1,710	1,532		
7	Ten unit scheme (flats)	843	£214,593	2,188	2,038	1,888	1,739	1,589	1,439	1,289	1,139	989	839	690		
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,701	2,537	2,372	2,207	2,043	1,878	1,714	1,549	1,384	1,220	1,055		
9	Twenty unit scheme (flats)	1,680	£399,386	2,168	2,021	1,873	1,725	1,578	1,430	1,282	1,135	987	840	692		
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,046	1,911	1,776	1,641	1,506	1,371	1,236	1,101	966	830	695		
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,882	1,746	1,611	1,476	1,341	1,206	1,071	936	801	666	530		
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,632	1,497	1,362	1,227	1,092	957	822	687	551	415	279		
13	Seventy unit scheme (Industrial/Employment led scheme)	6,425	£954,633	1,761	1,647	1,533	1,419	1,305	1,191	1,077	963	849	734	620		
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,711	1,576	1,441	1,305	1,170	1,035	900	765	630	493	357		
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,605	1,472	1,339	1,205	1,072	939	806	672	539	406	273		
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,006	1,873	1,740	1,608	1,475	1,342	1,210	1,077	944	811	678		
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,452	1,329	1,207	1,085	963	841	719	597	475	352	229		
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,368,945	1,176	1,063	949	835	722	608	493	378	264	149	34		
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,108	993	878	763	648	532	417	301	186	89	-		
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202		
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-		
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071		
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270		
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-		
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-		
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190		
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160		
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239		
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89		
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208		



Table 7.7.6: Maximum CIL rates (before buffer), sales values of £9,450 per square metre

Maximum CIL rates

## BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£10,175,259 PER HA			Residual land values										
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	108	£273,460	1,567	1,367	1,167	967	767	567	367	167	-	-	-		
2 Two unit scheme (houses)	215	£364,613	2,415	2,215	2,015	1,815	1,615	1,415	1,215	1,015	815	615	415		
3 Four unit scheme (houses)	350	£395,705	2,972	2,772	2,572	2,372	2,172	1,972	1,772	1,572	1,372	1,171	971		
4 Seven unit scheme (flats)	598	£675,863	1,558	1,396	1,234	1,072	910	748	585	423	261	99	-		
5 Nine unit scheme (flats)	675	£572,358	1,832	1,670	1,508	1,346	1,184	1,022	859	697	535	373	211		
6 Ten unit scheme (houses)	1,009	£1,026,684	2,939	2,747	2,555	2,362	2,170	1,978	1,785	1,593	1,401	1,208	1,016		
7 Ten unit scheme (flats)	843	£612,333	1,962	1,800	1,637	1,475	1,313	1,151	989	827	665	502	340		
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,309	2,131	1,953	1,775	1,597	1,419	1,241	1,063	885	707	529		
9 Twenty unit scheme (flats)	1,680	£1,139,629	1,970	1,810	1,650	1,490	1,331	1,171	1,011	852	692	532	372		
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,938	1,792	1,646	1,500	1,354	1,207	1,061	915	769	623	476		
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,558	1,411	1,265	1,118	972	825	679	533	386	240	93		
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,639	1,493	1,346	1,200	1,053	907	760	614	467	321	173		
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£2,724,002	1,677	1,554	1,430	1,306	1,183	1,059	935	812	688	564	441		
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	1,858	1,711	1,565	1,418	1,272	1,125	979	832	686	540	392		
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,609	1,465	1,321	1,177	1,032	887	743	598	454	309	165		
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,993	1,849	1,705	1,561	1,418	1,274	1,130	986	842	698	554		
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,497	1,364	1,231	1,099	966	834	701	568	436	303	170		
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,263	1,139	1,016	892	768	645	521	397	273	148	24		
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,076	952	828	704	580	455	330	205	80	-	-		
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014		
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		
22 Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630		
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-		
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-		
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-		
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25		
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-		
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-		
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-		

## BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344 PER HA		Residual land values											
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	108	£178,889	2,447	2,247	2,047	1,847	1,647	1,447	1,247	1,047	847	647	447		
2 Two unit scheme (houses)	215	£238,519	3,002	2,802	2,602	2,402	2,202	2,002	1,801	1,601	1,401	1,201	1,001		
3 Four unit scheme (houses)	350	£258,858	3,363	3,163	2,963	2,763	2,563	2,363	2,163	1,963	1,763	1,562	1,362		
4 Seven unit scheme (flats)	598	£442,129	1,949	1,787	1,625	1,463	1,301	1,139	976	814	652	490	328		
5 Nine unit scheme (flats)	675	£374,419	2,126	1,963	1,801	1,639	1,477	1,315	1,153	991	828	666	504		
6 Ten unit scheme (houses)	1,009	£671,625	3,291	3,099	2,906	2,714	2,522	2,329	2,137	1,945	1,752	1,560	1,368		
7 Ten unit scheme (flats)	843	£400,569	2,213	2,051	1,889	1,727	1,564	1,402	1,240	1,078	916	754	592		
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,661	2,483	2,305	2,127	1,949	1,771	1,593	1,415	1,237	1,059	881		
9 Twenty unit scheme (flats)	1,680	£745,511	2,204	2,045	1,885	1,725	1,565	1,406	1,246	1,086	926	767	607		
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,114	1,968	1,822	1,676	1,529	1,383	1,237	1,091	945	798	652		
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,851	1,705	1,558	1,412	1,265	1,119	972	826	679	533	386		
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,756	1,610	1,463	1,317	1,171	1,024	878	731	585	438	291		
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£1,781,959	1,824	1,700	1,577	1,453	1,329	1,206	1,082	958	835	711	587		
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	1,900	1,754	1,607	1,461	1,314	1,168	1,022	875	729	582	435		
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,726	1,582	1,438	1,294	1,149	1,005	860	716	571	427	282		
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,119	1,975	1,831	1,687	1,543	1,399	1,255	1,112	968	824	680		
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,585	1,452	1,319	1,187	1,054	922	789	656	524	391	258		
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,321	1,198	1,074	951	827	704	580	456	331	207	82		
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,194	1,070	946	821	697	573	448	323	198	73	-		
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114		
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-		
22 Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865		
23 Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-		
24 Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-		
25 Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-		
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113		
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57		
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-		
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-		
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-		

## BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description			Residual land values												
	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	One unit scheme (houses)	108	£95,835	3,220	3,020	2,820	2,619	2,419	2,219	2,019	1,819	1,619	1,419	1,219	
2	Two unit scheme (houses)	215	£127,780	3,517	3,317	3,117	2,917	2,717	2,517	2,317	2,117	1,916	1,716	1,516	
3	Four unit scheme (houses)	350	£138,676	3,706	3,506	3,306	3,106	2,906	2,706	2,506	2,306	2,106	1,906	1,706	
4	Seven unit scheme (flats)	598	£236,858	2,293	2,130	1,968	1,806	1,644	1,482	1,320	1,158	996	833	671	
5	Nine unit scheme (flats)	675	£200,584	2,383	2,221	2,059	1,897	1,734	1,572	1,410	1,248	1,086	924	762	
6	Ten unit scheme (houses)	1,009	£359,804	3,600	3,408	3,216	3,023	2,831	2,639	2,446	2,254	2,061	1,869	1,677	
7	Ten unit scheme (flats)	843	£214,593	2,434	2,272	2,109	1,947	1,785	1,623	1,461	1,299	1,137	975	812	
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,970	2,792	2,614	2,436	2,258	2,080	1,902	1,724	1,546	1,368	1,190	
9	Twenty unit scheme (flats)	1,680	£399,386	2,410	2,251	2,091	1,931	1,771	1,612	1,452	1,292	1,132	973	813	
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,269	2,123	1,976	1,830	1,684	1,538	1,392	1,245	1,099	953	807	
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,109	1,962	1,816	1,669	1,523	1,376	1,230	1,083	937	790	644	
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,859	1,713	1,566	1,420	1,274	1,127	981	834	688	541	394	
13	Seventy unit scheme (Industrial/Employment led scheme)	6,425	£954,633	1,953	1,829	1,705	1,582	1,458	1,334	1,211	1,087	964	840	716	
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,938	1,791	1,645	1,498	1,352	1,205	1,059	913	766	620	472	
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,829	1,685	1,541	1,397	1,252	1,108	963	819	674	530	385	
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,229	2,085	1,941	1,797	1,654	1,510	1,366	1,222	1,078	934	790	
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,662	1,529	1,397	1,264	1,131	999	866	734	601	468	335	
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,368,945	1,373	1,249	1,126	1,002	879	755	632	507	383	258	134	
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,297	1,173	1,049	924	800	676	551	426	301	176	50	
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-	
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270	
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-	
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-	
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190	
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160	
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239	
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89	
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208	



**Table 7.7.7: Maximum CIL rates (before buffer), sales values of £9,888 per square metre**

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259		PER HA										Residual land values									
Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1	One unit scheme (houses)	108	£273,460	1,865	1,650	1,435	1,220	1,005	790	575	361	148	-	-									
2	Two unit scheme (houses)	215	£364,613	2,713	2,498	2,283	2,068	1,853	1,638	1,423	1,208	994	779	564									
3	Four unit scheme (houses)	350	£395,705	3,270	3,055	2,840	2,625	2,410	2,195	1,980	1,765	1,550	1,335	1,120									
4	Seven unit scheme (flats)	598	£675,863	1,804	1,629	1,455	1,281	1,106	932	757	583	409	234	60									
5	Nine unit scheme (flats)	675	£572,358	2,078	1,903	1,729	1,555	1,380	1,206	1,031	857	683	508	334									
6	Ten unit scheme (houses)	1,009	£1,026,684	3,228	3,021	2,815	2,608	2,401	2,194	1,988	1,781	1,574	1,367	1,160									
7	Ten unit scheme (flats)	843	£612,333	2,207	2,033	1,858	1,684	1,510	1,335	1,161	986	812	638	463									
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,578	2,386	2,195	2,003	1,812	1,620	1,429	1,238	1,046	855	663									
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,212	2,040	1,868	1,696	1,524	1,353	1,181	1,009	837	665	493									
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,161	2,004	1,846	1,689	1,532	1,374	1,217	1,060	902	745	588									
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,784	1,627	1,469	1,311	1,154	996	838	680	522	365	207									
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,866	1,708	1,550	1,393	1,235	1,077	919	761	604	446	288									
13	Seventy unit scheme (Industrial/Employment led scheme)	6,425	£2,724,002	1,868	1,735	1,602	1,469	1,336	1,203	1,070	936	803	670	537									
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,085	1,927	1,769	1,611	1,453	1,296	1,138	980	822	664	507									
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,832	1,677	1,522	1,367	1,212	1,056	901	745	589	433	278									
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,216	2,061	1,906	1,751	1,596	1,441	1,286	1,131	976	821	666									
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,705	1,563	1,420	1,278	1,135	991	848	705	562	419	276									
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,459	1,326	1,192	1,059	926	792	659	525	392	257	123									
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,264	1,131	998	865	731	598	464	330	195	60	-									
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014									
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-									
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204									
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-									
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275									
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162									
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25									
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-									
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-									
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-									
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-									

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£6,656,344		PER HA		Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	108	£178,889	2,745	2,530	2,315	2,100	1,885	1,670	1,455	1,240	1,025	810	596		
2 Two unit scheme (houses)	215	£238,519	3,299	3,084	2,870	2,655	2,440	2,225	2,010	1,795	1,580	1,365	1,150		
3 Four unit scheme (houses)	350	£258,858	3,661	3,446	3,231	3,016	2,801	2,586	2,371	2,156	1,941	1,726	1,511		
4 Seven unit scheme (flats)	598	£442,129	2,195	2,020	1,846	1,672	1,497	1,323	1,148	974	800	625	451		
5 Nine unit scheme (flats)	675	£374,419	2,371	2,197	2,022	1,848	1,673	1,499	1,325	1,150	976	801	627		
6 Ten unit scheme (houses)	1,009	£671,625	3,580	3,373	3,167	2,960	2,753	2,546	2,339	2,133	1,926	1,719	1,512		
7 Ten unit scheme (flats)	843	£400,569	2,459	2,284	2,110	1,935	1,761	1,587	1,412	1,238	1,063	889	714		
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,930	2,738	2,547	2,355	2,164	1,972	1,781	1,589	1,398	1,206	1,015		
9 Twenty unit scheme (flats)	1,680	£745,511	2,446	2,274	2,103	1,931	1,759	1,587	1,415	1,243	1,072	900	728		
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,337	2,180	2,022	1,865	1,708	1,550	1,393	1,236	1,078	921	764		
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,077	1,920	1,762	1,605	1,447	1,289	1,131	973	816	658	500		
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	1,983	1,826	1,668	1,510	1,352	1,194	1,037	879	721	563	405		
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£1,781,959	2,014	1,881	1,748	1,615	1,482	1,349	1,216	1,083	950	817	683		
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,127	1,996	1,812	1,654	1,496	1,338	1,180	1,023	865	707	549		
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,949	1,794	1,639	1,484	1,329	1,174	1,018	862	706	551	395		
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,342	2,187	2,032	1,877	1,722	1,567	1,412	1,257	1,102	947	792		
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,793	1,651	1,508	1,366	1,223	1,079	936	793	650	507	364		
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,518	1,384	1,251	1,118	984	851	717	584	450	316	182		
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,381	1,248	1,116	982	849	715	581	447	312	178	43		
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114		
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-		
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439		
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74		
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334		
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260		
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113		
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57		
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-		
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-		
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-		

[illegible]

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000	Residual land values										
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£13,438	4,284	4,069	3,854	3,639	3,424	3,209	2,994	2,779	2,564	2,350	2,135	
2 Two unit scheme (houses)	215	£17,917	4,325	4,111	3,896	3,681	3,466	3,251	3,036	2,821	2,606	2,391	2,176	
3 Four unit scheme (houses)	350	£19,444	4,345	4,130	3,915	3,700	3,485	3,270	3,055	2,840	2,625	2,410	2,195	
4 Seven unit scheme (flats)	598	£33,211	2,879	2,705	2,530	2,356	2,181	2,007	1,832	1,658	1,484	1,309	1,135	
5 Nine unit scheme (flats)	675	£28,125	2,884	2,710	2,535	2,361	2,187	2,012	1,838	1,663	1,489	1,314	1,140	
6 Ten unit scheme (houses)	1,009	£50,450	4,196	3,989	3,782	3,575	3,369	3,162	2,955	2,748	2,541	2,335	2,128	
7 Ten unit scheme (flats)	843	£30,089	2,898	2,724	2,550	2,375	2,201	2,026	1,852	1,677	1,503	1,329	1,154	
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,545	3,354	3,162	2,971	2,779	2,588	2,397	2,205	2,014	1,822	1,631	
9 Twenty unit scheme (flats)	1,680	£56,000	2,857	2,685	2,513	2,341	2,169	1,998	1,826	1,654	1,482	1,310	1,138	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,645	2,488	2,330	2,173	2,016	1,858	1,701	1,544	1,386	1,229	1,072	
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,591	2,433	2,275	2,118	1,960	1,802	1,644	1,486	1,329	1,171	1,013	
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	2,189	2,031	1,873	1,715	1,557	1,400	1,242	1,084	926	768	611	
13 Seventy unit scheme (Industrial/Employment led scheme)	6,425	£133,854	2,271	2,138	2,005	1,872	1,739	1,606	1,473	1,340	1,206	1,073	940	
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	2,202	2,044	1,886	1,728	1,571	1,413	1,255	1,097	939	782	624	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	2,155	2,000	1,845	1,690	1,534	1,379	1,223	1,067	912	756	600	
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,562	2,407	2,252	2,097	1,942	1,787	1,632	1,477	1,322	1,167	1,011	
17 Two hundred unit scheme (flats with GF retail)	16,100	£201,250	1,947	1,805	1,662	1,520	1,376	1,233	1,090	947	804	661	518	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,620	1,487	1,354	1,220	1,087	953	820	687	553	419	284	
19 Five hundred unit scheme (flats)	43,200	£720,000	1,586	1,454	1,321	1,187	1,054	920	787	652	518	383	248	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	
21 Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194	
22 Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	
23 Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804	
24 Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	
25 Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	
26 Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267	
27 Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263	
28 Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703	
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719	



**Table 7.7.8: Maximum CIL rates (before buffer), sales values of £10,326 per square metre**

Maximum CIL rates

**BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

Description	£10,175,259		PER HA		Residual land values									
	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£273,460	2,163	1,933	1,703	1,473	1,243	1,014	784	554	324	94	-	
2 Two unit scheme (houses)	215	£364,613	3,011	2,781	2,551	2,321	2,091	1,862	1,632	1,402	1,172	942	713	
3 Four unit scheme (houses)	350	£395,705	3,567	3,337	3,108	2,878	2,648	2,418	2,188	1,959	1,729	1,499	1,269	
4 Seven unit scheme (flats)	598	£675,863	2,050	1,863	1,676	1,489	1,303	1,116	929	743	556	369	183	
5 Nine unit scheme (flats)	675	£572,358	2,324	2,137	1,950	1,763	1,577	1,390	1,203	1,017	830	643	457	
6 Ten unit scheme (houses)	1,009	£1,026,684	3,517	3,296	3,075	2,854	2,632	2,411	2,190	1,969	1,747	1,526	1,305	
7 Ten unit scheme (flats)	843	£612,333	2,453	2,266	2,080	1,893	1,706	1,519	1,333	1,146	959	773	586	
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,847	2,642	2,437	2,232	2,027	1,822	1,617	1,412	1,207	1,002	797	
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,454	2,270	2,086	1,902	1,718	1,534	1,350	1,166	982	798	614	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,384	2,215	2,047	1,878	1,710	1,542	1,373	1,205	1,036	868	699	
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,010	1,841	1,672	1,503	1,335	1,166	997	828	659	489	320	
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,093	1,924	1,755	1,586	1,416	1,247	1,078	909	740	571	402	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,058	1,916	1,773	1,631	1,488	1,346	1,203	1,061	918	775	632	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,312	2,142	1,973	1,804	1,635	1,466	1,297	1,128	958	789	620	
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,055	1,889	1,723	1,557	1,391	1,224	1,058	891	724	557	390	
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,440	2,273	2,107	1,941	1,775	1,609	1,442	1,276	1,110	944	778	
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,914	1,761	1,608	1,455	1,302	1,149	996	842	688	535	381	
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,655	1,512	1,369	1,226	1,083	939	796	653	510	367	222	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,451	1,309	1,167	1,025	883	740	597	454	310	166	21	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	
25 Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	
26 Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25	
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,042	2,813	2,583	2,353	2,123	1,893	1,664	1,434	1,204	974	744
2 Two unit scheme (houses)	215	£238,519	3,597	3,367	3,138	2,908	2,678	2,448	2,218	1,988	1,759	1,529	1,299
3 Four unit scheme (houses)	350	£258,858	3,958	3,728	3,499	3,269	3,039	2,809	2,579	2,350	2,120	1,890	1,660
4 Seven unit scheme (flats)	598	£442,129	2,441	2,254	2,067	1,880	1,694	1,507	1,320	1,134	947	760	574
5 Nine unit scheme (flats)	675	£374,419	2,617	2,430	2,243	2,057	1,870	1,683	1,497	1,310	1,123	936	750
6 Ten unit scheme (houses)	1,009	£671,625	3,869	3,648	3,427	3,205	2,984	2,763	2,542	2,320	2,099	1,878	1,657
7 Ten unit scheme (flats)	843	£400,569	2,704	2,518	2,331	2,144	1,957	1,771	1,584	1,397	1,211	1,024	837
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,199	2,994	2,789	2,584	2,379	2,174	1,969	1,764	1,559	1,354	1,149
9 Twenty unit scheme (flats)	1,680	£745,511	2,688	2,504	2,320	2,137	1,953	1,769	1,585	1,401	1,217	1,033	849
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,560	2,391	2,223	2,054	1,886	1,717	1,549	1,381	1,212	1,044	875
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,303	2,134	1,965	1,797	1,628	1,459	1,290	1,121	952	783	613
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,210	2,041	1,872	1,703	1,534	1,365	1,195	1,026	857	688	519
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,205	2,062	1,920	1,777	1,635	1,492	1,350	1,207	1,065	922	779
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,354	2,185	2,016	1,847	1,678	1,508	1,339	1,170	1,001	832	663
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,173	2,006	1,840	1,674	1,508	1,342	1,175	1,009	841	674	507
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,565	2,399	2,233	2,067	1,900	1,734	1,568	1,402	1,236	1,069	903
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,002	1,849	1,696	1,543	1,390	1,237	1,084	930	776	623	469
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,713	1,571	1,428	1,284	1,141	998	855	712	569	425	281
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,569	1,426	1,284	1,142	1,000	857	714	571	427	283	139
20 Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23 Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24 Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25 Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26 Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27 Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

**BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£95,835	3,815	3,585	3,355	3,126	2,896	2,666	2,436	2,206	1,977	1,747	1,517
2 Two unit scheme (houses)	215	£127,780	4,112	3,882	3,653	3,423	3,193	2,963	2,733	2,504	2,274	2,044	1,814
3 Four unit scheme (houses)	350	£138,676	4,302	4,072	3,842	3,612	3,382	3,153	2,923	2,693	2,463	2,233	2,004
4 Seven unit scheme (flats)	598	£236,858	2,784	2,597	2,411	2,224	2,037	1,850	1,664	1,477	1,290	1,104	917
5 Nine unit scheme (flats)	675	£200,584	2,874	2,688	2,501	2,314	2,128	1,941	1,754	1,567	1,381	1,194	1,007
6 Ten unit scheme (houses)	1,009	£359,804	4,178	3,957	3,736	3,514	3,293	3,072	2,851	2,630	2,408	2,187	1,966
7 Ten unit scheme (flats)	843	£214,593	2,925	2,738	2,552	2,365	2,178	1,992	1,805	1,618	1,431	1,245	1,058
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,508	3,303	3,098	2,893	2,688	2,483	2,278	2,073	1,868	1,663	1,458
9 Twenty unit scheme (flats)	1,680	£399,386	2,894	2,710	2,526	2,343	2,159	1,975	1,791	1,607	1,423	1,239	1,055
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,714	2,546	2,377	2,209	2,040	1,872	1,703	1,535	1,367	1,198	1,030
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,560	2,392	2,223	2,054	1,885	1,717	1,548	1,378	1,209	1,040	871
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,313	2,144	1,975	1,806	1,637	1,468	1,298	1,129	960	791	622
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,333	2,191	2,048	1,906	1,763	1,621	1,478	1,336	1,193	1,051	908
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,392	2,223	2,053	1,884	1,715	1,546	1,377	1,208	1,038	869	700
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,276	2,109	1,943	1,777	1,611	1,445	1,278	1,112	944	777	610
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,676	2,509	2,343	2,177	2,011	1,845	1,678	1,512	1,346	1,180	1,014
17 Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,079	1,926	1,773	1,620	1,467	1,314	1,161	1,007	853	700	546
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,765	1,622	1,479	1,336	1,193	1,050	906	763	620	477	332
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,672	1,529	1,387	1,245	1,103	960	817	674	530	386	242
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208



**Table 7.7.9: Maximum CIL rates (before buffer), sales values of £10,764 per square metre**

Maximum CIL rates

**BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

	Description	Floor areas	£10,175,259 PER HA		Residual land values									
			BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	14
2	Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	861
3	Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,418
4	Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	305
5	Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	579
6	Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,449
7	Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	709
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	932
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,696	2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	735
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	811
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,235	2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	434
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	515
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,248	2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	728
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	734
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	503
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,863	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	889
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	486
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	321
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	117
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

	Description	Floor areas	£6,656,344 PER HA		Residual land values									
			BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	893
2	Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448
3	Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809
4	Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	696
5	Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	873
6	Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,801
7	Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	960
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,284
9	Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	970
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	986
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	727
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	632
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	875
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	776
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	620
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,015
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	574
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	380
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	234
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

**BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666
2	Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963
3	Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152
4	Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040
5	Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130
6	Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110
7	Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593
9	Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735
13	Seventy unit scheme (Industrial/Employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	1,125
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	651
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

**Table 7.8.1: Potential CIL rates – Sales values £7,260 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£173,893	£165,169	-5%	£162,261	-7%	£159,353	-8%
2	Two unit scheme (houses)	2	£347,786	£330,338	-5%	£324,522	-7%	£318,706	-8%
3	Four unit scheme (houses)	4	£563,123	£534,719	-5%	£525,251	-7%	£515,784	-8%
4	Seven unit scheme (flats)	7	£391,432	£342,999	-12%	£326,856	-16%	£310,712	-21%
5	Nine unit scheme (flats)	9	£436,156	£381,469	-13%	£363,241	-17%	£345,012	-21%
6	Ten unit scheme (houses)	10	£1,565,064	£1,483,318	-5%	£1,456,069	-7%	£1,428,820	-9%
7	Ten unit scheme (flats)	10	£551,345	£483,088	-12%	£460,336	-17%	£437,584	-21%
8	Twenty unit scheme (houses and flats)	20	£2,054,889	£1,905,227	-7%	£1,855,320	-10%	£1,804,727	-12%
9	Twenty unit scheme (flats)	20	£1,076,182	£940,189	-13%	£894,857	-17%	£849,525	-21%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,716,241	£1,467,881	-14%	£1,388,396	-19%	£1,308,910	-24%
11	Fifty unit scheme (flats - lower density)	50	£2,391,955	£2,048,177	-14%	£1,933,585	-19%	£1,818,993	-24%
12	Fifty unit scheme (flats - higher density)	50	£469,393	£157,411	-66%	£53,417	-89%	£-52,602	-111%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£3,450,927	£3,001,590	-13%	£2,833,519	-18%	£2,665,449	-23%
14	Seventy unit scheme (flats - higher density)	70	£697,800	£244,332	-65%	£93,176	-87%	£-60,479	-109%
15	One hundred unit scheme (flats - lower density)	100	£1,008,919	£306,056	-70%	£71,768	-93%	£-164,820	-116%
16	One hundred unit scheme (flats - higher density)	100	£4,174,094	£3,559,350	-15%	£3,354,435	-20%	£3,149,521	-25%
17	Two hundred unit scheme (flats) with GF retail	200	£838,253	£-465,028	-155%	£-900,177	-207%	£-1,335,327	-259%
18	Three hundred unit scheme (flats) with GF retail	300	£3,662,459	£-5,555,004	-52%	£-6,183,554	-69%	£-6,812,104	-86%
19	Five hundred unit scheme (flats)	500	£7,085,448	£-10,540,506	-49%	£-11,716,162	-65%	£-12,891,817	-82%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	£22,971,636	£25,231,583	-10%	£25,984,899	-13%	£26,738,214	-16%
25	Office development	-	£11,489,668	£12,619,642	-10%	£12,996,299	-13%	£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



**Table 7.8.2: Potential CIL rates – Sales values £7,698 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£193,096	£184,373	-5%	£181,465	-6%	£178,557	-8%
2	Two unit scheme (houses)	2	£386,193	£368,746	-5%	£362,929	-6%	£357,114	-8%
3	Four unit scheme (houses)	4	£625,646	£597,242	-5%	£587,775	-6%	£578,307	-8%
4	Seven unit scheme (flats)	7	£479,540	£431,109	-10%	£414,965	-13%	£398,821	-17%
5	Nine unit scheme (flats)	9	£535,643	£480,957	-10%	£462,728	-14%	£444,500	-17%
6	Ten unit scheme (houses)	10	£1,740,022	£1,658,276	-5%	£1,631,028	-6%	£1,603,779	-8%
7	Ten unit scheme (flats)	10	£675,519	£607,263	-10%	£584,511	-13%	£561,758	-17%
8	Twenty unit scheme (houses and flats)	20	£2,357,267	£2,207,605	-6%	£2,157,718	-8%	£2,107,831	-11%
9	Twenty unit scheme (flats)	20	£1,322,241	£1,186,246	-10%	£1,140,914	-14%	£1,095,584	-17%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,092,866	£1,844,505	-12%	£1,765,020	-16%	£1,685,534	-19%
11	Fifty unit scheme (flats - lower density)	50	£2,981,130	£2,642,149	-11%	£2,528,750	-15%	£2,414,158	-19%
12	Fifty unit scheme (flats - higher density)	50	£1,009,513	£697,531	-31%	£593,537	-41%	£489,542	-52%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,189,784	£3,740,595	-11%	£3,574,870	-15%	£3,409,144	-19%
14	Seventy unit scheme (flats - higher density)	70	£1,482,867	£1,029,399	-31%	£878,242	-41%	£727,087	-51%
15	One hundred unit scheme (flats - lower density)	100	£2,218,488	£1,515,625	-32%	£1,281,337	-42%	£1,047,049	-53%
16	One hundred unit scheme (flats - higher density)	100	£5,234,739	£4,619,995	-12%	£4,415,080	-16%	£4,210,166	-20%
17	Two hundred unit scheme (flats) with GF retail	200	£2,911,787	£1,623,184	-44%	£1,194,107	-59%	£765,029	-74%
18	Three hundred unit scheme (flats) with GF retail	300	-£848,799	-£2,717,834	-220%	-£3,337,614	-293%	-£3,957,394	-366%
19	Five hundred unit scheme (flats)	500	-£1,929,686	-£5,369,121	-178%	-£6,528,372	-238%	-£7,687,623	-298%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

**Table 6.8.3: Potential CIL rates – Sales values £8,136 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£212,300	£203,577	-4%	£200,668	-5%	£197,760	-7%
2	Two unit scheme (houses)	2	£424,601	£407,153	-4%	£401,337	-5%	£395,521	-7%
3	Four unit scheme (houses)	4	£688,169	£659,767	-4%	£650,298	-6%	£640,831	-7%
4	Seven unit scheme (flats)	7	£567,649	£519,217	-9%	£503,073	-11%	£486,929	-14%
5	Nine unit scheme (flats)	9	£635,130	£580,444	-9%	£562,215	-11%	£543,986	-14%
6	Ten unit scheme (houses)	10	£1,914,980	£1,833,235	-4%	£1,805,986	-6%	£1,778,738	-7%
7	Ten unit scheme (flats)	10	£799,694	£731,437	-9%	£708,685	-11%	£685,933	-14%
8	Twenty unit scheme (houses and flats)	20	£2,659,645	£2,509,984	-6%	£2,460,097	-8%	£2,410,210	-9%
9	Twenty unit scheme (flats)	20	£1,568,298	£1,432,303	-9%	£1,386,973	-12%	£1,341,641	-14%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,469,490	£2,221,129	-10%	£2,141,644	-13%	£2,062,158	-16%
11	Fifty unit scheme (flats - lower density)	50	£3,570,172	£3,231,192	-9%	£3,118,198	-13%	£3,005,205	-16%
12	Fifty unit scheme (flats - higher density)	50	£1,549,635	£1,237,651	-20%	£1,133,657	-27%	£1,029,663	-34%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,928,641	£4,479,452	-9%	£4,313,727	-12%	£4,148,002	-16%
14	Seventy unit scheme (flats - higher density)	70	£2,267,933	£1,814,465	-20%	£1,663,310	-27%	£1,512,153	-33%
15	One hundred unit scheme (flats - lower density)	100	£3,428,057	£2,725,194	-21%	£2,490,906	-27%	£2,256,618	-34%
16	One hundred unit scheme (flats - higher density)	100	£6,295,384	£5,680,640	-10%	£5,475,725	-13%	£5,270,810	-16%
17	Two hundred unit scheme (flats) with GF retail	200	£4,966,835	£3,688,137	-26%	£3,265,048	-34%	£2,841,957	-43%
18	Three hundred unit scheme (flats) with GF retail	300	£1,937,444	£94,488	-95%	£523,955	-127%	£1,143,735	-159%
19	Five hundred unit scheme (flats)	500	£3,145,044	£213,359	-107%	£1,372,610	-144%	£2,531,862	-181%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	£22,971,636	£25,231,583	-10%	£25,984,899	-13%	£26,738,214	-16%
25	Office development	-	£11,489,668	£12,619,642	-10%	£12,996,299	-13%	£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



**Table 7.8.4: Potential CIL rates – Sales values £8,574 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£231,504	£222,780	-4%	£219,872	-5%	£216,964	-6%
2	Two unit scheme (houses)	2	£463,008	£445,560	-4%	£439,744	-5%	£433,928	-6%
3	Four unit scheme (houses)	4	£750,693	£722,290	-4%	£712,823	-5%	£703,354	-6%
4	Seven unit scheme (flats)	7	£655,757	£607,326	-7%	£591,182	-10%	£575,037	-12%
5	Nine unit scheme (flats)	9	£734,617	£679,930	-7%	£661,702	-10%	£643,473	-12%
6	Ten unit scheme (houses)	10	£2,089,939	£2,008,193	-4%	£1,980,945	-5%	£1,953,696	-7%
7	Ten unit scheme (flats)	10	£923,868	£855,612	-7%	£832,859	-10%	£810,107	-12%
8	Twenty unit scheme (houses and flats)	20	£2,962,024	£2,812,362	-5%	£2,762,475	-7%	£2,712,588	-8%
9	Twenty unit scheme (flats)	20	£1,813,926	£1,678,361	-7%	£1,633,030	-10%	£1,587,698	-12%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,846,114	£2,597,754	-9%	£2,518,268	-12%	£2,438,782	-14%
11	Fifty unit scheme (flats - lower density)	50	£4,159,215	£3,820,234	-8%	£3,707,241	-11%	£3,594,248	-14%
12	Fifty unit scheme (flats - higher density)	50	£2,089,755	£1,777,772	-15%	£1,673,778	-20%	£1,569,783	-25%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£5,667,498	£5,218,309	-8%	£5,052,584	-11%	£4,886,859	-14%
14	Seventy unit scheme (flats - higher density)	70	£3,053,000	£2,599,533	-15%	£2,448,376	-20%	£2,297,221	-25%
15	One hundred unit scheme (flats - lower density)	100	£4,627,571	£3,934,515	-15%	£3,700,475	-20%	£3,466,187	-25%
16	One hundred unit scheme (flats - higher density)	100	£7,356,029	£6,741,285	-8%	£6,536,369	-11%	£6,331,455	-14%
17	Two hundred unit scheme (flats) with GF retail	200	£7,021,882	£5,743,185	-18%	£5,320,095	-24%	£4,897,005	-30%
18	Three hundred unit scheme (flats) with GF retail	300	£4,695,804	£2,868,887	-39%	£2,257,756	-52%	£1,646,624	-65%
19	Five hundred unit scheme (flats)	500	£8,159,557	£4,815,437	-41%	£3,688,312	-55%	£2,561,185	-69%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	£22,971,636	£25,231,583	-10%	£25,984,899	-13%	£26,738,214	-16%
25	Office development	-	£11,489,668	£12,619,642	-10%	£12,996,299	-13%	£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

**Table 7.8.5: Potential CIL rates – Sales values £9,012 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£250,708	£241,984	-3%	£239,076	-5%	£236,168	-6%
2	Two unit scheme (houses)	2	£501,415	£483,967	-3%	£478,151	-5%	£472,336	-6%
3	Four unit scheme (houses)	4	£813,217	£784,813	-3%	£775,346	-5%	£765,877	-6%
4	Seven unit scheme (flats)	7	£743,866	£695,434	-7%	£679,290	-9%	£663,146	-11%
5	Nine unit scheme (flats)	9	£834,104	£779,418	-7%	£761,189	-9%	£742,961	-11%
6	Ten unit scheme (houses)	10	£2,264,897	£2,183,151	-4%	£2,155,902	-5%	£2,128,654	-6%
7	Ten unit scheme (flats)	10	£1,048,043	£979,786	-7%	£957,034	-9%	£934,282	-11%
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,114,741	-5%	£3,064,854	-6%	£3,014,967	-8%
9	Twenty unit scheme (flats)	20	£2,057,879	£1,923,782	-7%	£1,879,083	-9%	£1,833,757	-11%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,974,378	-8%	£2,894,892	-10%	£2,815,406	-13%
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,409,277	-7%	£4,296,284	-10%	£4,183,290	-12%
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,317,892	-12%	£2,213,898	-16%	£2,109,904	-20%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,406,355	£5,957,166	-7%	£5,791,442	-10%	£5,625,716	-12%
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,384,599	-12%	£3,233,443	-16%	£3,082,287	-20%
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£5,130,274	-12%	£4,899,256	-16%	£4,668,237	-20%
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,801,930	-7%	£7,597,014	-10%	£7,392,099	-12%
17	Two hundred unit scheme (flats) with GF retail	200	£9,076,930	£7,798,232	-14%	£7,375,142	-19%	£6,952,053	-23%
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£5,617,411	-24%	£5,014,807	-33%	£4,412,203	-41%
19	Five hundred unit scheme (flats)	500	£13,169,120	£9,829,950	-25%	£8,702,825	-34%	£7,575,700	-42%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	£22,971,636	£25,231,583	-10%	£25,984,899	-13%	£26,738,214	-16%
25	Office development	-	£11,489,668	£12,619,642	-10%	£12,996,299	-13%	£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



**Table 7.8.6: Potential CIL rates – Sales values £9,450 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£269,911	£261,187	-3%	£258,280	-4%	£255,372	-5%
2	Two unit scheme (houses)	2	£539,823	£522,375	-3%	£516,559	-4%	£510,742	-5%
3	Four unit scheme (houses)	4	£875,741	£847,337	-3%	£837,869	-4%	£828,402	-5%
4	Seven unit scheme (flats)	7	£831,975	£783,543	-6%	£767,399	-8%	£751,255	-10%
5	Nine unit scheme (flats)	9	£933,591	£878,905	-6%	£860,676	-8%	£842,447	-10%
6	Ten unit scheme (houses)	10	£2,439,856	£2,358,110	-3%	£2,330,861	-4%	£2,303,612	-6%
7	Ten unit scheme (flats)	10	£1,172,217	£1,103,961	-6%	£1,081,209	-8%	£1,058,457	-10%
8	Twenty unit scheme (houses and flats)	20	£3,566,781	£3,417,119	-4%	£3,367,232	-6%	£3,317,345	-7%
9	Twenty unit scheme (flats)	20	£2,301,832	£2,167,735	-6%	£2,123,036	-8%	£2,078,338	-10%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,599,362	£3,351,002	-7%	£3,271,516	-9%	£3,192,030	-11%
11	Fifty unit scheme (flats - lower density)	50	£5,337,300	£4,998,320	-6%	£4,885,327	-8%	£4,772,333	-11%
12	Fifty unit scheme (flats - higher density)	50	£3,166,077	£2,858,012	-10%	£2,754,019	-13%	£2,650,025	-16%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,145,212	£6,696,023	-6%	£6,530,298	-9%	£6,364,573	-11%
14	Seventy unit scheme (flats - higher density)	70	£4,617,221	£4,169,665	-10%	£4,018,510	-13%	£3,867,354	-16%
15	One hundred unit scheme (flats - lower density)	100	£7,019,089	£6,326,033	-10%	£6,095,014	-13%	£5,863,996	-16%
16	One hundred unit scheme (flats - higher density)	100	£9,462,783	£8,856,617	-6%	£8,654,561	-9%	£8,452,506	-11%
17	Two hundred unit scheme (flats) with GF retail	200	£11,109,981	£9,849,126	-11%	£9,430,190	-15%	£9,007,100	-19%
18	Three hundred unit scheme (flats) with GF retail	300	£10,173,499	£8,356,258	-18%	£7,753,654	-24%	£7,151,050	-30%
19	Five hundred unit scheme (flats)	500	£18,123,422	£14,825,963	-18%	£13,714,565	-24%	£12,590,213	-31%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	£22,971,636	£25,231,583	-10%	£25,984,899	-13%	£26,738,214	-16%
25	Office development	-	£11,489,668	£12,619,642	-10%	£12,996,299	-13%	£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

**Table 7.8.7: Potential CIL rates – Sales values £9,888 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£289,115	£280,391	-3%	£277,483	-4%	£274,575	-5%
2	Two unit scheme (houses)	2	£578,230	£560,782	-3%	£554,966	-4%	£549,150	-5%
3	Four unit scheme (houses)	4	£938,264	£909,860	-3%	£900,393	-4%	£890,925	-5%
4	Seven unit scheme (flats)	7	£920,083	£871,651	-5%	£855,508	-7%	£839,364	-9%
5	Nine unit scheme (flats)	9	£1,033,078	£978,392	-5%	£960,163	-7%	£941,934	-9%
6	Ten unit scheme (houses)	10	£2,614,814	£2,533,068	-3%	£2,505,820	-4%	£2,478,571	-5%
7	Ten unit scheme (flats)	10	£1,296,392	£1,228,136	-5%	£1,205,384	-7%	£1,182,632	-9%
8	Twenty unit scheme (houses and flats)	20	£3,869,159	£3,719,497	-4%	£3,669,610	-5%	£3,619,723	-6%
9	Twenty unit scheme (flats)	20	£2,545,785	£2,411,688	-5%	£2,366,989	-7%	£2,322,290	-9%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,975,986	£3,727,626	-6%	£3,648,141	-8%	£3,568,654	-10%
11	Fifty unit scheme (flats - lower density)	50	£5,926,343	£5,587,363	-6%	£5,474,369	-8%	£5,361,376	-10%
12	Fifty unit scheme (flats - higher density)	50	£3,700,642	£3,393,012	-8%	£3,290,469	-11%	£3,187,926	-14%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,884,069	£7,434,881	-6%	£7,269,155	-8%	£7,103,430	-10%
14	Seventy unit scheme (flats - higher density)	70	£5,394,213	£4,947,072	-8%	£4,798,025	-11%	£4,648,978	-14%
15	One hundred unit scheme (flats - lower density)	100	£8,214,847	£7,521,792	-8%	£7,290,773	-11%	£7,059,755	-14%
16	One hundred unit scheme (flats - higher density)	100	£10,514,306	£9,908,140	-6%	£9,706,084	-8%	£9,504,028	-10%
17	Two hundred unit scheme (flats) with GF retail	200	£13,142,957	£11,882,102	-10%	£11,464,915	-13%	£11,047,729	-16%
18	Three hundred unit scheme (flats) with GF retail	300	£12,912,346	£11,095,105	-14%	£10,492,501	-19%	£9,889,897	-23%
19	Five hundred unit scheme (flats)	500	£23,077,724	£19,780,266	-14%	£18,668,867	-19%	£17,557,469	-24%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



**Table 7.8.8: Potential CIL rates – Sales values £10,326 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£308,319	£299,595	-3%	£296,686	-4%	£293,778	-5%
2	Two unit scheme (houses)	2	£616,637	£599,189	-3%	£593,374	-4%	£587,558	-5%
3	Four unit scheme (houses)	4	£1,000,787	£972,385	-3%	£962,916	-4%	£953,448	-5%
4	Seven unit scheme (flats)	7	£1,008,192	£959,761	-5%	£943,616	-6%	£927,472	-8%
5	Nine unit scheme (flats)	9	£1,132,566	£1,077,878	-5%	£1,059,650	-6%	£1,041,421	-8%
6	Ten unit scheme (houses)	10	£2,789,772	£2,708,027	-3%	£2,680,778	-4%	£2,653,530	-5%
7	Ten unit scheme (flats)	10	£1,420,567	£1,352,310	-5%	£1,329,558	-6%	£1,306,806	-8%
8	Twenty unit scheme (houses and flats)	20	£4,171,538	£4,021,876	-4%	£3,971,989	-5%	£3,922,102	-6%
9	Twenty unit scheme (flats)	20	£2,789,738	£2,655,641	-5%	£2,610,942	-6%	£2,566,243	-8%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,352,610	£4,104,250	-6%	£4,024,765	-8%	£3,945,278	-9%
11	Fifty unit scheme (flats - lower density)	50	£6,515,385	£6,176,406	-5%	£6,063,412	-7%	£5,950,418	-9%
12	Fifty unit scheme (flats - higher density)	50	£4,235,207	£3,927,577	-7%	£3,825,033	-10%	£3,722,491	-12%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£8,622,470	£8,173,738	-5%	£8,008,012	-7%	£7,842,287	-9%
14	Seventy unit scheme (flats - higher density)	70	£6,171,204	£5,724,063	-7%	£5,575,017	-10%	£5,425,970	-12%
15	One hundred unit scheme (flats - lower density)	100	£9,410,606	£8,717,551	-7%	£8,486,532	-10%	£8,255,513	-12%
16	One hundred unit scheme (flats - higher density)	100	£11,565,828	£10,959,662	-5%	£10,757,606	-7%	£10,555,551	-9%
17	Two hundred unit scheme (flats) with GF retail	200	£15,175,932	£13,915,077	-8%	£13,497,890	-11%	£13,080,704	-14%
18	Three hundred unit scheme (flats) with GF retail	300	£15,628,102	£13,833,952	-11%	£13,231,348	-15%	£12,628,744	-19%
19	Five hundred unit scheme (flats)	500	£28,032,025	£24,734,567	-12%	£23,623,168	-16%	£22,511,770	-20%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

**Table 7.8.9: Potential CIL rates – Sales values £10,764 per sqm – change in residual land value (appraisals assume 40% affordable housing)**

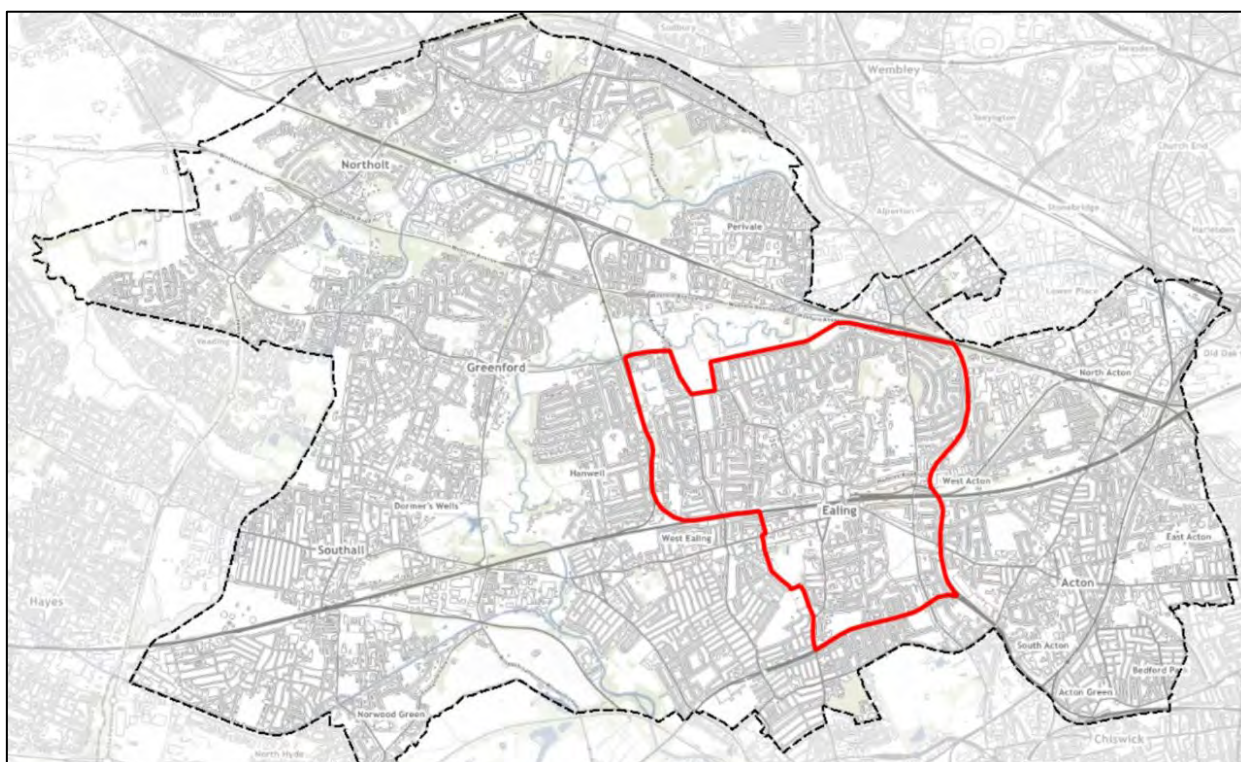
Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£327,523	£318,798	-3%	£315,890	-4%	£312,982	-4%
2	Two unit scheme (houses)	2	£655,044	£637,597	-3%	£631,780	-4%	£625,965	-4%
3	Four unit scheme (houses)	4	£1,063,311	£1,034,908	-3%	£1,025,439	-4%	£1,015,972	-4%
4	Seven unit scheme (flats)	7	£1,096,300	£1,047,869	-4%	£1,031,725	-6%	£1,015,581	-7%
5	Nine unit scheme (flats)	9	£1,232,052	£1,177,366	-4%	£1,159,137	-6%	£1,140,909	-7%
6	Ten unit scheme (houses)	10	£2,964,731	£2,882,985	-3%	£2,855,737	-4%	£2,828,488	-5%
7	Ten unit scheme (flats)	10	£1,544,742	£1,476,485	-4%	£1,453,733	-6%	£1,430,980	-7%
8	Twenty unit scheme (houses and flats)	20	£4,473,916	£4,324,254	-3%	£4,274,367	-4%	£4,224,480	-6%
9	Twenty unit scheme (flats)	20	£3,033,691	£2,899,594	-4%	£2,854,895	-6%	£2,810,196	-7%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,729,234	£4,480,874	-5%	£4,401,389	-7%	£4,321,902	-9%
11	Fifty unit scheme (flats - lower density)	50	£7,104,429	£6,765,449	-5%	£6,652,455	-6%	£6,539,462	-8%
12	Fifty unit scheme (flats - higher density)	50	£4,769,771	£4,462,142	-6%	£4,359,599	-9%	£4,257,055	-11%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£9,356,244	£8,912,595	-5%	£8,746,869	-7%	£8,581,145	-8%
14	Seventy unit scheme (flats - higher density)	70	£6,948,196	£6,501,055	-6%	£6,352,009	-9%	£6,202,961	-11%
15	One hundred unit scheme (flats - lower density)	100	£10,606,365	£9,913,309	-7%	£9,682,291	-9%	£9,451,272	-11%
16	One hundred unit scheme (flats - higher density)	100	£12,617,351	£12,011,184	-5%	£11,809,129	-6%	£11,607,073	-8%
17	Two hundred unit scheme (flats) with GF retail	200	£17,208,907	£15,948,052	-7%	£15,530,866	-10%	£15,113,679	-12%
18	Three hundred unit scheme (flats) with GF retail	300	£18,337,533	£16,545,650	-10%	£15,951,454	-13%	£15,357,257	-16%
19	Five hundred unit scheme (flats)	500	£32,977,902	£29,688,868	-10%	£28,577,471	-13%	£27,466,072	-17%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



## Residential rates

- 7.14 As noted in Section 2, developments in Ealing Broadway and surrounding areas Borough achieve higher values than those in the rest of the Borough, with developments in Northolt, Greenford and Southall achieving the lowest values. The Borough-wide range is £7,268 per square metre to £10,764 per square metre, which is a fairly significant difference, resulting in significant variations in residual land values. While applying a single rate is an option, it would be possible to increase income by adopting a slightly higher rate in Ealing Broadway and surrounding areas, where values are at the top end of the Borough-wide range. A rate of £300 per square metre in Ealing Broadway and surrounding areas (see Figure 7.14 for an indicative boundary and Central Ealing boundary in more detail in Figure 7.14.2) and a rate of £200 per square metre in all other parts of the Borough should be readily absorbed in most development scenarios.

**Figure 7.14.1: Indicative residential charging boundaries**



- 7.15 We attach as Appendix 13 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.4.1 and at Appendix 14 we attach the results of a 'downside' scenario with slower growth rates as identified in Table 4.3.1. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates will widen. This will increase the capacity of schemes to provide higher levels of affordable housing (towards or at the fast track level of 40%) or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.
- 7.16 A key consideration for the Council is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are essential objectives. Like other planning authorities, the Council cannot seek to secure affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. Increased rates should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a 'no CIL' scenario.

- 7.17 We have therefore run a theoretical exercise to test the impact of the proposed CIL rates on the level of affordable housing to establish the change in affordable housing required if it is not possible to pass the increased CIL liability to the land owner through a reduction in land value<sup>20</sup>. Table 7.17.1 summarises this analysis; for each scheme, we show the residual land value before CIL is applied and the reduction arising from the application of a notional CIL rate of £250 per square metre (the mid point between our suggested rates in Ealing and elsewhere). We then reduce the affordable housing in order to restore the residual land value back to its previous level. As can be noted, the increase in CIL can be fully mitigated by a reduction in affordable housing of circa 4%-6%.

**Figure 7.14.2: Indicative residential charging boundary – Central Ealing detail**



<sup>20</sup> The Planning Practice Guidance notes that land values should reflect planning policy requirements, including CIL. Developers should take account of policy requirements when formulating bids for sites.



**Table 7.17.1: Theoretical reduction in affordable housing required to offset increase in CIL rates (private sales values at Borough-wide median of £9,012 per square metre)**

Site ref	Site type	Number of units	RLV no CIL (40% affordable housing, private value of £9,012 psm)	RLV – proposed CIL £250	Reduced % of affordable housing required to offset increase in CIL (previously 40%)
1	One unit scheme (houses)	1	£250,708	£236,168	36.11%
2	Two unit scheme (houses)	2	£501,415	£472,336	36.11%
3	Four unit scheme (houses)	4	£813,217	£765,877	36.11%
4	Seven unit scheme (flats)	7	£743,866	£663,146	35.13%
5	Nine unit scheme (flats)	9	£834,104	£742,961	35.13%
6	Ten unit scheme (houses)	10	£2,264,897	£2,128,654	35.95%
7	Ten unit scheme (flats)	10	£1,048,043	£934,282	35.13%
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,014,967	35.67%
9	Twenty unit scheme (flats)	20	£2,057,879	£1,833,757	35.13%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,815,406	34.21%
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,183,290	34.74%
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,109,904	34.70%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,320,675	£5,540,035	34.21%
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,082,287	34.70%
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£4,668,237	34.67%
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,392,099	34.70%
17	Two hundred unit scheme (flats) with GF retail	200	£9,076,930	£6,952,053	34.13%
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£4,412,203	33.67%
19	Five hundred unit scheme (flats)	500	£13,089,454	£7,494,905	33.89%

- 7.18 Clearly this assessment takes 40% affordable housing as a starting point on the assumption that this is the viable level that can be delivered. As noted earlier, in some cases developments have delivered lower levels of affordable housing and, in these cases, the reduction in affordable housing required to offset CIL would be somewhat more significant. The Council will therefore need to weigh the benefits of CIL income against the impact on affordable housing delivery. If the Council's priority is delivering higher levels of affordable housing, this points to setting CIL rates at a level which is relatively cautious in the first Charging Schedule, with potential for a review in a few year's time.

### Co-living developments

- 7.19 Co-living developments are typically high density developments that maximise the use of land. Our appraisals indicate that these schemes are no less viable than C3 residential and we therefore suggest that co-living schemes are brought within the £350 per square metre rate for residential development.

### Commercial rates

#### Offices

- 7.20 Our testing of new office development indicates that a CIL rate could be applied in Ealing Broadway and the immediately surrounding area, but in other parts of the Borough, office developments are unlikely to be viable. We therefore recommend that a CIL of £75 per square metre is applied in Ealing

Broadway and nil elsewhere.

### **Retail**

- 7.21 The retail market is experiencing structural change which may result in surplus space over the life of a new charging schedule. Developments involving retail are likely to involve existing shopping centres and standalone shopping parades, but providing no more retail floorspace than exists currently (indeed many shopping centre redevelopments involve contraction in retail floorspace due to oversupply issues). We would therefore recommend that CIL rates on new retail floorspace are set at nil in the first charging schedule, which reflects both the market position of retail, but also the limited prospect that a CIL rate on this use would have generated any income.

### **General industrial and storage or distribution**

- 7.22 Industrial capital values have increased significantly over the past few years due to falling supply due to losses of existing industrial space to residential. Our appraisals indicate that industrial and light industrial developments can absorb maximum CIL rates in the region of £200 per square metre. We suggest that a CIL rate of £100 per square metre would leave a significant buffer to address the impact of economic cycles over the life of the charging schedule.

### **Hotels**

- 7.23 The hotel market has been adversely affected by the Coronavirus pandemic with several years of low occupancy, although this is slowly recovering. Our appraisals indicate that hotel developments will generate surplus value over existing use value and we therefore recommend that the CIL rates on new hotels are set at £50 per square metre.

### **Data centres**

- 7.24 There has been significant growth in data centre development in London and around the south east of England due to expanding requirements from a range of companies for data hosting facilities. Our appraisals indicate that data centre developments can absorb maximum CIL rates in the region of £270 to £600 per square metre. We suggest that a CIL rate of £150 per square metre would leave a significant buffer to address the impact of economic cycles over the life of the charging schedule. Data centre operators have significant flexibility in their location and this is a use that is not yet charged in any other CIL schedules in London boroughs. The Council will therefore need to adopt a cautious approach to rate setting to avoid driving delivery elsewhere.

### **Other uses**

- 7.25 Charging schedules typically apply a nominal rate in the region of £25 per square metre to all other uses that are not separately identified. We do not consider that there are any reasons for the Council not to apply a nominal rate across the Borough. Education and health developments should be identified as nil rated, in line with the approach adopted by the Mayor of London.

### **CIL rates summary**

- 7.26 A summary of the proposed CIL rates is provided in Table 7.26.1. It should be noted that the CIL PPG indicates that CIL rates should apply to intended uses of development, rather than use classes, but that use classes may sometimes be a useful indication of intended use.



**Table 7.26.1: Summary of proposed CIL rates**

Intended use of development	Area	Proposed rate
Residential	Central Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Co-living	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail	Borough-wide	Nil
Industrial, light industrial, storage and logistics	Borough-wide	£100
Hotels	Borough-wide	£50
Data centres	Borough-wide	£150
All other uses not identified above	Borough-wide	£25
Health and education developments	Borough-wide	Nil

## 8 Conclusions and recommendations

- 8.1 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 Ealing to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 8.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable workspace:** we have tested emerging requirements on schemes which provide new office and industrial floorspace (5% of floorspace and 10% of floorspace on mixed use schemes) at an 80% discount to market rent for 15 years. This requirement results in reductions in residual land values not exceeding 30%, indicating that the policy requirement should be viable in most cases.
  - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council's emerging fast track policy sets a target of 40% with a tenure mix of 70% social rent and 30% shared ownership).
  - There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. We therefore recommend that a fast track target of 40% could be adopted, and applied on a ‘maximum reasonable proportion’ basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
  - Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its 40% fast track target will interface with the ‘Fast Track’ route in London Plan policies H4 and H5 which set a lower target of 35%.
  - **Affordable housing contributions on small sites:** The Council's emerging policy seeks financial contributions from small sites (the equivalent of 10% of units on schemes of 1 to 4 units and 20% on schemes of 5 to 9 units). Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used.
  - **Biodiversity Net gain and Urban Greening Factor:** we have tested the impact of the Council's emerging policies for 20% BNG and they have a very modest impact on residual land values and can therefore be viably absorbed.
  - **Net Zero Carbon:** the Council's emerging policy sets out an ambition for new development to be net carbon neutral by 2030. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall by 13% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero until 2030, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.



- **CIL:** We have considered the potential rates of CIL that the Council could levy which (on residential schemes) avoid reducing affordable housing as far as possible when scheme are close to the margins of viability. In most cases, the rates are set with significant 'buffers' below the maximum rate and the reduction in residual land values is relatively modest (typically no higher than 12%). The recommended rates of CIL are summarised in Table 8.2.1

**Table 8.2.1: Summary of proposed CIL rates**

Intended use of development	Area	Proposed rate
Residential	Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Large-purpose built shared living (LSPBSL) and other Houses in Multiple Occupation	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail, food and beverage uses (Direct sale of goods, food and beverages directly to the public)	Borough-wide	Nil
Industry	Borough-wide	£100
Hotels (Excluding serviced apartments that form a primary place of residence – these constitute LSPBSL)	Borough-wide	£50
Data centres	Borough-wide	£150
Publicly funded or not-for-profit development for <ul style="list-style-type: none"> <li>• medical, health and emergency services</li> <li>• educational uses</li> <li>• community, sport and leisure uses</li> </ul> (Defined as development for an organisation that does not earn profits for its owners but conducts business for the benefit of the general public and in which all monies earned or donated are used for these objectives)	Borough-wide	Nil
All forms of development not otherwise identified above	Borough-wide	£25

### Additional observations

- 8.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 8.4 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.
- 8.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There

may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

## Appendix 1 - Policy review



## Emerging Local Plan policies

Policy No	Summary of requirement	Implications for scheme viability
SP.1 A vision for Ealing	Sets out strategic vision for the Borough	None
SP2: Tackling the climate crisis	Supports 20 minute neighbourhood principles; reducing reliance on car travel; promoting circular economy principles; achieve carbon neutral by 2030; promoting green infrastructure.	No direct cost implications. Other specific policies address how the broad aims in SP.2 will be delivered.
SP2.3: Thriving communities	Safeguarding and promoting social infrastructure; development to support the delivery of new social infrastructure	Contributions through CIL and Section 106 factored into the appraisals.
SP.3: Fighting inequality	Creating conditions for mixed and balanced communities; creating a more equal and affordable borough; ensuring access to education across the borough; improving air quality and tackling congestion; promoting 20 minute neighbourhood principles; integrating work, recreation and living spaces; maintaining a sufficient supply of indoor and outdoor sports facilities; mitigating effects of climate change; implementing health impact assessments on strategic developments.	No direct cost implications; other specific policies address how the broad aims in SP.3 will be delivered.
SP.4: Good growth	Directing developments to sustainable locations; making efficient use of land; development to be character-led and in context; maintaining the Borough's supply of industrial land	No direct cost implications.
SP4.3: Genuinely affordable homes	Secure maximum affordable housing with 70% of affordable homes to be provided as social rent.	Tested in the Study.
A.1 Acton Spatial Strategy	Spatial strategy for Acton	No direct cost implications.
A.2 Acton Town Centre Neighbourhood Centre	Spatial strategy for Acton Town Centre	No direct cost implications.
A.3: South Acton	Spatial strategy for South Acton	No direct cost implications.
A.4 Acton Main Line Station and environs	Spatial strategy for Acton Main Line area	No direct cost implications.
A.5: East Acton Neighbourhood Centre	Spatial strategy for East Acton	No direct cost implications.
A.6: North Acton and Park Royal	Spatial strategy for North Acton	No direct cost implications.
E.1: Ealing Spatial Strategy	Spatial strategy for Ealing	No direct cost implications.
E.2: Ealing Metropolitan Town Centre	Spatial strategy for Ealing MTC	No direct cost implications.
E.3: North Ealing	Spatial strategy for North Ealing	No direct cost implications.
E.4: South Ealing and Ealing Common	Spatial strategy for South Ealing and Ealing Common	No direct cost implications.
G.1: Greenford Spatial Strategy	Spatial strategy for Greenford	No direct cost implications.
G.2: Greenford District Centre Spatial Strategy	Spatial strategy for Greenford District Centre	No direct cost implications.
G.3: Westways Cross Neighbourhood Centre	Spatial strategy for Neighbourhood Centre	No direct cost implications.

Policy No	Summary of requirement	Implications for scheme viability
G.4: Sudbury Hill Neighbourhood Centre	Spatial strategy for Neighbourhood Centre	No direct cost implications.
G.5: Greenford Station Local Centre	Spatial strategy for Local Centre	No direct cost implications.
H.1: Hanwell Spatial Strategy	Spatial strategy for Hanwell	No direct cost implications.
H.2: Hanwell District Centre	Spatial strategy for Hanwell District Centre	No direct cost implications.
N.1: Northolt Spatial Strategy	Spatial strategy for Northolt	No direct cost implications.
N.2: Northolt Neighbourhood Town Centre Spatial Strategy	Spatial strategy for Northolt Town Centre Spatial Strategy	No direct cost implications.
N.3: White Hart Neighbourhood Centre Spatial Strategy	Spatial strategy for White Hart Spatial Strategy	No direct cost implications.
P.1: Perivale Spatial Strategy	Spatial strategy for Perivale	No direct cost implications.
P.2: Perivale (Bilton Road) Neighbourhood Centre Spatial Strategy	Spatial strategy for Perivale (Bilton Road) Neighbourhood Centre	No direct cost implications.
P.3: Medway Parade Local Centre Spatial Strategy	Spatial strategy for Medway Parade	No direct cost implications.
P.4: Perivale Station and environs Spatial Strategy	Spatial strategy for Perivale Station and environs	No direct cost implications.
S.1: Southall Spatial Strategy	Spatial strategy for Southall	No direct cost implications.
S.2 Southall Town Centre Spatial Strategy	Spatial strategy for Southall Town Centre	No direct cost implications.
S.3 King Street Neighbourhood Centre Spatial Strategy	Spatial strategy for King Street Neighbourhood Centre	No direct cost implications.
S.4: West Southall Spatial Strategy	Spatial strategy for West Southall	No direct cost implications.
S.5: East Southall Spatial Strategy	Spatial strategy for East Southall	No direct cost implications.
DAA: Design and Amenity – Ealing LPA – local policy	New development to mitigate its impact on neighbours through high quality design, good levels of privacy, good levels of daylight and sunlight and positive visual impacts	Reflects best practice that most developers would aim to meet or exceed.
D9: Tall Buildings London Plan Ealing LPA – local variation	Defines tall buildings in numbers of storeys and metres in different parts of the Borough. Tall buildings above thresholds to be located within allocated development sites.	Land use issue only – no direct cost implications.
HOU: Affordable housing – Ealing LPA – local policy	<p>Sets a strategic affordable housing target of 50% with a tenure split of 70% social rent and 30% intermediate.</p> <p>Sets a 'Fast Track' threshold of 40% affordable housing, with tenure split of 70% social rent and 30% intermediate.</p> <p>Provision to be on-site and in perpetuity.</p>	Affordable housing provision tested in the Study.

Policy No	Summary of requirement	Implications for scheme viability
H16: Large Scale Purpose Built Shared Living – London Plan – Ealing LPA – local variation	Seeks to limit the provision of these types of development to Ealing Metropolitan Town Centre.	Land use issue only.
SSC: Small Sites Contribution Ealing LPA – local policy	Developments of 9 or fewer units to make financial contributions towards affordable housing:  1-4 units: financial contribution equivalent to providing 10% affordable housing  5-9 units: financial contribution equivalent to providing 20% affordable housing	Tested in the study.
E3: Affordable Workspace London Plan – Ealing LPA – local variation	10% of gross floorspace in mixed use schemes and 5% of net floorspace in office and industrial schemes to be provided as affordable workspace.  On-site provision if the policy requirement would result in 1,000 sqm of AW on mixed use schemes; 2,000 sqm of AW on office schemes; and 3,000 sqm on industrial sites.  Financial contributions where the amount of AW would fall below these thresholds.  AW to be provided at 80% discount to market rent for a period of 15 years.  Financial contribution to be based on the annual discount multiplied by 15.	Tested in the study.
E4: Land for industry, logistics and services to support London's economic function – London Plan Ealing LPA – local variation	Seeks to deliver and maintain a sufficient supply of land for industry and related uses.  Presumption against release of industrial land.	Land use issue only.
E6: Locally Significant Industrial Sites (LSIS) – London Plan Ealing LPA – local variation	Developments which provide confirming uses with high employment and economic value to be prioritised.  Mixed intensification may be acceptable providing it meets objectively assessed industrial needs and achieves a high quality of built environment and delivers necessary supporting infrastructure, affordable housing and affordable workspace.	Land use issue only.
TC5: Town Centres – Ealing LPA – local policy	Flexibility provided by Class E and related PD rights creates issues for management of town centres. The Plan will seek to proactively manage town centres to preserve and enhance their commercial, social and cultural functions within the overall framework of 20 minute neighbourhoods.	Land use issue only.
G4: Open space – London Plan Ealing LPA – local variation	Sets out requirements for development on green and open space. Nature conservation and recreation to be prioritised; openness must be preserved and impact on visual openness must be minimised.	Land use issue only.





Policy No	Summary of requirement	Implications for scheme viability
G5: Urban Greening – London Plan – Ealing LPA – local variation	<p>Plan expresses a desire to create 10 new parks and open spaces and give back to nature 800,000 square metres through re-wilding and reintroducing wildlife. 10 new community growing spaces within housing estates and new developments.</p> <p>Developments to achieve minimum Urban Greening Factor of 0.4 for residential and 0.3 for commercial (excluding B2 and B8).</p>	Costs of achieving required UGF levels incorporated into the appraisals.
CO: Carbon offsetting – Ealing LPA – local variation	Sets out broad approach for new development to be net carbon neutral by 2030, including implementation of BREEAM for commercial development and Passivhaus for residential.	Additional costs of BREEAM and net zero carbon tested in the study.
FLP: Funding – London Plan – Ealing LPA – local policy	<p>Sets out the Council's approach to prioritising delivery of items of infrastructure identified on its IDP.</p> <p>Sets out the Council's intention to create a framework for future negotiations on developer contributions including CIL.</p>	CIL and Section 106 obligations tested alongside other policy requirements.
ENA: Enabling Development -Ealing LPA – local policy	Sets out the Council's approach to Enabling Development and must be (a) led by the objectives of the designation in question and (b) proportionate to the costs of the objective that is enabled. Meeting housing targets is not in itself to be considered enabling development.	Reflects standard approaches involving enabling development.

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## Appendix 2 - Typology details and appraisal inputs

EALING LOCAL PLAN VIABILITY TESTING																									
							Floor areas - proposed (sqm)										Note: B1 office includes B1(b)								
Site ref	Typology description	Gross Site area	Net site area	Site coverage	Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats		Retail A1-A3	Retail S'Mark	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi inst	Data Centre	D2	Total resi units	Total resi FS		
1	One unit scheme (houses)	0.03	0.03	20%	2	1		1,838	2,114	108	-		-	-	-	-	-	-	-	-	-	-	1	108	
2	Two unit scheme (houses)	0.04	0.04	30%	2	2		1,838	2,114	215	-		-	-	-	-	-	-	-	-	-	2	215		
3	Four unit scheme (houses)	0.04	0.04	30%	3	4		1,838	2,114	350	-		-	-	-	-	-	-	-	-	-	4	350		
4	Seven unit scheme (flats)	0.07	0.07	30%	3		7	1,838	2,114	-	598		-	-	-	-	-	-	-	-	-	7	598		
5	Nine unit scheme (flats)	0.06	0.06	40%	3		9	1,838	2,114	-	675		-	-	-	-	-	-	-	-	-	9	675		
6	Ten unit scheme (houses)	0.10	0.10	40%	3	10		1,838	2,114	1,009	-		-	-	-	-	-	-	-	-	-	10	1,009		
7	Ten unit scheme (flats)	0.06	0.06	40%	4		10	1,838	2,114	-	843		-	-	-	-	-	-	-	-	-	10	843		
8	Twenty unit scheme (houses and flats)	0.19	0.19	40%	3	6	14	1,838	2,114	563	1,313		-	-	-	-	-	-	-	-	-	20	1,875		
9	Twenty unit scheme (flats)	0.11	0.11	50%	3		20	1,838	2,114	-	1,680		-	-	-	-	-	-	-	-	-	20	1,680		
10	Thirty unit scheme (flats with retail use on ground floor)	0.14	0.14	50%	4		30	1,838	2,114	-	2,618		-	200	-	-	-	-	-	-	-	30	2,618		
11	Fifty unit scheme (flats - lower density)	0.36	0.36	40%	3		50	1,838	2,114	-	4,325		-	-	-	-	-	-	-	-	-	50	4,325		
12	Fifty unit scheme (flats - higher density)	0.13	0.13	50%	6		50	1,838	2,495	-	3,925		-	-	-	-	-	-	-	-	-	50	3,925		
13	Seventy unit scheme (Industrial/employment led scheme)	0.27	0.27	60%	4		70	1,838	2,114	-	5,425		-	-	-	1,000	-	-	-	-	-	70	5,425		
14	Seventy unit scheme (flats - higher density)	0.07	0.07	55%	15		70	1,838	2,495	-	5,705		-	-	-	-	-	-	-	-	-	70	5,705		
15	One hundred unit scheme (flats - lower density)	0.30	0.30	50%	6		100	1,838	2,495	-	8,850		-	-	-	-	-	-	-	-	-	100	8,850		
16	One hundred unit scheme (flats - higher density)	0.28	0.28	70%	4		100	1,838	2,114	-	7,850		-	-	-	-	-	-	-	-	-	100	7,850		
17	Two hundred unit scheme (flats) with GF retail	0.40	0.40	50%	8		200	1,838	2,495	-	15,900		-	200	-	-	-	-	-	-	-	200	15,900		
18	Three hundred unit scheme (flats) with GF retail	0.38	0.38	30%	20		300	1,838	2,495	-	22,800		-	200	-	-	-	-	-	-	-	300	22,800		
19	Five hundred unit scheme (flats)	1.44	1.44	30%	10		500	1,838	2,495	-	42,000		-	200	-	1,000	-	-	-	-	-	500	42,000		
20	Two hundred unit Co-living scheme	0.15	0.15	70%	5		-	1,838	2,114	-	-		-	200	-	-	-	-	5,000	-	-	-	-		
21	Large retail supermarket	1.00	1.00	30%	1		-	1,838	2,114	-	-		-	3,000	-	-	-	-	-	-	-	-	-		
22	Comparison retail	0.35	0.35	50%	3		-	1,838	2,114	-	-		5,000	200	-	-	-	-	-	-	-	-	-		
23	Data Centre	0.83	0.83	60%	1		-	1,838	2,114	-	-		2,000	-	-	-	-	-	-	5,000	-	-	-		
24	Office development	0.50	0.50	50%	12		-	1,838	2,495	-	-		-	-	-	30,000	-	-	-	-	-	-	-		
25	Office development	0.42	0.42	60%	6		-	1,838	2,495	-	-		-	-	15,000	-	-	-	-	-	-	-	-		
26	Hotel development (160 rooms)	0.19	0.19	40%	10		-	1,838	2,495	-	-		-	-	-	-	-	7,400	-	-	-	-	-		
27	Hotel development (100 rooms)	0.12	0.12	50%	6		-	1,838	2,495	-	-		-	-	-	-	-	3,500	-	-	-	-	-		
28	Light industrial scheme	0.50	0.50	60%	2		-	1,838	2,114	-	-		-	-	-	6,000	-	-	-	-	-	-	-		
29	Industrial Scheme new build (50% plot ratio)	1.00	1.00	50%	1		-	1,838	2,114	-	-		-	-	-	-	5,000	-	-	-	-	-	-		
30	Industrial scheme intensification (60% plot ratio)	1.00	1.00	60%	1		-	1,838	2,114	-	-		-	-	-	-	6,000	-	-	-	-	-	-		



	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58		
EALING LOC CIL (rate per sqm)												S106 (per sqm for commercial; per unit for resi)											
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi	E&T cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi		
1	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
2	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
3	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
4	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
5	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
6	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
7	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
8	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
9	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
10	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	25	25	25	25	25	25	25	25	5,000		
11	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
12	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
13	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	19,861	25	25	25	25	25	25	25	25	25	5,000		
14	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
15	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
16	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000		
17	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	25	25	25	25	25	25	25	25	5,000		
18	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	25	25	25	25	25	25	25	25	5,000		
19	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	28,273	25	25	25	25	25	25	25	25	25	5,000		
20	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	25	25	25	25	25	25	25	25	5,000		
21	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	126,176	25	25	25	25	25	25	25	25	25	5,000		
22	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	196,570	25	25	25	25	25	25	25	25	25	5,000		
23	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	75,263	25	25	25	25	25	25	25	25	25	5,000		
24	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	1,787,500	25	25	25	25	25	25	25	25	25	5,000		
25	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	893,750	25	25	25	25	25	25	25	25	25	5,000		
26	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	105,820	25	25	25	25	25	25	25	25	25	5,000		
27	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	50,050	25	25	25	25	25	25	25	25	25	5,000		
28	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	119,167	25	25	25	25	25	25	25	25	25	5,000		
29	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	51,071	25	25	25	25	25	25	25	25	25	5,000		
30	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	61,286	25	25	25	25	25	25	25	25	25	5,000		

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
EALING LOC Rents				Cap val      Yields										n/a						
Site ref	Retail A1-A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi	Retail A1-A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi
1	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
2	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
3	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
4	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
5	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
6	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
7	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
8	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
9	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
10	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
11	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
12	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
13	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
14	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
15	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
16	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
17	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
18	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
19	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
20	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
21	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
22	430	275	330	220	220	339	425	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
23	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
24	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
25	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
26	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
27	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
28	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
29	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
30	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121	
EALING LOC Build costs																							
Net to gross																							
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	GF infra % costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi	Total new floorspace	Highways/S278	
1	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	108	1,000
2	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	215	2,000
3	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	350	4,000
4	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	598	7,000
5	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	675	9,000
6	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	1,009	10,000
7	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	843	10,000
8	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	92%	1,875	20,000
9	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,680	20,000
10	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,818	33,000
11	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,325	50,000
12	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,925	50,000
13	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,425	85,000
14	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,705	70,000
15	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,850	100,000
16	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,850	100,000
17	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,100	203,000
18	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	79%	23,000	303,000
19	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	43,200	518,000
20	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,200	78,000
21	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	45,000
22	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,200	78,000
23	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,000	105,000
24	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	30,000	450,000
25	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000
26	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,400	111,000
27	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,500	52,500
28	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000
29	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
30	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000



1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
EALING LOC Build start (QUARTERS)											Build period (QUARTERS)									
Site ref	Retail A1-A	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi	Retail A1-A	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
5	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
6	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
7	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
8	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
9	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
11	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
12	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
13	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
14	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
15	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
16	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
17	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10
18	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10
19	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	12
20	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
21	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
22	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
23	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
24	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
25	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
26	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
27	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
28	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
29	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
30	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174
EALING LOC	Investment sale (QUARTERS)										Resi sales period (qtrs)		Sales period start	Area		On-site AH		% AH rented	
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi	Resi	Resi		% of PRS			Roof area	BNG cost	Car parking spaces
1	6	6	6	6	6	6	6	6	6			1	6	0.00%	36%	70%	26.88	0.2%	100%
2	6	6	6	6	6	6	6	6	6			1	6	0.00%	36%	70%	53.75	0.2%	100%
3	6	6	6	6	6	6	6	6	6			1	6	0.00%	36%	70%	38.89	0.2%	100%
4	8	8	8	8	8	8	8	8	8			1	8	0.00%	36%	70%	66.42	0.2%	20%
5	8	8	8	8	8	8	8	8	8			1	8	0.00%	36%	70%	75.00	0.2%	20%
6	8	8	8	8	8	8	8	8	8			1	8	0.00%	36%	70%	161.44	0.2%	100%
7	8	8	8	8	8	8	8	8	8			1	8	0.00%	36%	70%	68.78	0.2%	20%
8	8	8	8	8	8	8	8	8	8			2	8	0.00%	36%	70%	300.00	0.2%	50%
9	8	8	8	8	8	8	8	8	8			2	8	0.00%	36%	70%	186.67	0.2%	20%
10	8	8	8	8	8	8	8	8	8			3	8	0.00%	36%	70%	176.09	0.2%	20%
11	10	10	10	10	10	10	10	10	10			5	10	0.00%	36%	70%	480.56	0.2%	20%
12	10	10	10	10	10	10	10	10	10			5	10	0.00%	36%	70%	109.03	0.2%	20%
13	10	10	10	10	10	10	10	10	10			5	10	0.00%	36%	70%	401.56	0.2%	20%
14	10	10	10	10	10	10	10	10	10			5	10	0.00%	36%	70%	25.36	0.2%	20%
15	10	10	10	10	10	10	10	10	10			6	10	0.00%	36%	70%	245.83	0.2%	20%
16	10	10	10	10	10	10	10	10	10			6	10	0.00%	36%	70%	490.63	0.2%	20%
17	12	12	12	12	12	12	12	12	12			8	12	0.00%	36%	70%	251.56	0.2%	20%
18	12	12	12	12	12	12	12	12	12			8	12	0.00%	36%	70%	57.50	0.2%	20%
19	14	14	14	14	14	14	14	14	14			10	8	0.00%	36%	70%	432.00	0.2%	20%
20	10	10	10	10	10	10	10	10	10			1	10	0.00%	0%	70%	208.00	0.2%	0%
21	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	70%	3,000.00	0.2%	20%
22	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	70%	577.78	0.2%	20%
23	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	70%	4,980.00	0.2%	20%
24	10	10	10	10	10	10	10	10	10			1	10	0.00%	0%	70%	208.33	0.2%	20%
25	10	10	10	10	10	10	10	10	10			1	10	0.00%	0%	70%	416.67	0.2%	20%
26	10	10	10	10	10	10	10	10	10			1	10	0.00%	0%	70%	74.00	0.2%	20%
27	10	10	10	10	10	10	10	10	10			1	10	0.00%	0%	70%	97.22	0.2%	20%
28	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	70%	1,500.00	0.2%	20%
29	6	6	6	6	6	6	6	6	6			1	10	0.00%	0%	70%	5,000.00	0.2%	20%
30	6	6	6	6	6	6	6	6	6			1	10	0.00%	0%	70%	6,000.00	0.2%	20%

## Appendix 3 - Commercial lettings



Ealing commercial rents

Per square foot

Retail

Area	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	21.08	40.58	40.03	280.00
Greenford/Northolt	24.40	60.26	40.71	76.10
Southall	27.40	62.73	48.47	104.17

Offices

Area	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	21.95	39.50	29.31	51.75
Greenford/Northolt	18.81	24.16	21.66	21.66
Southall	31.45	31.45	31.45	31.45

Industrial

Area	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	16.00	22.45	19.11	35.00
Greenford/Northolt	14.50	19.50	16.64	35.00
Southall	9.98	15.00	12.69	24.11

Per square metre

Lower quartile	Upper quartile	Average	Max
227	437	431	3014
263	649	438	819
295	675	522	1121

Lower quartile	Upper quartile	Average	Max
236	425	315	557
202	260	233	233
339	339	339	339

Lower quartile	Upper quartile	Average	Max
172	242	206	377
156	210	179	377
107	161	137	260

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
01/10/2021	01/11/2021	6 The Broadway	Greenford	GRND	205	76.10	Asking		15,600.00	Retail					Direct	6 yrs
21/05/2021	21/06/2021	1000 Greenford	Greenford	GRND	1,270	74.91	Effective	FRI	95,139.46	Retail			3.82	4,850.00	Assignment	
20/04/2021	20/05/2021	Oldfield Ln N	Greenford	GRND	350	45.61	Effective	FRI	15,962.47	Retail	10.77	3,769.00			Direct	5 yrs
01/04/2021	01/04/2021	7 Medway Parade	Greenford	GRND	580	29.31	Asking		16,999.80	Retail					Sublease	
28/06/2022	28/07/2022	400 Greenford Rd	Greenford	GRND	850	28.24	Asking		24,000.00	Retail					Direct	
14/01/2021	14/01/2021	584-614 Greenford	Greenford	GRND	1,603	20.55	Effective	FRI	32,944.51	Retail					Assignment	15 yrs
25/01/2023	06/02/2023	16 Medway Parade	Greenford	GRND	1,557	10.28	Effective	FRI	15,999.97	Retail	2.37	3,686.40			Direct	10 yrs
01/02/2021	12/03/2021	The Broadway	London	GRND	15,200	280.00	Asking		700,000.00	Retail					Direct	
15/12/2022	14/01/2023	The Broadway	London	GRND	2,744	233.33	Asking		640,257.52	Retail					Direct	
22/02/2021	24/03/2021	New Broadway	London	GRND	1,036	151.54	Asking	FRI	156,995.44	Retail					Direct	
22/02/2021	24/03/2021	New Broadway	London	GRND	1,085	144.70	Asking	FRI	156,999.50	Retail					Direct	
12/11/2020	11/12/2020	New Broadway	London	GRND	1,120	140.18	Asking		157,001.60	Retail					Direct	10 yrs
15/12/2022	14/01/2023	The Broadway	London	GRND	961	119.67	Asking		115,000.00	Retail			11.66	11,208.00	Direct	10 yrs
26/05/2023	25/06/2023	14 The Mall	London	GRND	750	73.33	Asking		54,997.50	Retail	28.61	21,457.00			Direct	
06/06/2022	06/07/2022	2 Oak Rd	London	GRND	500	70.00	Asking	FRI	35,000.00	Retail					Direct	
06/06/2022	06/06/2022	4 Oak Rd	London	GRND	500	70.00	Asking	FRI	35,000.00	Retail					Direct	
15/10/2021	15/10/2021	6 Oak Rd	London	GRND	500	70.00	Achieved	FRI	35,000.00	Retail					Direct	5 yrs
09/06/2023	23/07/2023	68-69 The Mall	London	GRND	2,027	69.07	Achieved		140,000.00	Retail	23.41	47,452.50			Direct	10 yrs
22/08/2022	21/09/2022	67 The Mall	London	GRND	940	63.83	Asking	FRI	60,000.00	Retail					Direct	
28/06/2021	28/07/2021	13 The Broadway	London	GRND	1,009	63.64	Asking		64,212.76	Retail					Direct	
07/01/2022	06/02/2022	26 The Broadway	London	GRND	990	63.13	Asking		62,500.00	Retail	19.60	19,404.00			Sublease	
19/05/2022	19/05/2022	31 New Broadway	London	GRND	463	61.56	Achieved	FRI	28,500.00	Retail					Direct	10 yrs
15/10/2021	15/10/2021	5 Oak Rd	London	GRND	500	60.00	Achieved	FRI	30,000.00	Retail					Direct	3 yrs
02/08/2023	02/08/2023	7 Bedford Corner	London	GRND	520	56.73	Achieved	FRI	29,500.00	Retail					Direct	
01/04/2021	16/06/2021	4 The Green	London	GRND	608	55.83	Effective	FRI	33,946.82	Retail	17.16	10,434.00			Direct	15 yrs
18/05/2023	17/06/2023	The Broadway	London	GRND	1,700	54.41	Asking		92,500.00	Retail			4.23	7,192.00	Direct	10 yrs
28/04/2021	28/05/2021	57-59 Churchfield Rd	London	GRND	937	53.36	Asking		49,998.32	Retail					Direct	
18/12/2020	17/01/2021	43 High St	London	GRND	815	49.08	Asking		40,000.00	Retail					Direct	6 yrs
31/05/2022	31/05/2022	The Broadway	London	BSMT,GRND	2,529	44.48	Effective		112,499.53	Retail					Direct	3 yrs
28/02/2022	28/02/2022	169 High St	London	GRND	1,270	43.31	Achieved	FRI	55,000.00	Retail	1.22	1,546.00			Direct	20 yrs
29/04/2022	29/05/2022	64 Northfield Ave	London	GRND	700	42.86	Asking		30,000.00	Retail					Direct	
10/05/2021	10/05/2021	2 Haven Green	London	GRND	790	42.37	Effective	FRI	33,475.54	Retail					Direct	10 yrs
21/12/2020	21/01/2021	151 South Ealing Rd	London	GRND	295	40.58	Effective	FRI	11,971.85	Retail					Direct	5 yrs
28/04/2021	27/07/2021	New Broadway	London	GRND	10,569	40.31	Asking		426,036.39	Retail					Direct	
01/10/2020	01/10/2020	30-36 Crown St	London	GRND	305	39.34	Achieved	FRI	12,000.00	Retail					Direct	10 yrs
05/03/2021	05/03/2021	24 Northfield Ave	London	GRND	312	38.46	Effective	FRI	11,999.94	Retail					Direct	10 yrs
28/04/2021	28/05/2021	New Broadway	London	GRND	2,140	37.38	Asking		79,993.20	Retail					Direct	
27/07/2023	27/07/2023	41 Haven Grn	London	1st	1,650	36.28	Effective	FRI	59,859.25	Retail					Direct	15 yrs
24/04/2023	24/05/2023	139 Pitshanger Ln	London	GRND	742	35.04	Asking	FRI	26,000.00	Retail					Direct	
08/09/2021	08/09/2021	225 Northfields Ave	London	GRND	565	35.01	Effective	FRI	19,779.35	Retail					Direct	10 yrs
02/08/2022	01/09/2022	Boston Rd	London	GRND	350	34.29	Asking		12,000.00	Retail					Direct	
01/10/2020	01/11/2020	18 St Marys Rd	London	GRND	700	34.29	Achieved	FRI	24,000.00	Retail	8.94	6,260.00			Assignment	8 yrs
17/04/2023	17/04/2023	161-167 High	London	GRND	1,608	34.20	Effective	FRI	54,999.69	Retail					Direct	20 yrs
21/07/2021	21/07/2021	21 New Broadway	London	GRND	1,557	34.04	Achieved	FRI	53,000.00	Retail					Direct	15 yrs
04/02/2023	04/02/2023	3 Leeland Rd	London	GRND	550	33.88	Effective	FRI	18,633.25	Retail					Direct	12 yrs
27/01/2022	27/01/2022	199 Southfield	London	GRND	652	33.74	Achieved	FRI	22,000.00	Retail					Direct	10 yrs
11/04/2022	11/04/2022	181 South Ealing Rd	London	GRND	570	33.71	Effective	FRI	18,000.95	Retail					Direct	10 yrs
30/06/2022	30/07/2022	44-46 South Ealing Rd	London	GRND	1,500	33.33	Asking		50,000.00	Retail					Direct	
13/12/2021	13/12/2021	78 St. Mary's Rd	London	GRND	380	33.33	Effective	FRI	15,999.84	Retail					Direct	10 yrs
02/12/2022	02/12/2022	22 Abbey Rd	London	GRND	886	31.49	Effective		27,897.07	Retail					Direct	1 yr
01/02/2021	01/02/2021	235 High St	London	GRND	1,031	31.11	Effective	FRI	32,077.63	Retail					Direct	20 yrs
02/11/2020	13/12/2020	295 Northfield Ave	London	GRND	870	31.03	Effective	FRI	26,999.88	Retail	8.47	7,365.00			Direct	25 yrs
20/04/2022	20/04/2022	21 New Broadway	London	GRND	1,150	30.43	Achieved	FRI	35,000.00	Retail					Direct	20 yrs
15/09/2021	15/09/2021	113-115 Pitshanger Ln	London	GRND	1,901	30.25	Effective	FRI	57,496.74	Retail	9.12	17,340.25			Direct	20 yrs
04/05/2023	04/05/2023	22 The Green	London	BSMT,GRND	1,189	29.69	Effective	FRI	35,304.74	Retail	12.91	15,344.25			Direct	10 yrs
16/01/2023	16/01/2023	Lakeside Dr	London	GRND	1,098	29.60	Achieved		32,500.00	Retail					Direct	
05/07/2021	04/08/2021	39 Bond St	London	GRND	1,113	29.20	Asking		32,500.00	Retail					Direct	
12/04/2021	12/04/2021	232 Northfield Ave	London	GRND	315	29.05	Asking		9,150.75	Retail					Direct	
24/04/2023	24/05/2023	11 St Mary's Rd	London	GRND	1,210	28.93	Asking	FRI	35,000.00	Retail	20.87	25,250.00			Assignment	
05/11/2021	05/11/2021	The Broadway	London	GRND	3,325	27.07	Asking		90,007.75	Retail			7.07	23,495.00	Direct	10 yrs
24/04/2023	24/05/2023	119-119A Pitshanger Ln	London	GRND	667	26.99	Asking		18,000.00	Retail					Direct	
05/07/2021	05/07/2021	49 Greenford Ave	London	GRND	599	26.79	Effective	FRI	14,999.96	Retail	10.83	6,487.00			Direct	12 yrs 6 mos
04/01/2021	04/01/2021	Kendal Ave	London	GRND	7,416	26.72	Effective		198,155.71	Retail			18,000.00	14,976,000.00	Direct	12 yrs 8 mos
06/06/2022	06/06/2022	107 Gunnersbury Ln	London	GRND	832	26.44	Asking		22,000.00	Retail					Direct	
05/09/2023	05/10/2023	164 Broadway	London	GRND	1,000	25.00	Effective	FRI	24,999.78	Retail					Direct	10 yrs
12/04/2021	12/04/2021	234 Northfield Ave	London	GRND	368	25.00	Asking		9,200.00	Retail					Direct	1 yr
18/12/2020	18/12/2020	100 South Ealing	London	GRND	666	24.78	Effective	FRI	22,253.26	Retail					Direct	10 yrs
25/12/2020	25/12/2022	4-6 Bond St	London	GRND	2,834	24.70	Achieved	IRO	70,000.00	Retail					Direct	5 yrs
29/08/2021	30/08/2021	1 The Vale	London	GRND	825	24.24	Achieved		20,000.00	Retail					Assignment	2 yrs
01/03/2022	01/03/2022	180 High	London	GRND	1,202	24.13	Effective	FRI	29,000.00	Retail	8.20	9,855.25			Direct	15 yrs
29/03/2023	28/04/2023	12 Ashbourne Parade	London	GRND	1,040	24.04	Asking		25,000.00	Retail					Direct	
29/11/2022	29/12/2022	Lakeside Dr	London	GRND	2,002	23.48	Achieved		47,000.00	Retail					Direct	
20/03/2023	26/04/2023	152 High St	London	GRND	2,050	22.87	Effective		46,889.75	Retail					Direct	10 yrs
05/06/2022	05/06/2022	13 Park Parade	London	GRND	800	22.50	Achieved		18,000.00	Retail					Direct	
01/04/2021	01/04/2021	79 Uxbridge Rd	London	GRND	800	22.50	Achieved	FRI	18,000.00	Retail					Direct	
20/10/2020	20/10/2020	15 Horn Ln	London	GRND	713	22.44	Asking		16,000.00	Retail					Assignment	
14/09/2022	14/09/2022	16 The Mall	London	GRND	1,777	22.23	Asking		39,500.00	Retail					Direct	25 yrs
29/03/2021	29/03/2021	30-36 Crown St	London	BSMT,GRND	678	22.15	Effective	FRI	15,019.19	Retail					Direct	12 yrs
29/03/2021	29/03/2021	30-36 Crown St	London	BSMT,GRND	678	22.15	Effective	FRI	15,019.19	Retail					Direct	12 yrs
16/10/2022	16/10/2022	139 High St	London	GRND	1,800	21.62	Effective	FRI	38,908.51	Retail					Direct	20 yrs
30/06/2021	30/06/2021		London	GRND	240	21.30	Effective	FRI	10,499.99	Retail	12.48	2,994.00			Direct	12 yrs
24/10/2022	26/10/2022	96-118 Bollo Bridge Rd	London	GRND	1,226	21.21	Asking		26,003.46	Retail					Direct	
01/04/2022	08/06/2022	113-117 Gunnersbury Ave	London	GRND	4,507	21.08	Effective	FRI	94,999.48	Retail					Direct	11 yrs

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
20/07/2021	20/07/2021		London	GRND,1	2,301	21.05	Effective		40,957.81	Retail		4.65	10,700.00		Direct	15 yrs
25/12/2020	25/12/2020	Kendal Av	London	GRND,MEZZ	8,535	20.97	Effective		178,998.90	Retail					Direct	12 yrs
10/05/2021	10/05/2021	46 Broadway	London	GRND	1,200	20.96	Effective	FRI	25,148.62	Retail	7.49	8,982.00			Direct	10 yrs
25/04/2022	25/05/2022	High St	London	GRND	1,689	20.72	Asking		35,000.00	Retail					Direct	
01/10/2020	01/10/2020	267 High St	London	GRND	1,078	20.41	Effective		22,000.00	Retail					Direct	1 yr
14/10/2022	24/10/2022	Bollo Bridge Rd	London	GRND	1,226	20.39	Achieved	FRI	25,000.00	Retail					Direct	14 yrs
13/09/2023	13/10/2023	96-122 Uxbridge Rd	London	GRND	4,773	20.32	Achieved		97,000.00	Retail					Direct	
04/08/2021	04/08/2021	45 High St	London	GRND,1-2	5,738	20.04	Effective	FRI	114,999.26	Retail	7.00	40,192.00			Direct	5 yrs
01/04/2021	01/04/2021	261 Northfield Ave	London	GRND	480	20.00	Effective	FRI	18,000.00	Retail	15.33	7,360.25			Direct	15 yrs
01/02/2021	02/02/2021	25 New Broadway	London	BSMT,GRND	2,880	19.79	Achieved	FRI	57,000.00	Retail	7.79	22,428.00			Direct	25 yrs
14/10/2020	14/10/2020	17-21 High St	London	GRND,MEZZ	4,166	19.20	Effective	FRI	79,999.56	Retail					Direct	15 yrs
27/04/2023	28/04/2023	190 South Ealing Rd	London	GRND	800	18.75	Achieved		15,000.00	Retail	7.80	6,237.50			Assignment	15 yrs
01/07/2022	31/07/2022	22 Boston Parade	London	GRND	1,370	18.43	Asking	FRI	25,250.00	Retail	3.65	5,000.00			Assignment	10 yrs
23/04/2021	24/04/2021	76 Greenford Ave	London	GRND	650	18.40	Effective	FRI	11,958.07	Retail	10.75	6,986.00			Direct	10 yrs
07/04/2021	07/04/2021	348-354 Greenford Ave	London	GRND	1,021	17.19	Effective	FRI	17,553.33	Retail					Direct	15 yrs
12/08/2022	12/08/2022	5 High St	London	GRND	656	14.33	Effective	FRI	9,399.94	Retail					Direct	15 yrs
31/03/2021	31/03/2021	125-127 The Vale	London	GRND	2,185	13.73	Effective	FRI	29,999.98	Retail	6.57	14,346.25			Direct	20 yrs
15/02/2021	15/02/2021	1-15 Ashbourne Parade	London	GRND	1,733	13.55	Effective	FRI	23,474.83	Retail					Assignment	10 yrs
09/12/2020	10/12/2020	Bollo Bridge Rd	London	GRND,1	8,096	13.53	Effective	FRI	109,565.45	Retail					Direct	20 yrs
06/11/2020	06/11/2020	High St	London	GRND,1-2	8,446	13.02	Achieved	FRI	110,000.00	Retail					Direct	24 yrs
16/11/2020	16/11/2020	120 Churchfield Rd	London	BSMT,GRND	1,564	12.79	Effective	FRI	19,999.86	Retail					Direct	15 yrs
10/02/2022	10/02/2022	32-34 Churchfield	London	GRND,BSMT	4,820	9.54	Effective	FRI	45,999.59	Retail					Direct	10 yrs
26/07/2023	26/07/2023	77 The Grove	London	GRND	500	0.00	Effective	FRI	0.00	Retail					Direct	15 yrs
16/05/2023	16/05/2023	82 High St	London	GRND	1,397	0.00	Effective	FRI	0.00	Retail	9.55	13,348.25			Direct	10 yrs
21/03/2022	21/03/2022	249 High St	London	GRND	1,050	0.00	Effective		0.00	Retail					Direct	12 yrs
01/06/2022	19/08/2022	37-39 The Broadway	Southall	GRND	2,400	104.17	Asking		250,000.00	Retail					Direct	
07/08/2023	07/08/2023	26 The Broadway	Southall	GRND	1,055	90.05	Effective		94,999.62	Retail					Direct	20 yrs
24/10/2020	24/10/2020	209 The Broadway	Southall	GRND	435	64.37	Asking		28,000.00	Retail					Direct	
25/03/2021	25/03/2021	6-8 Beaconsfield Rd	Southall	GRND	519	57.80	Effective	FRI	29,999.88	Retail					Direct	20 yrs
31/08/2022	31/08/2022	Rear-79 Western Rd	Southall	GRND	250	33.52	Effective		8,380.30	Retail					Direct	5 yrs
01/07/2022	31/07/2022	10 King St	Southall	GRND	1,000	32.00	Asking	FRI	32,000.00	Retail					Direct	15 yrs
03/01/2022	19/08/2022	94-100 High St	Southall	GRND	2,397	25.87	Asking		62,000.00	Retail					Direct	
19/03/2021	19/03/2021	51-59 High St	Southall	GRND	3,414	25.63	Asking		87,500.82	Retail					Direct	
15/04/2021	15/04/2021	137 Norwood Rd	Southall	GRND,1	3,724	17.31	Effective	FRI	64,459.88	Retail					Direct	15 yrs
01/03/2021	25/03/2021	13 The Broadway	Uxbridge	GRND	647	34.00	Effective	FRI	21,999.84	Retail					Direct	10 yrs



Ealing commercial		Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
05/07/2022	04/08/2022		Oldfield Lane North	Greenford	GRND	1,321	26.49	Asking		34,993.29	Office					Direct	
30/05/2022	13/07/2022		Medway Dr	Greenford	GRND	2,224	23.38	Effective	FRI	51,997.12	Office					Direct	15 yrs
30/11/2020	31/12/2020		Greenford Rd	Greenford	GRND,1-4	68,759	19.25	Achieved	FRI	1,323,610.75	Office					Direct	15 yrs
01/05/2021	01/05/2021		Western Ave	Greenford	GRND,1	7,000	17.50	Achieved		122,500.00	Office					Direct	
01/03/2021	01/03/2021		The Broadway	London	1-3	21,313	51.75	Effective		1,102,947.75	Office					Direct	5 yrs
28/02/2022	28/02/2022		85 Uxbridge	London	GRND	3,909	46.50	Asking	FRI	181,768.50	Office					Direct	5 yrs
19/07/2022	18/08/2022		71-75 Uxbridge Rd	London	3rd	7,473	45.00	Asking		336,285.00	Office					Direct	
28/11/2022	28/12/2022		85 Uxbridge	London	2nd	3,826	44.89	Effective	FRI	171,766.12	Office					Direct	5 yrs
07/11/2022	28/12/2022		85 Uxbridge	London	2nd	5,174	42.90	Effective	FRI	221,960.10	Office					Direct	5 yrs
01/06/2023	01/07/2023		84 Uxbridge Rd	London	GRND	546	41.00	Achieved		22,386.00	Office	15.93	8,697.50			Direct	
15/02/2023	17/03/2023		84 Uxbridge Rd	London	GRND	205	41.00	Achieved	FRI	8,405.00	Office					Direct	
06/02/2023	06/03/2023		84 Uxbridge Rd	London	GRND	175	41.00	Effective	FRI	7,174.93	Office					Direct	3 yrs
01/09/2023	01/09/2023		84 Uxbridge Rd	London	GRND	465	40.00	Achieved	FRI	18,600.00	Office					Direct	3 yrs
11/10/2021	11/10/2021		53-55 Uxbridge Rd	London	GRND,1	6,046	40.00	Asking		241,840.00	Office					Direct	
01/10/2021	01/10/2021		Abbey Rd	London	1st	405	40.00	Asking		16,200.00	Office					Direct	
24/05/2021	24/05/2021		184 Acton Ln	London	GRND	240	40.00	Achieved		9,600.00	Office					Direct	
01/11/2021	01/11/2021		West Gate	London	5th	829	38.00	Achieved	FRI	31,502.00	Office					Direct	2 yrs
28/04/2021	28/04/2021		Lakeside Dr	London	3,5	24,387	36.00	Effective	FRI	877,904.90	Office					Direct	1 yr
17/02/2021	17/02/2021		Lakeside Dr	London	2,5	20,000	36.00	Effective	FRI	719,928.71	Office	1.72	34,384.35	7.14	142,800.00	Direct	1 yr
02/08/2022	01/09/2022		Barnfield Rd	London	GRND	350	35.00	Asking		12,250.00	Office					Direct	
20/05/2021	19/06/2021		53-55 Uxbridge Rd	London	GRND,1	6,046	35.00	Asking	FRI	211,610.00	Office	9.67	58,464.82	7.45	45,042.70	Direct	
28/01/2023	28/01/2023		Victoria Rd	London	GRND	4,099	31.20	Achieved		127,888.80	Office					Direct	
30/06/2022	30/07/2022		63 The Grv	London	GRND	350	30.00	Asking		10,500.00	Office					Direct	
30/06/2022	30/07/2022		63 The Grv	London	GRND	350	30.00	Asking		10,500.00	Office					Direct	
01/03/2021	01/03/2021		1 The Broadway	London	1st	1,350	30.00	Asking		40,500.00	Office					Sublease	
20/01/2021	19/02/2021		53-55 Uxbridge Rd	London	2-4	9,069	29.50	Asking		267,535.50	Office					Direct	5 yrs
28/03/2023	28/03/2023		24 New Broadway	London	2nd	550	29.09	Achieved		15,999.50	Office					Direct	
14/06/2021	14/07/2021		33-34 Warple Way	London	GRND,2	2,235	28.09	Asking		59,328.08	Office					Direct	3 yrs
28/06/2022	28/07/2022		20 The Mall	London	1st	650	27.60	Asking		17,940.00	Office					Direct	1 yr
06/09/2022	06/09/2023		97-107 Uxbridge Rd	London	9th	2,730	27.50	Asking		75,075.00	Office	12.00	32,768.00			Direct	
04/05/2022	05/05/2022		49 Uxbridge Rd	London	GRND	807	27.50	Asking		22,192.50	Office					Direct	
26/07/2022	07/09/2022		84 Uxbridge Rd	London	4th	2,959	25.00	Achieved	FRI	73,975.00	Office					Direct	5 yrs
03/11/2021	03/12/2021		97-107 Uxbridge Rd	London	3rd	1,730	25.00	Achieved		43,250.00	Office					Direct	5 yrs
03/11/2021	03/12/2021		97-107 Uxbridge Rd	London	3rd	880	25.00	Achieved		22,000.00	Office					Direct	5 yrs
03/11/2021	03/12/2021		97-107 Uxbridge Rd	London	10th	2,730	25.00	Achieved		68,250.00	Office					Direct	5 yrs
27/08/2021	05/09/2021		2D Bollo Ln	London	GRND	2,415	25.00	Achieved	FRI	60,375.00	Office					Direct	5 yrs
01/12/2021	31/12/2021		97-107 Uxbridge Rd	London	7th	2,728	24.50	Achieved		66,836.00	Office					Direct	3 yrs
01/11/2021	31/12/2021		Swainson Rd	London	GRND	1,040	23.31	Asking		24,242.40	Office					Direct	
18/03/2022	17/04/2022		Swainson Rd	London	GRND,MEZZ	2,305	21.50	Asking		49,096.50	Office					Direct	
25/05/2022	24/06/2022		Cherington Rd	London	GRND	2,200	20.45	Asking		44,990.00	Office					Direct	
14/05/2021	13/06/2021		97-107 Uxbridge Rd	London	4th	2,729	20.00	Asking		54,580.00	Office	11.25	30,701.00	9.50	25,925.50	Direct	
22/03/2023	22/03/2023		Bollo	London	GRND	6,440	19.95	Effective		128,497.86	Office					Direct	15 yrs
03/12/2022	06/01/2023		32-39 Warple Way	London	2nd	1,067	19.31	Effective	FRI	20,603.75	Office					Direct	5 yrs
19/10/2021	19/11/2021		4 Station Parade	London	GRND,1	1,834	18.78	Effective	FRI	34,445.70	Office					Direct	3 yrs
01/04/2021	01/04/2021		49-51 Uxbridge Rd	London	4th	530	18.72	Effective	FRI	42,660.91	Office					Direct	9 yrs 9 mos
07/01/2022	07/01/2022		Oliver Rd	London	GRND,1	2,519	14.89	Effective	FRI	37,507.67	Office					Direct	10 yrs
24/03/2022	24/03/2022		32-39 Warple Way	London	2nd	1,280	14.03	Effective	IRO	17,954.58	Office	14.65	18,750.00			Direct	5 yrs
24/08/2022	23/09/2022		Twyford Abbey Rd	London	GRND	3,806	11.83	Asking		45,024.98	Office					Direct	
20/07/2021	20/07/2021		West Gate	London	1st	4,759	8.50	Achieved	FRI	40,451.50	Office					Direct	
08/03/2021	01/04/2022		22 Uxbridge Road	London	BSMT,GRND,1-6	21,802	2.75	Effective	FRI	59,955.50	Office					Direct	10 yrs
24/10/2020	24/10/2020		11 North Parade	Southall	GRND	477	31.45	Asking		15,001.65	Office					Direct	

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
21/12/2022	21/12/2022	Derby Rd	Greenford	GRND	3,281	35.00	Asking		114,835.00	Industrial					Direct	
30/06/2022	30/06/2022	Horsenden Ln S	Greenford	GRND, 1	14,849	24.94	Effective	FRI	370,354.17	Industrial					Direct	2 yrs
04/10/2023	03/11/2023	Wadsworth Rd	Greenford	GRND	940	23.40	Asking	FRI	21,996.00	Industrial					Direct	6 yrs
04/02/2021	04/02/2021	Bristol Rd	Greenford	GRND	3,248	20.50	Asking		66,584.00	Industrial					Direct	
30/09/2021	31/10/2021	Fairway Dr	Greenford	GRND	23,424	19.95	Effective	FRI	308,933.59	Industrial					Direct	5 yrs
01/08/2022	05/08/2022	Bilton Rd	Greenford	GRND, 1	7,996	19.50	Effective		155,921.19	Industrial					Direct	15 yrs
18/08/2021	17/09/2021	Ockham Dr	Greenford	GRND	3,254	19.50	Effective		63,452.26	Industrial					Direct	
19/05/2021	18/06/2021	Ockham Dr	Greenford	GRND	3,995	19.50	Effective	FRI	77,901.71	Industrial					Direct	10 yrs
17/05/2021	17/05/2021	Ockham Dr	Greenford	GRND	4,693	18.42	Effective	FRI	86,427.79	Industrial	4.57	21,457.00			Direct	9 yrs 6 mos
01/12/2020	15/12/2020	Derby Rd	Greenford	GRND, 1	3,518	18.22	Effective	FRI	64,113.86	Industrial					Direct	5 yrs
01/11/2020	01/12/2020	Taunton Rd	Greenford	1st	1,086	18.15	Effective	FRI	50,655.29	Industrial					Direct	8 yrs 6 mos
25/11/2020	25/11/2020	Ockham Dr	Greenford	GRND	11,264	18.09	Effective	FRI	203,752.46	Industrial	4.77	53,760.00			Direct	10 yrs
03/11/2020	03/12/2020	Bristol Rd	Greenford	GRND	2,459	17.97	Effective	FRI	44,188.96	Industrial					Direct	10 yrs
26/10/2020	25/11/2020	Norwich Rd	Greenford	GRND	3,051	17.81	Achieved	FRI	54,338.31	Industrial					Direct	5 yrs
01/11/2020	01/12/2020	Taunton Rd	Greenford	GRND	2,538	17.52	Effective	FRI	44,475.13	Industrial					Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	5,965	16.50	Achieved	FRI	98,422.50	Industrial	6.44	38,400.00			Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	36,034	16.50	Achieved	FRI	594,561.00	Industrial					Direct	7 yrs 4 mos
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	5,775	16.46	Effective	FRI	95,063.97	Industrial	6.65	38,400.00			Direct	10 yrs
01/06/2023	01/06/2023	Horsenden Ln S	Greenford	GRND, 1	10,158	16.04	Achieved	FRI	162,934.32	Industrial	5.19	52,736.00			Assignment	5 yrs
15/10/2020	22/12/2020	2 Fairway Dr	Greenford	GRND, 1	13,065	14.50	Effective	FRI	189,439.13	Industrial	8.37	109,340.00			Direct	5 yrs
05/10/2020	05/11/2020	Field Way	Greenford	GRND, 1	12,057	14.50	Achieved	FRI	174,826.50	Industrial					Direct	2 yrs
01/12/2020	01/02/2021	Field Way	Greenford	GRND	7,095	14.48	Effective	FRI	102,706.28	Industrial					Direct	1 yr 10 mos
18/11/2020	18/11/2020	Horsenden Ln S	Greenford	GRND, 1	7,201	14.16	Achieved	FRI	101,966.16	Industrial					Direct	
01/12/2020	01/03/2021	Field Way	Greenford	GRND	12,039	13.59	Effective	FRI	163,614.30	Industrial					Direct	1 yr 10 mos
10/10/2021	10/10/2021	Horsenden Ln S	Greenford	GRND, 1	35,793	12.08	Asking		432,379.44	Industrial					Assignment	
29/07/2022	27/10/2022	24A Wadsworth Rd	Greenford	GRND	14,103	8.65	Asking		121,990.95	Industrial	2.43	34,304.00			Direct	
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	5,510	0.00	Effective	FRI	0.00	Industrial	6.97	38,400.00			Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	5,981	0.00	Effective	FRI	0.00	Industrial	6.42	38,400.00			Direct	10 yrs
27/03/2023	27/03/2023	The Vale	London	GRND	2,980	35.00	Asking		104,300.00	Industrial					Direct	7 yrs
14/04/2022	24/06/2022	Victoria Rd	London	GRND,MEZZ	3,745	35.00	Achieved		131,075.00	Industrial					Direct	
05/10/2022	04/11/2022	Kendal Ave	London	GRND	1,924	33.00	Asking	FRI	63,492.00	Industrial					Direct	
10/05/2023	10/05/2023	School Rd	London	GRND	1,500	30.00	Asking		45,000.00	Industrial					Direct	
30/08/2022	30/08/2022	The Vale	London	GRND	10,295	30.00	Achieved	FRI	308,850.00	Industrial					Direct	
23/03/2022	22/05/2022	Abbey Rd	London	GRND, 1	5,383	30.00	Achieved	FRI	161,490.00	Industrial					Direct	5 yrs
16/06/2022	16/06/2022	Central	London	GRND, 1	47,557	28.56	Effective		1,358,213.82	Industrial	8.07	384,000.00			Direct	10 yrs
16/11/2022	16/11/2022	School Rd	London	1st	325	27.69	Asking		8,999.25	Light industrial					Direct	
06/02/2022	07/02/2022	Kendal Ave	London	GRND	3,877	27.50	Achieved		106,617.50	Industrial					Direct	
02/06/2022	02/06/2022	School Rd	London	1st	380	27.16	Asking		10,320.80	Industrial					Direct	
10/11/2020	10/11/2020	708 Abbey Rd	London	GRND	1,177	26.76	Achieved	FRI	31,496.52	Industrial					Direct	
27/03/2023	28/03/2023	161 Acton Ln	London	GRND	2,373	26.50	Asking		62,884.50	Industrial					Direct	
19/09/2022	19/09/2022	School Rd	London	GRND	756	26.46	Asking		20,003.76	Industrial					Direct	
06/06/2022	06/06/2022	Standard Rd	London	GRND	6,626	26.00	Effective	FRI	172,275.29	Industrial					Direct	15 yrs
10/11/2020	10/12/2020	Abbey Rd	London	GRND	1,177	25.23	Effective		29,694.39	Industrial					Direct	5 yrs
30/09/2021	19/12/2021	161 Acton Ln	London	GRND	1,992	25.10	Achieved	FRI	49,999.20	Industrial					Direct	
25/09/2023	25/09/2023	291 Abbey Rd	London	GRND, 1	56,115	25.00	Asking		1,402,875.00	Industrial					Direct	20 yrs
26/08/2021	26/08/2021	9 Victoria Rd	London	GRND	4,070	25.00	Achieved	FRI	101,750.00	Industrial					Direct	
23/04/2021	21/09/2021	Victoria Rd	London	GRND, 1	6,439	24.55	Effective	FRI	158,063.80	Industrial	4.37	28,160.00			Direct	6 mos
18/06/2021	18/06/2021	Waxlow Rd	London	GRND	2,640	24.50	Achieved	FRI	64,680.00	Industrial					Direct	5 yrs
27/04/2021	27/04/2021	Waxlow Rd	London	GRND	1,986	24.00	Achieved	FRI	47,664.00	Industrial					Direct	5 yrs
01/12/2022	01/12/2022	Hangar Ln	London	GRND	2,930	23.89	Achieved	FRI	69,997.70	Industrial	6.73	19,710.50			Direct	5 yrs
04/07/2023	01/08/2023	Kendal Ave	London	GRND	5,888	23.00	Asking	FRI	135,424.00	Industrial					Direct	
01/04/2023	01/04/2023	Alliance Rd	London	GRND, 1	5,760	23.00	Asking		132,480.00	Industrial	5.96	34,304.00			Direct	
21/10/2021	20/11/2021	Alliance Rd	London	GRND	5,200	23.00	Asking		119,600.00	Industrial					Direct	
12/07/2021	09/08/2021	The Vale	London	GRND	2,942	23.00	Achieved	FRI	67,666.00	Industrial					Direct	
01/11/2021	01/11/2021	Kendal Ave	London	GRND, 1	4,375	22.86	Effective	FRI	100,012.50	Industrial	5.62	24,575.75			Direct	10 yrs
17/05/2023	18/05/2023	19-24 Alliance Rd	London	GRND	2,457	22.50	Achieved	FRI	55,282.50	Industrial	6.45	15,843.00			Direct	5 yrs
01/07/2022	01/07/2022	Alliance Rd	London	GRND, 1	2,997	22.50	Asking		67,432.50	Industrial	9.57	28,692.00			Direct	5 yrs
30/06/2022	01/07/2022	Alliance	London	GRND	7,112	22.50	Achieved		160,020.00	Industrial					Direct	
10/02/2021	10/02/2021	7 Premier Park Rd	London	GRND, 1	7,068	22.39	Effective	FRI	158,225.18	Industrial					Direct	10 yrs
19/07/2021	19/08/2021	The Vale	London	GRND	2,942	22.00	Effective	FRI	64,717.63	Industrial					Direct	1 yr
25/06/2021	25/06/2021	Dukes Rd	London	GRND	12,966	22.00	Achieved	FRI	285,252.00	Industrial					Direct	
07/11/2022	07/11/2022	The Vale	London	GRND	2,962	21.85	Asking		64,719.70	Industrial					Assignment	
06/10/2021	06/11/2021	The Vale	London	GRND	5,247	21.75	Achieved	FRI	114,122.25	Industrial					Direct	
10/10/2022	10/10/2022	3 Greenock Rd	London	GRND	3,000	21.66	Effective	FRI	64,977.08	Light industrial					Direct	2 yrs
28/06/2021	28/07/2021	28 The Vale	London	GRND	3,972	21.50	Asking		85,398.00	Industrial					Direct	
29/04/2021	29/04/2021	2A Waxlow Rd	London	GRND, 1	48,388	21.00	Effective	FRI	1,016,042.13	Industrial					Direct	15 yrs
21/03/2022	21/03/2022	Alliance Rd	London	GRND	1,897	20.45	Effective	FRI	38,797.27	Industrial					Direct	5 yrs
10/09/2021	16/10/2021	8 Gorst Rd	London	GRND,MEZZ	2,428	20.38	Achieved	FRI	49,482.64	Light industrial					Direct	10 yrs
07/03/2022	28/03/2022	16 Steele Rd	London	GRND,MEZZ	2,580	20.03	Asking		51,677.40	Industrial					Direct	
24/02/2023	26/02/2023	Volt Av	London	GRND, 1	7,131	20.00	Effective	FRI	142,620.00	Industrial					Sublease	3 yrs
05/10/2022	04/12/2022	Kendal Ave	London	GRND	8,207	20.00	Asking	FRI	164,140.00	Industrial					Direct	1 yr
30/11/2021	30/11/2021	Commercial Way	London	GRND	11,021	19.95	Achieved	FRI	219,868.95	Industrial					Direct	
29/09/2021	29/09/2021	Unit 15 Commercial Way	London	GRND,MEZZ	5,302	19.95	Asking		105,774.90	Industrial					Direct	
01/07/2021	27/07/2021	Alliance Rd	London	GRND	1,830	19.50	Achieved	FRI	35,685.00	Industrial					Direct	5 yrs
01/03/2022	01/03/2022	Roslin Rd	London	GRND	2,868	19.18	Achieved		55,008.24	Light industrial					Direct	10 yrs
13/07/2021	12/11/2021	The Vale	London	GRND	19,048	19.00	Achieved	FRI	361,912.00	Industrial			1.62	30,857.76	Direct	
16/04/2021	16/04/2021	13-15 Sunbeam Rd	London	GRND,MEZZ	3,023	18.99	Effective	FRI	57,417.68	Industrial					Direct	10 yrs
21/04/2021	21/04/2021	Volt Ave	London	GRND, 1	7,131	18.86	Effective		134,463.74	Industrial					Direct	5 yrs
31/01/2022	02/02/2022	Oliver Rd	London	GRND, 1	2,400	18.75	Asking		45,000.00	Light industrial					Direct	
10/04/2022	11/04/2022	Britannia Way	London	GRND	2,854	18.50	Achieved		52,799.00	Industrial					Direct	
08/03/2022	07/05/2022		London	GRND, 1	7,652	18.50	Achieved	FRI	141,562.00	Industrial					Direct	
06/03/2022	07/03/2022	23-25 Sunbeam Rd	London	GRND, 1	8,330	18.50	Achieved		154,105.00	Industrial					Direct	
28/06/2023	28/06/2023	4-5 Roslin	London	GRND, 1	17,026	18.46	Effective		314,242.11	Industrial	6.71	114,170.00			Direct	1 yr
14/08/2023	16/08/2023	Waxlow Rd	London	GRND	6,341	18.42	Achieved	FRI	116,801.22	Industrial	4.12	26,112.00			Direct	8 yrs
13/07/2021	13/07/2021	Waxlow Rd	London	GRND	8,648	18.40	Achieved	FRI	159,123.20	Industrial					Direct	10 yrs
01/06/2021	05/07/2021	35-36 Disraeli Rd	London	GRND, 1	2,853	18.40	Asking		52,495.20	Light industrial					Direct	

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
14/04/2022	14/04/2022	School Rd	London	GRND	2,400	18.33	Asking	FRI	43,992.00	Industrial	5.87	14,088.00	2.50	6,000.00	Direct	
07/10/2021	11/10/2021	Premier Park Rd	London	GRND, 1	45,787	18.32	Effective	FRI	838,784.21	Industrial					Direct	10 yrs
19/07/2021	19/07/2021	Waxlow Rd	London	GRND	5,979	18.32	Effective	FRI	109,531.24	Industrial	4.17	24,950.00			Direct	10 yrs
23/05/2023	23/05/2023	Trumpers Way	London	GRND	1,787	18.02	Asking		32,201.74	Industrial			1.52	2,716.24	Direct	
12/02/2021	12/02/2021	Abbey Rd	London	GRND	22,497	18.00	Achieved		404,946.00	Industrial					Assignment	8 yrs
01/02/2021	01/02/2021	Waxlow Rd	London	GRND	6,942	18.00	Achieved	FRI	124,956.00	Industrial					Direct	
26/10/2020	26/11/2020	157 Dukes Rd	London	GRND	3,631	18.00	Achieved	FRI	65,358.00	Industrial					Direct	15 yrs
30/06/2022	30/06/2022	Colville Rd	London	GRND, 1	7,464	17.96	Effective		134,036.83	Industrial					Direct	5 yrs
07/07/2023	07/07/2023	Trumpers Way	London	GRND	1,732	17.90	Effective		31,002.59	Industrial	5.66	9,800.00			Direct	10 yrs
20/06/2023	20/06/2023	Trumpers Way	London	GRND	1,732	17.90	Asking		31,002.80	Industrial			1.34	2,320.88	Direct	
26/07/2021	16/08/2021	Unit 13 Commercial Way	London	GRND,MEZZ	5,292	17.75	Achieved	FRI	93,933.00	Industrial					Direct	7 yrs
15/10/2020	01/12/2020	Waxlow Rd	London	GRND, 1-2	34,160	17.52	Achieved		598,483.20	Industrial					Direct	15 yrs
15/10/2020	01/12/2020	Waxlow Rd	London	GRND, 1-2	26,510	17.52	Achieved		464,455.20	Industrial					Direct	15 yrs
01/03/2021	15/03/2021	Acton	London	GRND, 1	17,975	17.50	Achieved		314,562.50	Industrial					Direct	
20/12/2020	20/12/2020	Kendal Ave	London	GRND,MEZZ, 1	10,984	17.30	Effective	FRI	190,003.19	Industrial	4.47	49,152.00			Direct	10 yrs
23/04/2021	23/04/2021	Oliver Rd	London	GRND, 1	2,444	17.23	Effective	FRI	42,110.29	Industrial	2.70	6,600.00			Direct	10 yrs
01/09/2022	01/09/2022	Hangar Ln	London	GRND,MEZZ	4,404	17.16	Achieved	FRI	75,572.64	Industrial	5.99	26,368.00			Direct	3 yrs
24/09/2021	24/09/2021	Alliance Rd	London	GRND	6,225	17.00	Asking		105,825.00	Industrial					Direct	
01/03/2021	07/05/2021	2B Waxlow	London	GRND, 1	21,499	17.00	Effective	FRI	365,481.37	Industrial					Direct	15 yrs
16/05/2022	15/07/2022	55 Gorst	London	GRND, 1	5,593	16.99	Achieved		95,025.07	Industrial					Direct	
01/11/2022	08/11/2022	Western Ave	London	GRND	1,000	16.80	Effective	FRI	16,798.35	Industrial					Direct	1 yr
08/03/2021	08/03/2021	Waxlow Rd	London	GRND	9,462	16.69	Effective	FRI	157,908.33	Industrial	4.19	39,680.00			Direct	15 yrs
01/06/2022	01/06/2022	West Gate	London	GRND,MEZZ	4,428	16.43	Achieved	FRI	72,752.04	Industrial	3.80	16,841.25			Direct	5 yrs
01/09/2022	01/09/2022	West Gate	London	GRND,MEZZ	6,920	16.39	Achieved	FRI	113,418.80	Industrial	4.66	32,256.00			Direct	5 yrs
25/01/2021	25/01/2021	Coronation Rd	London	GRND,MEZZ, 1	18,598	16.38	Effective	FRI	304,726.57	Industrial	3.85	71,680.00			Direct	20 yrs
18/06/2023	19/06/2023	39-43 Park Royal Rd	London	GRND	27,712	16.24	Asking		450,042.88	Industrial	1.79	49,644.00			Direct	
01/11/2021	01/12/2021	55 Gorst	London	GRND, 1	5,589	16.10	Achieved	FRI	89,982.90	Industrial					Direct	
01/09/2022	01/09/2022	West Gate	London	GRND,MEZZ	4,390	16.07	Achieved	FRI	70,547.30	Industrial	3.50	15,344.25			Direct	3 yrs
15/12/2022	14/01/2023	Alliance Rd	London	GRND	5,760	16.00	Asking		92,160.00	Industrial					Direct	
01/08/2022	01/08/2022	Kendal Ave	London	GRND, 1	12,435	16.00	Asking		198,960.00	Industrial					Direct	1 yr
20/09/2021	01/10/2021	Waxlow Rd	London	GRND	7,850	16.00	Asking		125,600.00	Industrial					Direct	
17/02/2021	18/02/2021	Waxlow Rd	London	GRND	12,629	16.00	Asking		202,064.00	Industrial					Direct	
01/02/2022	21/02/2022	Britannia Way	London	GRND, 1	2,703	15.72	Asking		42,491.16	Industrial					Direct	
23/12/2020	05/02/2021	Allied Way	London	GRND, 1	3,056	15.71	Asking		48,009.76	Industrial					Direct	
26/08/2021	01/09/2021	30-46 Westwood Park - Conco	London	GRND	6,792	15.66	Effective	FRI	106,387.48	Industrial					Direct	10 yrs
01/08/2021	24/08/2021	Acton Ln	London	GRND, 1	25,085	15.24	Effective	FRI	382,402.26	Industrial					Direct	5 yrs
01/10/2022	01/10/2022	95 Victoria Rd	London	GRND, 1	47,678	15.00	Asking		715,170.00	Industrial					Direct	
15/09/2021	14/10/2021	36 Cumberland Ave	London	GRND,MEZZ	27,919	15.00	Achieved	FRI	418,785.00	Industrial					Assignment	
04/05/2021	04/05/2021	43 Colville Rd	London	GRND	2,483	15.00	Achieved	FRI	37,245.00	Industrial					Direct	10 yrs
25/07/2023	26/07/2023	21 Park Royal Rd	London	GRND	1,099	14.96	Effective	FRI	16,446.33	Industrial					Direct	3 yrs
01/02/2021	01/02/2021	27-29 Park Royal Rd	London	GRND	2,883	14.72	Effective	FRI	42,428.57	Industrial					Direct	5 yrs
01/04/2021	01/04/2021	5 Greenock Rd	London	GRND, 1	6,490	14.63	Asking	FRI	94,948.70	Industrial	3.94	25,600.00			Direct	
11/04/2021	11/04/2021	41-45 Minerva Rd	London	GRND, 1	21,266	14.61	Effective		310,693.39	Industrial	3.39	72,192.00			Direct	10 yrs
08/08/2023	08/08/2023	54 Trumpers Way	London	GRND, 1	2,287	14.40	Effective		32,932.30	Industrial	3.53	8,064.00			Direct	5 yrs
15/08/2022	29/08/2022	Coronation Rd	London	GRND	3,691	14.36	Achieved		53,002.76	Industrial					Direct	
13/06/2022	21/06/2022	Acton Ln	London	GRND	47,612	14.00	Achieved	FRI	666,568.00	Industrial					Direct	3 yrs
17/06/2021	17/06/2021	Standard Rd	London	GRND, 1	29,773	13.88	Effective		413,361.35	Industrial					Direct	10 yrs
02/05/2022	23/05/2022	St Leonards Rd	London	GRND,MEZZ, 1	4,896	13.60	Achieved	FRI	66,585.60	Industrial					Direct	
26/09/2021	26/12/2021	22-28 Concord Rd	London	GRND, 1-2	12,671	13.21	Asking		167,383.91	Industrial					Direct	1 yr
17/06/2021	17/06/2021	Trumpers Way	London	GRND, 1	7,736	12.75	Achieved	FRI	98,634.00	Light industrial					Direct	5 yrs
19/01/2023	19/01/2023	Roslin	London	GRND	2,875	12.35	Asking	FRI	35,506.25	Light industrial					Direct	
19/01/2023	19/01/2023	Roslin	London	MEZZ	1,578	12.35	Asking	FRI	19,488.30	Light industrial					Direct	
10/12/2020	10/03/2021	2 Bashley Rd	London	GRND,MEZZ	13,500	11.85	Asking		159,975.00	Industrial					Direct	5 yrs
02/03/2021	01/04/2021	Kendal Ave	London	GRND	2,020	11.63	Asking		23,492.60	Industrial					Direct	
11/04/2022	12/05/2022	36-38 Standard Rd	London	1st	1,011	11.61	Effective	FRI	11,734.73	Industrial					Direct	10 yrs
16/02/2022	16/02/2022	Trading Estate	London	GRND, 1,MEZZ	10,215	11.46	Effective	FRI	117,044.96	Industrial					Direct	10 yrs
03/12/2021	03/12/2021	11 North Circular Rd	London	GRND	12,594	10.32	Effective	FRI	129,967.55	Industrial					Direct	5 yrs
12/04/2021	12/04/2021	11-15 Chase Rd	London	GRND	7,567	10.11	Effective		76,490.07	Industrial					Direct	20 yrs
01/12/2020	01/03/2021	The Vale	London	GRND, 1	13,409	8.05	Achieved	FRI	107,942.45	Industrial			1.49	19,979.41	Direct	5 yrs
23/03/2021	23/03/2021	11-15 Chase Rd	London	GRND, 1	14,001	7.93	Effective		110,964.40	Industrial					Direct	15 yrs
13/02/2022	14/02/2022	Oliver Rd	London	GRND,MEZZ, 1	111,884	7.59	Asking		849,199.56	Industrial					Assignment	
26/02/2021	26/02/2021	Belvue Rd	Northolt	1st	3,000	9.58	Effective	FRI	28,729.39	Industrial					Direct	10 yrs
01/09/2021	01/09/2021	2G Northcote Ave	Southall	GRND	622	24.11	Asking		14,996.42	Industrial					Direct	
01/06/2021	01/06/2021	58 Kingsbridge Crescent	Southall	GRND	1,227	21.12	Achieved		25,914.24	Industrial					Direct	5 yrs
15/09/2022	15/09/2022	Dominion Rd	Southall	GRND	2,948	16.92	Effective		49,880.79	Industrial					Direct	5 yrs
15/09/2021	01/10/2021	Dominion Rd	Southall	GRND	1,967	16.52	Achieved	FRI	32,494.84	Industrial					Direct	
01/06/2022	01/06/2022	Armstrong Way	Southall	GRND	11,262	15.00	Asking		168,930.00	Industrial					Direct	
01/06/2022	01/06/2022	Armstrong Way	Southall	GRND	11,262	15.00	Achieved	FRI	168,930.00	Industrial					Direct	
13/10/2021	13/10/2021	Dean Way	Southall	GRND, 1	16,678	14.95	Asking		249,336.10	Industrial					Direct	
28/06/2021	28/06/2021	Scotts Rd	Southall	GRND, 1	1,950	14.89	Effective	FRI	29,029.88	Industrial					Direct	10 yrs
07/09/2021	07/09/2021	Brent Rd	Southall	GRND,MEZZ, 1	11,740	13.53	Effective		158,821.77	Industrial	4.27	50,176.00			Direct	15 yrs
01/01/2021	01/03/2021	Armstrong Way	Southall	GRND, 1	11,744	13.50	Asking		158,544.00	Industrial					Direct	
18/11/2020	22/12/2020	Armstrong Way	Southall	GRND	11,744	13.00	Effective		137,082.56	Industrial					Direct	5 yrs
12/06/2023	18/06/2023	10 Boeing Way	Southall	GRND	10,867	12.00	Achieved	FRI	130,404.00	Industrial	4.85	52,736.00			Direct	5 yrs
12/10/2022	12/10/2022	12 Johnson St	Southall	1st	5,000	12.00	Asking		60,000.00	Industrial					Direct	7 yrs
10/05/2021	10/06/2021	Armstrong Way	Southall	GRND	3,650	11.50	Achieved	FRI	41,975.00	Industrial					Direct	5 yrs
10/08/2021	09/09/2021	Armstrong Way	Southall	GRND	6,764	10.41	Effective	FRI	70,403.92	Industrial					Direct	5 yrs
14/01/2022	14/01/2022	8 Trident Way	Southall	GRND, 1	34,746	9.98	Effective	FRI	346,644.92	Industrial					Direct	4 yrs
07/03/2022	07/03/2022	4 Trident Way	Southall	GRND	55,783	9.71	Effective	FRI	541,649.66	Industrial					Direct	5 yrs
01/07/2021	01/07/2021	Trident Way	Southall	GRND, 1,MEZZ	32,010	9.50	Achieved	FRI	304,095.00	Industrial					Direct	5 yrs
21/04/2021	21/04/2021	9 Boeing Way	Southall	GRND, 1	37,633	6.94	Effective	FRI	138,806.53	Industrial					Direct	2 yrs
19/05/2021	19/05/2021	163 Brent Rd	Southall	GRND	75,359	4.00	Achieved	FRI	301,436.00	Industrial					Direct	
01/11/2021	09/12/2021	115A West End Rd	Southall	GRND	2,075	1.93	Effective		4,004.71	Light industrial					Direct	20 yrs



## Appendix 4 - BCIS costs

## £/M2 STUDY

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

Last updated: 21-Oct-2023 07:33

Rebased to London Borough of Ealing ( 127; sample 29 )

## MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (20)	1,610	362	909	1,314	1,915	5,997	87	
Up to 500m2 GFA (20)	2,014	1,293	1,455	1,696	2,511	3,461	13	
500 to 2000m2 GFA (20)	1,730	362	974	1,518	1,863	5,997	37	
Over 2000m2 GFA (20)	1,348	653	809	1,091	1,472	3,476	37	
282.1 Advance factories								
Generally (15)	1,372	787	1,081	1,315	1,679	2,030	16	
Up to 500m2 GFA (15)	1,579	1,297	1,315	1,559	1,696	2,030	5	
500 to 2000m2 GFA (15)	1,494	994	1,319	1,596	1,726	1,779	6	
Over 2000m2 GFA (15)	1,021	787	874	1,031	1,097	1,314	5	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,974	809	1,259	1,967	2,355	3,476	17	
Up to 500m2 GFA (20)	3,064	2,511	-	3,221	-	3,461	3	
500 to 2000m2 GFA (20)	1,967	1,480	1,863	1,967	2,170	2,355	5	
Over 2000m2 GFA (20)	1,614	809	1,089	1,259	2,129	3,476	9	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,722	362	894	1,473	2,268	5,997	76	
Up to 500m2 GFA (30)	2,131	1,078	1,530	2,204	2,725	3,097	6	
500 to 2000m2 GFA (30)	1,867	362	973	1,392	2,090	5,997	28	
Over 2000m2 GFA (30)	1,566	485	860	1,364	2,141	3,149	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,382	664	1,086	1,325	1,573	2,988	23	
284. Warehouses/stores								
Generally (15)	1,413	547	844	1,114	1,541	6,305	39	
Up to 500m2 GFA (15)	2,529	919	1,401	1,790	3,012	6,305	8	
500 to 2000m2 GFA (15)	1,237	644	916	1,129	1,419	2,244	16	
Over 2000m2 GFA (15)	1,006	547	793	841	1,148	2,089	15	
284.1 Advance warehouses/stores (15)	1,121	567	908	1,284	1,369	1,442	7	
284.2 Purpose built warehouses/stores								
Generally (15)	1,486	547	854	1,110	1,659	6,305	30	
Up to 500m2 GFA (15)	2,916	919	1,741	2,283	3,679	6,305	6	
500 to 2000m2 GFA (15)	1,219	644	889	1,110	1,390	2,244	14	
Over 2000m2 GFA (15)	1,001	547	810	892	1,232	1,640	10	
284.5 Cold stores/refrigerated stores (30)	1,768	1,018	1,348	1,543	2,351	2,599	6	
320. Offices								
Generally (15)	3,075	1,436	2,188	2,897	3,581	7,141	49	
Air-conditioned								
Generally (15)	2,908	1,708	2,497	2,819	3,369	5,016	18	



Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
1-2 storey (15)	2,866	1,708	2,495	2,592	2,897	5,016	9	
3-5 storey (15)	2,903	1,957	2,438	2,756	3,416	3,898	7	
6 storey or above (20)	3,248	2,489	2,917	3,086	3,352	4,681	8	
Not air-conditioned								
Generally (15)	3,202	1,436	2,251	3,166	4,224	4,717	18	
1-2 storey (15)	3,361	1,944	2,714	3,384	4,157	4,576	11	
3-5 storey (15)	2,903	1,436	2,012	2,464	3,973	4,717	6	
6 storey or above (25)	3,427	2,677	-	3,534	-	3,965	4	
342. Shopping centres (30)	2,087	1,592	-	2,063	-	2,606	3	
344. Hypermarkets, supermarkets								
Generally (35)	2,404	977	1,696	2,204	3,114	4,064	39	
Up to 1000m2 (35)	2,424	1,637	-	2,098	-	3,865	4	
1000 to 7000m2 GFA (35)	2,410	977	1,671	2,458	3,141	4,064	33	
7000 to 15000m2 (35)	1,969	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,551	-	-	-	-	-	1	
345. Shops								
Generally (30)	2,304	868	1,255	1,881	2,985	6,088	16	
1-2 storey (30)	2,328	868	1,253	1,817	3,017	6,088	15	
3-5 storey (30)	1,944	-	-	-	-	-	1	
766. Data centres								
Generally (40)	4,038	2,240	2,890	3,512	5,378	6,843	22	
Air-conditioned (40)	4,760	2,840	3,390	5,477	5,891	6,201	5	
Not air-conditioned (40)	3,430	2,334	-	2,874	-	5,081	3	

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
810. Housing, mixed developments (15)	1,924	1,044	1,670	1,866	2,104	4,755	1275	
810.1 Estate housing								
Generally (15)	1,912	929	1,624	1,838	2,089	6,585	1423	
Single storey (15)	2,179	1,298	1,839	2,090	2,410	6,585	234	
2-storey (15)	1,838	929	1,593	1,784	2,018	3,973	1104	
3-storey (15)	2,008	1,194	1,663	1,918	2,282	3,925	80	
4-storey or above (15)	4,003	1,957	3,203	3,576	5,324	5,956	5	
810.11 Estate housing detached (15)	2,486	1,417	1,856	2,135	2,655	6,585	21	
810.12 Estate housing semi detached								
Generally (15)	1,929	1,126	1,647	1,879	2,108	4,305	354	
Single storey (15)	2,157	1,392	1,833	2,110	2,360	4,305	80	
2-storey (15)	1,861	1,126	1,627	1,803	2,034	3,304	262	
3-storey (15)	1,892	1,409	1,527	1,811	2,245	2,756	12	
810.13 Estate housing terraced								
Generally (15)	1,947	1,147	1,598	1,837	2,133	5,956	233	
Single storey (15)	2,235	1,456	1,851	2,211	2,667	3,182	18	
2-storey (15)	1,858	1,147	1,581	1,779	2,045	3,973	179	
3-storey (15)	2,046	1,194	1,643	1,883	2,285	3,925	34	
4-storey or above (10)	5,640	5,324	-	-	-	5,956	2	
816. Flats (apartments)								
Generally (15)	2,251	1,118	1,866	2,116	2,534	7,658	845	
1-2 storey (15)	2,120	1,316	1,794	2,020	2,369	4,420	180	
3-5 storey (15)	2,224	1,118	1,857	2,114	2,507	4,680	564	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
6 storey or above (15)	2,657	1,624	2,155	2,495	2,892	7,658	98	
852. Hotels (15)	3,333	1,754	2,633	3,273	4,147	4,565	13	
856.2 Students' residences, halls of residence, etc (15)	2,844	1,645	2,550	2,896	3,176	4,679	54	



## Appendix 5 - Accessibility standards

## Accessibility standards

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

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

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

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

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

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

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## Appendix 6 - BLV assumptions



### EUV - notional hectare

[illegible]

## Appendix 7 - Appraisal results – present day

### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,260 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1 One unit scheme (houses)	1	£273,480	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2 Two unit scheme (houses)	2	£364,613	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3 Four unit scheme (houses)	4	£395,705	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,122	519,162	475,202
4 Seven unit scheme (flats)	7	£675,863	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5 Nine unit scheme (flats)	9	£572,358	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6 Ten unit scheme (houses)	10	£1,026,684	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7 Ten unit scheme (flats)	10	£612,333	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8 Twenty unit scheme (houses and flats)	20	£1,907,861	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9 Twenty unit scheme (flats)	20	£1,139,629	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	- 244,833
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14 Seventy unit scheme (flats - higher density)	70	£703,635	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	- 339,887
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1,795,704	1,008,919	222,133	- 572,642
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,594	4,174,094	3,481,594	2,789,093
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	- 478,492	- 1,807,098
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	- 130,298	- 1,896,379	- 3,662,459	- 5,452,550	- 7,245,580
19 Five hundred unit scheme (flats)	500	£14,652,373	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	- 169,156	- 3,627,302	- 7,085,448	- 10,565,988	- 14,079,395
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

**£6,656,344**

[illegible]

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

**£3,565,943**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2 Two unit scheme (houses)	-	£127,780	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3 Four unit scheme (houses)	-	£138,676	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,122	519,162	475,203
4 Seven unit scheme (flats)	-	£236,858	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5 Nine unit scheme (flats)	-	£200,584	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,174
6 Ten unit scheme (houses)	-	£359,804	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7 Ten unit scheme (flats)	-	£214,593	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8 Twenty unit scheme (houses and flats)	-	£668,614	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9 Twenty unit scheme (flats)	-	£399,386	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12 Fifty unit scheme (flats - higher density)	-	£466,544	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	244,833
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14 Seventy unit scheme (flats - higher density)	-	£246,590	4,814,006	4,299,490	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	339,887
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	7,266,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1,795,704	1,008,919	222,133	572,642
16 One hundred unit scheme (flats - higher density)	-	£999,738	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	478,492	1,807,098
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	130,298	1,896,379	3,662,459	5,452,550	7,245,580
19 Five hundred unit scheme (flats)	-	£5,134,958	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	169,156	3,627,302	7,085,448	10,565,898	14,079,395
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£1,782,971	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25 Office development	-	£1,485,810	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

**£500,000 PER HA**

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£13,438	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889	
2 Two unit scheme (houses)	2	£17,917	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778	
3 Four unit scheme (houses)	4	£19,444	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203	
4 Seven unit scheme (flats)	7	£33,211	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,000	
5 Nine unit scheme (flats)	9	£28,125	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175	
6 Ten unit scheme (houses)	10	£50,450	2,534,422	2,413,252	2,292,082	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724	
7 Ten unit scheme (flats)	10	£30,089	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620	
8 Twenty unit scheme (houses and flats)	20	£93,750	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217	
9 Twenty unit scheme (flats)	20	£56,000	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289	
11 Fifty unit scheme (flats - lower density)	50	£180,208	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824	
12 Fifty unit scheme (flats - higher density)	50	£65,417	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	- 244,833	
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£133,854	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633	
14 Seventy unit scheme (flats - higher density)	70	£34,576	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	- 339,887	
15 One hundred unit scheme (flats - lower density)	100	£147,500	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1,795,704	1,008,919	222,133	- 572,642	
16 One hundred unit scheme (flats - higher density)	100	£140,179	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093	
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	- 478,492	- 1,807,098	
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	- 130,298	- 1,896,379	- 3,662,459	- 5,462,550	- 7,245,580	
19 Five hundred unit scheme (flats)	500	£720,000	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	- 169,156	- 3,627,302	- 7,085,448	- 10,565,898	- 14,079,395	
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£250,000	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£208,333	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,698 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description		No of units	BLV	Residual land values													
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1	One unit scheme (houses)	1	£273,460	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892			
2	Two unit scheme (houses)	2	£364,613	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784			
3	Four unit scheme (houses)	4	£395,705	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306			
4	Seven unit scheme (flats)	7	£675,863	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426			
5	Nine unit scheme (flats)	9	£572,358	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,081			
6	Ten unit scheme (houses)	10	£1,026,684	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523			
7	Ten unit scheme (flats)	10	£612,333	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099			
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199			
9	Twenty unit scheme (flats)	20	£1,139,629	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078			
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141			
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012			
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514			
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347			
14	Seventy unit scheme (flats - higher density)	70	£703,635	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971			
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323			
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964			
17	Two hundred unit scheme (flats) with GF retail	200	£4,095,542	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	-	47,779		
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	-	848,799	-	2,849,350	-	4,865,560
19	Five hundred unit scheme (flats)	500	£14,652,373	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	-	1,929,886	-	5,817,479	-	9,716,558
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636
25	Office development	-	£4,239,691	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 One unit scheme (houses)	1	£178,889	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892			
2 Two unit scheme (houses)	2	£238,519	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784			
3 Four unit scheme (houses)	4	£258,858	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306			
4 Seven unit scheme (flats)	7	£442,129	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426			
5 Nine unit scheme (flats)	9	£374,419	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,083			
6 Ten unit scheme (houses)	10	£671,625	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523			
7 Ten unit scheme (flats)	10	£400,569	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099			
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199			
9 Twenty unit scheme (flats)	20	£745,511	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078			
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141			
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012			
12 Fifty unit scheme (flats - higher density)	50	£870,872	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514			
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347			
14 Seventy unit scheme (flats - higher density)	70	£460,296	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971			
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323			
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964			
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	-	47,779		
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	-	848,799	-	2,849,350	-	4,865,560
19 Five hundred unit scheme (flats)	500	£9,585,136	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	-	1,929,886	-	5,817,479	-	9,716,558
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636
25 Office development	-	£2,773,477	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,136 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896	
2 Two unit scheme (houses)	2	£364,613	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790	
3 Four unit scheme (houses)	4	£395,705	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409	
4 Seven unit scheme (flats)	7	£675,863	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850	
5 Nine unit scheme (flats)	9	£572,358	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987	
6 Ten unit scheme (houses)	10	£1,026,684	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322	
7 Ten unit scheme (flats)	10	£612,333	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181	
9 Twenty unit scheme (flats)	20	£1,139,629	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,011,466	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061	
14 Seventy unit scheme (flats - higher density)	70	£703,635	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	-	2,505,186	
19 Five hundred unit scheme (flats)	500	£14,652,373	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	-	5,408,802	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	
25 Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2 Two unit scheme (houses)	2	£238,519	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3 Four unit scheme (houses)	4	£258,858	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4 Seven unit scheme (flats)	7	£442,129	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5 Nine unit scheme (flats)	9	£374,419	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6 Ten unit scheme (houses)	10	£671,625	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7 Ten unit scheme (flats)	10	£400,569	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9 Twenty unit scheme (flats)	20	£745,511	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,011,466	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14 Seventy unit scheme (flats - higher density)	70	£460,296	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	-	2,505,186
19 Five hundred unit scheme (flats)	500	£9,585,136	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	-	5,408,802
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,574 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898	
2 Two unit scheme (houses)	2	£364,613	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796	
3 Four unit scheme (houses)	4	£395,705	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512	
4 Seven unit scheme (flats)	7	£675,863	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274	
5 Nine unit scheme (flats)	9	£572,358	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892	
6 Ten unit scheme (houses)	10	£1,026,684	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120	
7 Ten unit scheme (flats)	10	£612,333	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163	
9 Twenty unit scheme (flats)	20	£1,139,629	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,765	1,600,734	1,111,715	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775	
14 Seventy unit scheme (flats - higher density)	70	£703,635	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	160,470	
19 Five hundred unit scheme (flats)	500	£14,652,373	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	1,112,335	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	
25 Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2 Two unit scheme (houses)	2	£238,519	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3 Four unit scheme (houses)	4	£258,858	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4 Seven unit scheme (flats)	7	£442,129	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5 Nine unit scheme (flats)	9	£374,419	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,895
6 Ten unit scheme (houses)	10	£671,625	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7 Ten unit scheme (flats)	10	£400,569	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9 Twenty unit scheme (flats)	20	£745,511	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14 Seventy unit scheme (flats - higher density)	70	£480,296	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	160,470
19 Five hundred unit scheme (flats)	500	£9,585,136	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	1,112,335
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,012 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description		No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	1	£273,460	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	2	£364,613	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	4	£395,705	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	7	£675,863	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	9	£572,358	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	10	£1,026,684	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	10	£612,333	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	20	£1,139,629	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	70	£703,635	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hundred unit scheme (flats) with GF retail	200	£4,095,542	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	500	£14,652,373	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25	Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2 Two unit scheme (houses)	2	£238,519	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3 Four unit scheme (houses)	4	£258,858	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4 Seven unit scheme (flats)	7	£442,129	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5 Nine unit scheme (flats)	9	£374,419	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6 Ten unit scheme (houses)	10	£671,625	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7 Ten unit scheme (flats)	10	£400,569	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9 Twenty unit scheme (flats)	20	£745,511	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14 Seventy unit scheme (flats - higher density)	70	£460,296	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19 Five hundred unit scheme (flats)	500	£9,585,136	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804







### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,888 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2 Two unit scheme (houses)	2	£364,613	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3 Four unit scheme (houses)	4	£395,705	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4 Seven unit scheme (flats)	7	£675,863	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,544
5 Nine unit scheme (flats)	9	£572,358	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6 Ten unit scheme (houses)	10	£1,026,684	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7 Ten unit scheme (flats)	10	£1,612,333	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9 Twenty unit scheme (flats)	20	£1,139,629	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	13,184,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14 Seventy unit scheme (flats - higher density)	70	£703,635	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19 Five hundred unit scheme (flats)	500	£14,652,373	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

**£6,656,344**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,899	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2 Two unit scheme (houses)	2	£238,519	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3 Four unit scheme (houses)	4	£258,858	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4 Seven unit scheme (flats)	7	£442,129	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5 Nine unit scheme (flats)	9	£374,419	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6 Ten unit scheme (houses)	10	£671,625	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7 Ten unit scheme (flats)	10	£400,569	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9 Twenty unit scheme (flats)	20	£745,511	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12 Fifty unit scheme (flats - higher density)	50	£870,872	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,984	6,171,918
14 Seventy unit scheme (flats - higher density)	70	£460,296	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19 Five hundred unit scheme (flats)	500	£9,585,136	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

**£3,565,943**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2 Two unit scheme (houses)	-	£127,780	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3 Four unit scheme (houses)	-	£138,676	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4 Seven unit scheme (flats)	-	£236,858	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5 Nine unit scheme (flats)	-	£200,584	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6 Ten unit scheme (houses)	-	£359,804	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7 Ten unit scheme (flats)	-	£214,593	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8 Twenty unit scheme (houses and flats)	-	£668,614	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9 Twenty unit scheme (flats)	-	£399,386	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12 Fifty unit scheme (flats - higher density)	-	£466,544	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13 Seventy unit scheme (Industrial/Employment led scheme)	-	£954,633	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,984	6,171,918
14 Seventy unit scheme (flats - higher density)	-	£246,500	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16 One hundred unit scheme (flats - higher density)	-	£999,738	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19 Five hundred unit scheme (flats)	-	£514,958	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

**£500,000 PER HA**

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)		1	£13,438	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2 Two unit scheme (houses)		2	£17,917	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3 Four unit scheme (houses)		4	£19,444	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4 Seven unit scheme (flats)		7	£33,211	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,544
5 Nine unit scheme (flats)		9	£28,125	1,479,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6 Ten unit scheme (houses)		10	£50,450	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7 Ten unit scheme (flats)		10	£30,089	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8 Twenty unit scheme (houses and flats)		20	£93,750	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9 Twenty unit scheme (flats)		20	£56,000	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10 Thirty unit scheme (flats with retail use on ground floor)		30	£70,438	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11 Fifty unit scheme (flats - lower density)		50	£180,208	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12 Fifty unit scheme (flats - higher density)		50	£65,417	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13 Seventy unit scheme (Industrial/employment led scheme)		70	£133,854	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14 Seventy unit scheme (flats - higher density)		70	£34,576	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15 One hundred unit scheme (flats - lower density)		100	£147,500	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16 One hundred unit scheme (flats - higher density)		100	£140,179	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17 Two hundred unit scheme (flats) with GF retail		200	£201,250	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18 Three hundred unit scheme (flats) with GF retail		300	£191,667	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19 Five hundred unit scheme (flats)		500	£720,000	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20 Two hundred unit Co-living scheme	-	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804









## Appendix 8 - Appraisal results – growth



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,260 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

			Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,623
2 Two unit scheme (houses)	2	£364,613	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,244
3 Four unit scheme (houses)	4	£395,705	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,056
4 Seven unit scheme (flats)	7	£675,863	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,951
5 Nine unit scheme (flats)	9	£572,358	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,292
6 Ten unit scheme (houses)	10	£1,026,684	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,098
7 Ten unit scheme (flats)	10	£612,333	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,990
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,665
9 Twenty unit scheme (flats)	20	£1,139,629	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,616
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,368
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,526
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,031
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,333
14 Seventy unit scheme (flats - higher density)	70	£703,635	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,446
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,726
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,568
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,729
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	323,447	- 2,380,035	- 4,440,493
19 Five hundred unit scheme (flats)	500	£14,652,373	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	- 1,133,742	- 5,159,558	- 9,185,374
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£5,087,629	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£4,239,691	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,623
2 Two unit scheme (houses)	2	£238,519	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,244
3 Four unit scheme (houses)	4	£258,858	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,056
4 Seven unit scheme (flats)	7	£442,129	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,951
5 Nine unit scheme (flats)	9	£374,419	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,292
6 Ten unit scheme (houses)	10	£671,625	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,098
7 Ten unit scheme (flats)	10	£400,569	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,990
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,665
9 Twenty unit scheme (flats)	20	£745,511	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,616
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,368
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,526
12 Fifty unit scheme (flats - higher density)	50	£870,872	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,031
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,333
14 Seventy unit scheme (flats - higher density)	70	£460,296	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,446
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,726
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,568
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,729
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	-	323,447	- 4,440,493
19 Five hundred unit scheme (flats)	500	£9,585,136	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	-	1,133,742	- 9,185,374
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,698 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2 Two unit scheme (houses)	2	£364,613	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,328
3 Four unit scheme (houses)	4	£395,705	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4 Seven unit scheme (flats)	7	£675,863	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	489,020
5 Nine unit scheme (flats)	9	£572,358	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6 Ten unit scheme (houses)	10	£1,026,684	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7 Ten unit scheme (flats)	10	£612,333	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9 Twenty unit scheme (flats)	20	£1,139,629	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,002
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14 Seventy unit scheme (flats - higher density)	70	£703,635	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19 Five hundred unit scheme (flats)	500	£14,652,373	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	- 4,207,443
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£5,087,629	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£4,239,691	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2 Two unit scheme (houses)	2	£238,519	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,328
3 Four unit scheme (houses)	4	£258,858	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4 Seven unit scheme (flats)	7	£442,129	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	489,020
5 Nine unit scheme (flats)	9	£374,419	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6 Ten unit scheme (houses)	10	£671,625	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7 Ten unit scheme (flats)	10	£400,569	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9 Twenty unit scheme (flats)	20	£745,511	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,002
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14 Seventy unit scheme (flats - higher density)	70	£460,296	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19 Five hundred unit scheme (flats)	500	£9,585,136	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	- 4,207,443
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25 Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,136 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values										40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH			
1 One unit scheme (houses)	1	£273,460	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,705		
2 Two unit scheme (houses)	2	£364,613	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,410		
3 Four unit scheme (houses)	4	£395,705	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,790		
4 Seven unit scheme (flats)	7	£675,863	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,091		
5 Nine unit scheme (flats)	9	£572,358	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,403		
6 Ten unit scheme (houses)	10	£1,026,684	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,946		
7 Ten unit scheme (flats)	10	£612,333	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,773		
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,563		
9 Twenty unit scheme (flats)	20	£1,139,629	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,757		
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,635		
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,977		
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,012		
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,079		
14 Seventy unit scheme (flats - higher density)	70	£703,635	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,423		
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,424		
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,691		
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,165		
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,692		
19 Five hundred unit scheme (flats)	500	£14,652,373	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,642		
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988		
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665		
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488		
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825		
24 Office development	-	£5,087,629	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940		
25 Office development	-	£4,239,691	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320		
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137		
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647		
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659		
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590		
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,705
2 Two unit scheme (houses)	2	£238,519	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,410
3 Four unit scheme (houses)	4	£258,858	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,790
4 Seven unit scheme (flats)	7	£442,129	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,091
5 Nine unit scheme (flats)	9	£374,419	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,403
6 Ten unit scheme (houses)	10	£671,625	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,946
7 Ten unit scheme (flats)	10	£400,569	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,773
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,563
9 Twenty unit scheme (flats)	20	£745,511	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,757
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,635
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,977
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,012
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,079
14 Seventy unit scheme (flats - higher density)	70	£460,296	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,423
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,424
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,691
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,165
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,692
19 Five hundred unit scheme (flats)	500	£9,585,136	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,642
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940
25 Office development	-	£2,773,477	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (80% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,574 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,246	
2 Two unit scheme (houses)	2	£364,613	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493	
3 Four unit scheme (houses)	4	£395,705	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,157	
4 Seven unit scheme (flats)	7	£675,863	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,161	
5 Nine unit scheme (flats)	9	£572,358	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,459	
6 Ten unit scheme (houses)	10	£1,026,684	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869	
7 Ten unit scheme (flats)	10	£612,333	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,663	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512	
9 Twenty unit scheme (flats)	20	£1,139,629	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,347	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,703	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,525,688	1,954,503	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,451	
14 Seventy unit scheme (flats - higher density)	70	£703,635	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,411	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,329	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,861,346	12,051,618	9,251,889	6,452,161	3,652,433	
19 Five hundred unit scheme (flats)	500	£14,652,373	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,197	
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	
21 Large retail supermarket	-	£10,175,259	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	
24 Office development	-	£5,087,629	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	
25 Office development	-	£4,239,691	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

**£6,656,344**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,246
2 Two unit scheme (houses)	2	£238,519	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493
3 Four unit scheme (houses)	4	£258,858	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,157
4 Seven unit scheme (flats)	7	£442,129	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,160
5 Nine unit scheme (flats)	9	£374,419	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,455
6 Ten unit scheme (houses)	10	£671,625	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869
7 Ten unit scheme (flats)	10	£400,569	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,663
8 Twenty unit scheme (houses and flats)	20	£1,248,665	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512
9 Twenty unit scheme (flats)	20	£745,511	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,347
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,703
12 Fifty unit scheme (flats - higher density)	50	£807,872	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,503
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,451
14 Seventy unit scheme (flats - higher density)	70	£460,296	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,411
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,329
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,433
19 Five hundred unit scheme (flats)	500	£9,585,136	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,197
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940
25 Office development	-	£2,773,477	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

**£3,565,943**

[illegible]

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

**£500,000 PER HA**

[illegible]



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,012 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2 Two unit scheme (houses)	2	£364,613	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3 Four unit scheme (houses)	4	£395,705	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4 Seven unit scheme (flats)	7	£675,863	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,233
5 Nine unit scheme (flats)	9	£572,358	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6 Ten unit scheme (houses)	10	£1,026,684	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7 Ten unit scheme (flats)	10	£612,333	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9 Twenty unit scheme (flats)	20	£1,139,629	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14 Seventy unit scheme (flats - higher density)	70	£703,635	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19 Five hundred unit scheme (flats)	500	£14,652,373	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£5,087,629	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940
25 Office development	-	£4,239,691	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2 Two unit scheme (houses)	2	£238,519	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3 Four unit scheme (houses)	4	£258,858	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4 Seven unit scheme (flats)	7	£442,129	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,230
5 Nine unit scheme (flats)	9	£374,419	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6 Ten unit scheme (houses)	10	£671,625	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7 Ten unit scheme (flats)	10	£400,569	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9 Twenty unit scheme (flats)	20	£745,511	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12 Fifty unit scheme (flats - higher density)	50	£870,872	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14 Seventy unit scheme (flats - higher density)	70	£460,296	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19 Five hundred unit scheme (flats)	500	£9,585,136	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940
25 Office development	-	£2,773,477	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,450 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values										30% AH	35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH					
1 One unit scheme (houses)	1	£273,460	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329				
2 Two unit scheme (houses)	2	£364,613	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657				
3 Four unit scheme (houses)	4	£395,705	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891				
4 Seven unit scheme (flats)	7	£675,863	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299				
5 Nine unit scheme (flats)	9	£572,358	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570				
6 Ten unit scheme (houses)	10	£1,026,684	4,763,269	4,538,014	4,312,759	4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,718				
7 Ten unit scheme (flats)	10	£612,333	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447				
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410				
9 Twenty unit scheme (flats)	20	£1,139,629	5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425				
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536				
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154				
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412				
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197				
14 Seventy unit scheme (flats - higher density)	70	£703,635	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251				
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910				
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867				
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703				
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191				
19 Five hundred unit scheme (flats)	500	£14,652,373	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767				
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988				
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665				
22 Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488				
23 Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825				
24 Office development	-	£5,087,629	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940				
25 Office development	-	£4,239,691	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320				
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137				
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647				
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659				
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590				
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908				

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329
2 Two unit scheme (houses)	2	£238,519	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657
3 Four unit scheme (houses)	4	£258,858	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891
4 Seven unit scheme (flats)	7	£442,129	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299
5 Nine unit scheme (flats)	9	£374,419	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570
6 Ten unit scheme (houses)	10	£671,625	4,763,269	4,538,014	4,312,759	4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,718
7 Ten unit scheme (flats)	10	£400,569	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410
9 Twenty unit scheme (flats)	20	£745,511	5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154
12 Fifty unit scheme (flats - higher density)	50	£870,872	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197
14 Seventy unit scheme (flats - higher density)	70	£460,296	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191
19 Five hundred unit scheme (flats)	500	£9,585,136	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23 Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24 Office development	-	£3,328,172	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940	24,378,940
25 Office development	-	£2,773,477	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320	12,193,320
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,888 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

**£10,175,259 PER HA**

[illegible]

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

**£6,656,344**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£178,889	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
Two unit scheme (houses)	2	£238,519	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
Four unit scheme (houses)	4	£258,858	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
Seven unit scheme (flats)	7	£442,129	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
Nine unit scheme (flats)	9	£374,419	2,393,808	2,257,900	2,120,372	1,983,854	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
Ten unit scheme (houses)	10	£671,625	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
Ten unit scheme (flats)	10	£400,569	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
Twenty unit scheme (houses and flats)	20	£1,248,065	8,086,231	7,669,444	7,252,667	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
Twenty unit scheme (flats)	20	£745,511	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
Fifty unit scheme (flats - lower density)	50	£2,399,057	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
Fifty unit scheme (flats - higher density)	50	£870,872	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
Seventy unit scheme (flats - higher density)	70	£460,296	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
One hundred unit scheme (flats - lower density)	100	£1,963,622	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,425
One hundred unit scheme (flats - higher density)	100	£1,866,154	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
Two hundred unit scheme (flats) with GF retail	200	£2,679,179	39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
Three hundred unit scheme (flats) with GF retail	300	£2,551,599	47,206,926	43,659,573	40,108,995	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
Five hundred unit scheme (flats)	500	£9,585,136	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
Data Centre	-	£5,524,766	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
Office development	-	£3,328,172	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

**£3,565,943**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2 Two unit scheme (houses)	-	£127,768	1,127,698	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3 Four unit scheme (houses)	-	£138,676	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4 Seven unit scheme (flats)	-	£236,858	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5 Nine unit scheme (flats)	-	£200,584	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6 Ten unit scheme (houses)	-	£359,804	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7 Ten unit scheme (flats)	-	£214,593	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8 Twenty unit scheme (houses and flats)	-	£668,614	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9 Twenty unit scheme (flats)	-	£399,386	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,728	8,283,652	7,491,216	6,698,548	5,905,880
12 Fifty unit scheme (flats - higher density)	-	£466,544	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14 Seventy unit scheme (flats - higher density)	-	£246,590	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,422
16 One hundred unit scheme (flats - higher density)	-	£999,738	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	47,206,926	43,659,573	40,108,995	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19 Five hundred unit scheme (flats)	-	£5,134,958	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20 Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£1,236,194	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£2,959,733	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£1,782,971	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£1,485,810	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

**£500,000 PER HA**

[illegible]



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £10,326 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

		BLV	Residual land values														
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 One unit scheme (houses)	1	£273,460	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411				
2 Two unit scheme (houses)	2	£364,613	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823				
3 Four unit scheme (houses)	4	£395,705	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625				
4 Seven unit scheme (flats)	7	£675,863	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439				
5 Nine unit scheme (flats)	9	£572,358	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681				
6 Ten unit scheme (houses)	10	£1,026,684	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565				
7 Ten unit scheme (flats)	10	£612,333	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230				
8 Twenty unit scheme (houses and flats)	20	£1,907,861	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308				
9 Twenty unit scheme (flats)	20	£1,139,629	6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	2,765,501				
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804				
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606				
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665				
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397				
14 Seventy unit scheme (flats - higher density)	70	£703,635	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635				
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940				
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374				
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412				
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,087				
19 Five hundred unit scheme (flats)	500	£14,652,373	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607				
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988				
21 Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665				
22 Comparison retail	-	£3,527,423	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094				
23 Data Centre	-	£8,445,465	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267				
24 Office development	-	£5,087,629	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446				
25 Office development	-	£4,239,691	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427				
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137				
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647				
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659				
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590				
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908				

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411
2 Two unit scheme (houses)	2	£238,519	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823
3 Four unit scheme (houses)	4	£258,858	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625
4 Seven unit scheme (flats)	7	£442,129	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439
5 Nine unit scheme (flats)	9	£374,419	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681
6 Ten unit scheme (houses)	10	£671,625	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565
7 Ten unit scheme (flats)	10	£400,569	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230
8 Twenty unit scheme (houses and flats)	20	£1,248,065	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308
9 Twenty unit scheme (flats)	20	£745,511	6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	2,765,501
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606
12 Fifty unit scheme (flats - higher density)	50	£870,872	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,595	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397
14 Seventy unit scheme (flats - higher density)	70	£460,296	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,087
19 Five hundred unit scheme (flats)	500	£9,585,136	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607
20 Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£5,524,766	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£3,328,172	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £10,764 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953	
2 Two unit scheme (houses)	2	£364,613	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906	
3 Four unit scheme (houses)	4	£395,705	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992	
4 Seven unit scheme (flats)	7	£675,863	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,509	
5 Nine unit scheme (flats)	9	£572,358	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736	
6 Ten unit scheme (houses)	10	£1,026,684	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489	
7 Ten unit scheme (flats)	10	£622,333	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257	
9 Twenty unit scheme (flats)	20	£1,399,629	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861	
14 Seventy unit scheme (flats - higher density)	70	£703,635	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,335	10,203,708	9,008,081	7,812,454	6,616,827	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,555	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	16,830,063	
19 Five hundred unit scheme (flats)	500	£14,652,373	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026	
20 Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	
21 Large retail supermarket	-	£10,175,259	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	1,748,665	
22 Comparison retail	-	£3,527,423	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	
23 Data Centre	-	£8,445,465	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	
24 Office development	-	£5,087,629	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	
25 Office development	-	£4,239,691	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	
26 Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	
27 Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	
28 Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

**£6,656,344**

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953	
2 Two unit scheme (houses)	2	£238,519	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906	
3 Four unit scheme (houses)	4	£258,858	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992	
4 Seven unit scheme (flats)	7	£442,129	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,508	
5 Nine unit scheme (flats)	9	£374,429	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736	
6 Ten unit scheme (houses)	10	£671,625	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489	
7 Ten unit scheme (flats)	10	£400,569	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257	
9 Twenty unit scheme (flats)	20	£745,511	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047	
12 Fifty unit scheme (flats - higher density)	50	£870,872	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861	
14 Seventy unit scheme (flats - higher density)	70	£460,296	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,827	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,184,373	29,118,337	25,052,301	20,917,107	16,830,063	
19 Five hundred unit scheme (flats)	500	£9,585,136	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026	
20 Two hundred unit Co-living scheme	-	£989,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	
21 Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	
22 Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	
23 Data Centre	-	£5,524,666	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	
24 Office development	-	£3,328,172	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	
25 Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	
26 Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	
27 Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	
28 Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	

**BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

**£3,565,943**

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943	Residual land values											
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	-	£95,835	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953	
2 Two unit scheme (houses)	-	-	£127,780	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906	
3 Four unit scheme (houses)	-	-	£138,676	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,092	1,279,725	1,180,358	1,080,992	
4 Seven unit scheme (flats)	-	-	£236,858	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,508	
5 Nine unit scheme (flats)	-	-	£200,584	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736	
6 Ten unit scheme (houses)	-	-	£359,804	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489	
7 Ten unit scheme (flats)	-	-	£214,593	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121	
8 Twenty unit scheme (houses and flats)	-	-	£668,614	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257	
9 Twenty unit scheme (flats)	-	-	£399,386	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040	
10 Thirty unit scheme (flats with retail use on ground floor)	-	-	£502,352	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438	
11 Fifty unit scheme (flats - lower density)	-	-	£1,285,225	16,080,443	15,176,403	14,272,364	13,368,323	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047	
12 Fifty unit scheme (flats - higher density)	-	-	£466,544	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792	
13 Seventy unit scheme (Industrial/employment led scheme)	-	-	£954,633	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861	
14 Seventy unit scheme (flats - higher density)	-	-	£246,590	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,827	
15 One hundred unit scheme (flats - lower density)	-	-	£1,051,953	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455	
16 One hundred unit scheme (flats - higher density)	-	-	£999,738	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627	
17 Two hundred unit scheme (flats) with GF retail	-	-	£1,435,292	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267	
18 Three hundred unit scheme (flats) with GF retail	-	-	£1,366,945	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,184,378	29,119,344	25,004,151	20,917,107	16,830,063	
19 Five hundred unit scheme (flats)	-	-	£5,134,958	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026	
20 Two hundred unit Co-living scheme	-	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	
21 Large retail supermarket	-	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	
22 Comparison retail	-	-	£1,236,194	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	
23 Data Centre	-	-	£2,959,733	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	
24 Office development	-	-	£1,782,971	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	
25 Office development	-	-	£1,485,810	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	
26 Hotel development (160 rooms)	-	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	
27 Hotel development (100 rooms)	-	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	
28 Light industrial scheme	-	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	
29 Industrial Scheme new build (50% plot ratio)	-	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	
30 Industrial scheme intensification (60% plot ratio)	-	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

**£500,000 PER HA**

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953
2 Two unit scheme (houses)	2	£17,917	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906
3 Four unit scheme (houses)	4	£19,444	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992
4 Seven unit scheme (flats)	7	£33,211	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,509
5 Nine unit scheme (flats)	9	£28,125	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736
6 Ten unit scheme (houses)	10	£50,450	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489
7 Ten unit scheme (flats)	10	£30,089	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,112,990	1,917,367	1,722,744	1,528,121
8 Twenty unit scheme (houses and flats)	20	£93,750	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257
9 Twenty unit scheme (flats)	20	£56,000	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438
11 Fifty unit scheme (flats - lower density)	50	£180,208	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047
12 Fifty unit scheme (flats - higher density)	50	£65,417	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861
14 Seventy unit scheme (flats - higher density)	70	£34,576	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,334	10,203,708	9,008,081	7,812,454	6,616,827
15 One hundred unit scheme (flats - lower density)	100	£147,500	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455
16 One hundred unit scheme (flats - higher density)	100	£140,179	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,290	19,490,140	16,421,267
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,239	29,091,194	25,004,151	20,917,107	16,830,063
19 Five hundred unit scheme (flats)	500	£720,000	105,861,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026
20 Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21 Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22 Comparison retail	-	£173,333	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23 Data Centre	-	£415,000	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24 Office development	-	£250,000	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25 Office development	-	£208,333	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26 Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27 Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28 Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908



## Appendix 9 - Appraisal results – downside

EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,260 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	173,565	158,777	
2 Two unit scheme (houses)	2	£364,613	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,555	
3 Four unit scheme (houses)	4	£395,705	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,909	
4 Seven unit scheme (flats)	7	£675,863	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	284,783	
5 Nine unit scheme (flats)	9	£572,358	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,735	
6 Ten unit scheme (houses)	10	£1,026,684	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,464	
7 Ten unit scheme (flats)	10	£612,333	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	401,041	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,693	
9 Twenty unit scheme (flats)	20	£1,139,629	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	779,126	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,663	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,538,707	2,109,244	1,681,779	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	- 359,447	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,322	
14 Seventy unit scheme (flats - higher density)	70	£703,635	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	- 506,480	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	- 836,317	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,525	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	- 881,702	- 2,338,044	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	- 6,473,410	- 8,439,273	
19 Five hundred unit scheme (flats)	500	£14,652,373	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	- 12,599,421	- 16,450,882	
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	
22 Comparison retail	-	£527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	
24 Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	
25 Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	173,565	158,777
2 Two unit scheme (houses)	2	£238,519	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,555
3 Four unit scheme (houses)	4	£258,858	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,909
4 Seven unit scheme (flats)	7	£442,129	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	284,783
5 Nine unit scheme (flats)	9	£374,419	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,735
6 Ten unit scheme (houses)	10	£671,625	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,464
7 Ten unit scheme (flats)	10	£400,569	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	401,041
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,693
9 Twenty unit scheme (flats)	20	£745,511	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	779,126
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,663
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,538,707	2,109,244	1,681,779
12 Fifty unit scheme (flats - higher density)	50	£870,872	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	- 359,447
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,322
14 Seventy unit scheme (flats - higher density)	70	£460,296	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	- 506,480
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	- 836,317
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,525
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	- 881,702	- 2,338,044
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	- 6,473,410	- 8,439,273
19 Five hundred unit scheme (flats)	500	£9,585,136	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	- 12,599,421	- 16,450,882
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25 Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£3,565,94



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,698 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,267
2 Two unit scheme (houses)	2	£364,613	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,536
3 Four unit scheme (houses)	4	£395,705	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,854
4 Seven unit scheme (flats)	7	£675,863	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,031
5 Nine unit scheme (flats)	9	£572,358	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	406,345
6 Ten unit scheme (houses)	10	£1,026,684	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,813
7 Ten unit scheme (flats)	10	£612,333	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,137
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,095
9 Twenty unit scheme (flats)	20	£1,139,629	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,231
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,686
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	2,223,844
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,857
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,973
14 Seventy unit scheme (flats - higher density)	70	£703,635	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,724
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,141
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,542
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	415,215
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	1,428,512	3,621,097	5,838,055
19 Five hundred unit scheme (flats)	500	£14,652,373	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	3,134,632	7,395,016	11,682,567
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£5,087,629	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761
25 Office development	-	£4,239,691	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,267
2 Two unit scheme (houses)	2	£238,519	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,536
3 Four unit scheme (houses)	4	£258,858	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,854
4 Seven unit scheme (flats)	7	£442,129	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,031
5 Nine unit scheme (flats)	9	£374,419	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	406,345
6 Ten unit scheme (houses)	10	£671,625	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,813
7 Ten unit scheme (flats)	10	£400,569	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,137
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,095
9 Twenty unit scheme (flats)	20	£745,511	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,231
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,686
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	2,223,844
12 Fifty unit scheme (flats - higher density)	50	£870,872	4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,857
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,973
14 Seventy unit scheme (flats - higher density)	70	£460,296	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,724
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,141
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,542
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,177	15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	415,215
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	1,428,512	3,621,097	5,838,055
19 Five hundred unit scheme (flats)	500	£9,585,136	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	3,134,632	7,395,016	11,682,567
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£3,328,172	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761
25 Office development	-	£2,773,477	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,136 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA										
Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,680	376,611	358,326	340,040	321,755	303,469	285,185	266,899	248,614	230,329	212,043	193,758
2 Two unit scheme (houses)	2	£364,613	753,222	716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	387,516
3 Four unit scheme (houses)	4	£395,705	1,223,134	1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	627,800
4 Seven unit scheme (flats)	7	£675,863	1,265,497	1,183,474	1,101,453	1,019,431	937,409	855,387	773,365	691,344	609,322	527,300	445,278
5 Nine unit scheme (flats)	9	£572,358	1,423,098	1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496,956
6 Ten unit scheme (houses)	10	£1,026,684	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	1,748,163
7 Ten unit scheme (flats)	10	£812,333	1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	627,233
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308,496
9 Twenty unit scheme (flats)	20	£1,139,629	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,551	1,910,973	1,683,093	1,455,215	1,227,336
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951,709
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	8,085,176	7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	2,760,593
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,732	2,579,056	2,092,739	1,606,422	1,120,106	633,789
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	10,537,723	9,869,842	9,201,966	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,858,911
14 Seventy unit scheme (flats - higher density)	70	£703,635	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,083	3,764,200	3,057,337	2,350,475	1,643,612	936,749
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,378,795
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,841,558
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	19,397,077	17,614,559	15,832,040	14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,486,575
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	20,755,831	18,367,338	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,871	-	802,201
19 Five hundred unit scheme (flats)	500	£14,652,373	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	-	2,229,660
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£5,087,629	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761
25 Office development	-	£4,239,691	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

[illegible]

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£3,565,943

[illegible]

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

**£500,000 PER HA**

[illegible]



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,574 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	231,282	211,248
2 Two unit scheme (houses)	2	£364,613	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	422,497
3 Four unit scheme (houses)	4	£395,705	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	684,745
4 Seven unit scheme (flats)	7	£675,863	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	525,526
5 Nine unit scheme (flats)	9	£572,358	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	587,568
6 Ten unit scheme (houses)	10	£1,026,684	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	1,907,511
7 Ten unit scheme (flats)	10	£612,333	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	740,330
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	2,583,896
9 Twenty unit scheme (flats)	20	£1,139,629	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,451,441
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	2,294,731
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	3,297,083
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,125,722
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,531,849
14 Seventy unit scheme (flats - higher density)	70	£703,635	9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,651,774
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	2,480,450
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,807,575
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	3,365,190
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	688,417
19 Five hundred unit scheme (flats)	500	£14,652,373	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	2,263,843
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£5,087,629	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761
25 Office development	-	£4,239,691	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	231,282	211,248
2 Two unit scheme (houses)	2	£238,519	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	422,497
3 Four unit scheme (houses)	4	£258,858	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	684,745
4 Seven unit scheme (flats)	7	£442,129	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	525,526
5 Nine unit scheme (flats)	9	£374,419	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	587,568
6 Ten unit scheme (houses)	10	£671,625	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	1,907,511
7 Ten unit scheme (flats)	10	£400,569	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	740,330
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	2,583,896
9 Twenty unit scheme (flats)	20	£745,511	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,451,441
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	2,294,731
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	3,297,083
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,125,722
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,531,849
14 Seventy unit scheme (flats - higher density)	70	£460,296	9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,651,774
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	2,480,450
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,807,575
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	3,365,190
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	688,417
19 Five hundred unit scheme (flats)	500	£9,585,136	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	2,263,843
20 Two hundred unit Co-living scheme	-	£1,888,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£3,328,172	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761
25 Office development	-	£2,773,477	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,012 psm

AH tenure

Rented 70%

SO 30%

Erst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259 PER HA												
Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,739	
2 Two unit scheme (houses)	2	£364,613	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478	
3 Four unit scheme (houses)	4	£395,705	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,691	
4 Seven unit scheme (flats)	7	£675,863	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,774	
5 Nine unit scheme (flats)	9	£572,358	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,179	
6 Ten unit scheme (houses)	10	£1,026,684	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861	
7 Ten unit scheme (flats)	10	£612,333	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,425	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	2,859,298	
9 Thirty unit scheme (flats)	20	£1,139,629	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,032,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,534	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,754	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,952,242	3,370,653	2,787,060	2,202,357	1,617,654	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788	
14 Seventy unit scheme (flats - higher density)	70	£703,635	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,800	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,063	
19 Five hundred unit scheme (flats)	500	£14,652,373	57,018,180	51,595,545	46,172,915	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159	
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	
22 Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	
24 Office development	-	£5,087,629	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	
25 Office development	-	£4,239,691	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,739	
2 Two unit scheme (houses)	2	£238,519	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478	
3 Four unit scheme (houses)	4	£258,858	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,690	
4 Seven unit scheme (flats)	7	£442,129	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,773	
5 Nine unit scheme (flats)	9	£374,419	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,179	
6 Ten unit scheme (houses)	10	£671,625	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861	
7 Ten unit scheme (flats)	10	£400,569	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,425	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,399	4,210,571	3,872,753	3,534,934	3,197,116	2,859,298	
9 Twenty unit scheme (flats)	20	£745,511	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,534	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,754	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573	
12 Fifty unit scheme (flats - higher density)	50	£870,872	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,654	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,229,476	12,427,007	11,624,539	10,822,669	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788	
14 Seventy unit scheme (flats - higher density)	70	£460,296	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,800	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,083	
19 Five hundred unit scheme (flats)	500	£9,585,136	57,018,180	51,595,545	46,172,910	40,721,492	35,269,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159	
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	
23 Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	
24 Office development	-	£3,328,172	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	
25 Office development	-	£2,773,477	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	

## BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943			Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£95,835	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,739	
2 Two unit scheme (houses)	-	£127,780	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478	
3 Four unit scheme (houses)	-	£138,676	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,690	
4 Seven unit scheme (flats)	-	£236,858	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,773	
5 Nine unit scheme (flats)	-	£200,584	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,179	
6 Ten unit scheme (houses)	-	£359,804	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861	
7 Ten unit scheme (flats)	-	£214,593	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,425	
8 Twenty unit scheme (houses and flats)	-	£668,614	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,399	4,210,571	3,872,753	3,534,934	3,197,116	2,859,298	
9 Twenty unit scheme (flats)	-	£399,386	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,534	
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,754	
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573	
12 Fifty unit scheme (flats - higher density)	-	£466,544	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,654	
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,229,476	12,427,007	11,624,539	10,822,669	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788	
14 Seventy unit scheme (flats - higher density)	-	£246,590	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,800	
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105	
16 One hundred unit scheme (flats - higher density)	-	£999,738	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592	
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892	
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,063	
19 Five hundred unit scheme (flats)	-	£5,134,958	50,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159	
20 Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	
21 Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	
22 Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	
23 Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	
24 Office development	-	£1,782,971	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	
25 Office development	-	£1,485,810	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	
26 Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	
27 Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	
28 Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)		£500,000 PER HA											
Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£13,438	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,739
2 Two unit scheme (houses)	2	£17,917	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478
3 Four unit scheme (houses)	4	£19,444	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,691
4 Seven unit scheme (flats)	7	£33,211	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,774
5 Nine unit scheme (flats)	9	£28,125	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,179
6 Ten unit scheme (houses)	10	£50,450	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861
7 Ten unit scheme (flats)	10	£30,089	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,425
8 Twenty unit scheme (houses and flats)	20	£93,750	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	2,859,298
9 Twenty unit scheme (flats)	20	£56,000	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,534
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,754
11 Fifty unit scheme (flats - lower density)	50	£180,208	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573
12 Fifty unit scheme (flats - higher density)	50	£65,417	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,654
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788
14 Seventy unit scheme (flats - higher density)	70	£34,576	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,653	3,216,668	2,366,800
15 One hundred unit scheme (flats - lower density)	100	£147,500	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105
16 One hundred unit scheme (flats - higher density)	100	£140,179	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,579,873	7,406,382	5,236,892
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,063
19 Five hundred unit scheme (flats)	500	£720,000	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£250,000	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761	29,400,761
25 Office development	-	£208,333	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230	14,704,230
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,450 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	481,553	458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	246,229
2 Two unit scheme (houses)	2	£364,613	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	492,459
3 Four unit scheme (houses)	4	£395,705	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,635
4 Seven unit scheme (flats)	7	£575,863	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	686,022
5 Nine unit scheme (flats)	9	£572,358	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	768,790
6 Ten unit scheme (houses)	10	£1,026,684	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,210
7 Ten unit scheme (flats)	10	£612,333	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,521
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,699
9 Twenty unit scheme (flats)	20	£1,139,629	4,835,282	4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	1,897,722
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,776
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,063
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	8,408,515	7,779,240	7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	2,743,483	2,109,586
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,726
14 Seventy unit scheme (flats - higher density)	70	£703,635	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,825
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,317
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,643
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,593
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,385
19 Five hundred unit scheme (flats)	500	£14,652,373	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,291
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25 Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	481,553	458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	246,229
2 Two unit scheme (houses)	2	£238,519	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	492,459
3 Four unit scheme (houses)	4	£258,858	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,635
4 Seven unit scheme (flats)	7	£442,129	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	686,022
5 Nine unit scheme (flats)	9	£374,419	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	768,790
6 Ten unit scheme (houses)	10	£671,625	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,210
7 Ten unit scheme (flats)	10	£400,569	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,521
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,699
9 Twenty unit scheme (flats)	20	£745,511	4,835,282	4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	1,897,722
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,776
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,063
12 Fifty unit scheme (flats - higher density)	50	£870,872	8,408,515	7,779,240	7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	2,743,483	2,109,586
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,726
14 Seventy unit scheme (flats - higher density)	70	£460,296	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,825
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,317
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,643
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,593
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,385
19 Five hundred unit scheme (flats)	500	£9,585,136	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,291
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23 Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24 Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25 Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,888 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

£10,175,259 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,720
2 Two unit scheme (houses)	2	£364,613	1,033,068	982,505	931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	527,438
3 Four unit scheme (houses)	4	£395,705	1,678,698	1,596,385	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	855,581
4 Seven unit scheme (flats)	7	£675,863	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,271
5 Nine unit scheme (flats)	9	£572,358	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	859,401
6 Ten unit scheme (houses)	10	£1,026,684	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,558
7 Ten unit scheme (flats)	10	£612,333	2,687,963	2,527,127	2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,618
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,100
9 Twenty unit scheme (flats)	20	£1,139,629	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,909
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,175,636	7,690,452	7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	4,779,350	4,294,167	3,808,983	3,323,799
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,553
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,519
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,664
14 Seventy unit scheme (flats - higher density)	70	£703,635	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,851
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,394
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,351
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,287
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,880
19 Five hundred unit scheme (flats)	500	£14,652,373	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,422
20 Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£3,527,423	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23 Data Centre	-	£8,445,465	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24 Office development	-	£5,087,629	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25 Office development	-	£4,239,691	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26 Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,720
2 Two unit scheme (houses)	2	£238,519	1,033,068	982,505	931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	527,438
3 Four unit scheme (houses)	4	£258,858	1,678,698	1,596,385	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	855,581
4 Seven unit scheme (flats)	7	£442,129	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,270
5 Nine unit scheme (flats)	9	£374,419	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	859,401
6 Ten unit scheme (houses)	10	£671,625	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,558
7 Ten unit scheme (flats)	10	£400,569	2,687,963	2,527,127	2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,618
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,100
9 Twenty unit scheme (flats)	20	£745,511	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,909
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,175,636	7,690,452	7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	4,779,350	4,294,167	3,808,983	3,323,799
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,553
12 Fifty unit scheme (flats - higher density)	50	£870,872	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,519
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,664
14 Seventy unit scheme (flats - higher density)	70	£460,296	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,851
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,394
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,351
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,287
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,880
19 Five hundred unit scheme (flats)	500	£9,585,136	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,422
20 Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	£2,307,533	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23 Data Centre	-	£5,524,766	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24 Office development	-	£3,328,172	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25 Office development	-	£2,773,477	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26 Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £10,326 psm

AH tenure

Rented 70%

SO 30%

Erst Hms 0%

[illegible]

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

[illegible]

## BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

[illegible]

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000 PER HA												
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	One unit scheme (houses)	1	£13,438	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,210	
2	Two unit scheme (houses)	2	£17,917	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,419	
3	Four unit scheme (houses)	4	£19,444	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	912,532	
4	Seven unit scheme (flats)	7	£33,211	2,067,975	1,945,829	1,823,683	1,701,538	1,579,391	1,457,246	1,335,100	1,212,954	1,090,809	968,663	846,517	
5	Nine unit scheme (flats)	9	£28,125	2,329,208	2,191,289	2,053,368	1,915,449	1,777,530	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,012	
6	Ten unit scheme (houses)	10	£50,450	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,908	
7	Ten unit scheme (flats)	10	£30,089	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,713	
8	Twenty unit scheme (houses and flats)	20	£93,750	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,501	
9	Twenty unit scheme (flats)	20	£56,000	5,724,035	5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	2,342,097	
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,861,682	8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,823	
11	Fifty unit scheme (flats - lower density)	50	£180,208	13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,646,855	7,846,153	7,044,449	6,243,746	5,443,043	
12	Fifty unit scheme (flats - higher density)	50	£65,417	10,356,005	9,629,355	8,902,705	8,176,056	7,449,405	6,722,756	5,996,106	5,269,456	4,542,807	3,816,157	3,089,507	
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223,602	
14	Seventy unit scheme (flats - higher density)	70	£34,576	15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505,926	
15	One hundred unit scheme (flats - lower density)	100	£147,500	22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,709,295	10,085,354	8,467,412	6,849,470	
16	One hundred unit scheme (flats - higher density)	100	£140,179	23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,059	
17	Two hundred unit scheme (flats) with GF retail	200	£201,250	37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829,885	
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	45,427,000	41,835,914	38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413	12,993,614	9,348,374	
19	Five hundred unit scheme (flats)	500	£720,000	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021,972	
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	
22	Comparison retail	-	£173,333	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	
23	Data Centre	-	£415,000	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	
24	Office development	-	£250,000	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	
25	Office development	-	£208,333	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Erst Hms 0%

[illegible]

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

[illegible]

## BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943					Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	-	1	£95,835	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,700
2 Two unit scheme (houses)	-	-	£127,780	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,400
3 Four unit scheme (houses)	-	-	£138,676	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,472
4 Seven unit scheme (flats)	-	-	£236,858	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,766
5 Nine unit scheme (flats)	-	-	£200,584	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,623
6 Ten unit scheme (houses)	-	-	£359,804	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,257
7 Ten unit scheme (flats)	-	-	£214,593	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,809
8 Twenty unit scheme (houses and flats)	-	-	£668,614	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,902
9 Twenty unit scheme (flats)	-	-	£399,386	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,285
10 Thirty unit scheme (flats with retail use on ground floor)	-	-	£502,352	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,845
11 Fifty unit scheme (flats - lower density)	-	-	£1,285,225	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,533
12 Fifty unit scheme (flats - higher density)	-	-	£466,544	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,379
13 Seventy unit scheme (Industrial/employment led scheme)	-	-	£954,633	18,587,233	17,518,366	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,541
14 Seventy unit scheme (flats - higher density)	-	-	£246,590	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,597
15 One hundred unit scheme (flats - lower density)	-	-	£1,051,953	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,547
16 One hundred unit scheme (flats - higher density)	-	-	£999,378	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,768
17 Two hundred unit scheme (flats) with GF retail	-	-	£1,435,292	41,520,566	38,641,965	35,763,366	32,884,766	30,008,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,484
18 Three hundred unit scheme (flats) with GF retail	-	-	£1,366,945	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,868
19 Five hundred unit scheme (flats)	-	-	£5,134,958	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,264
20 Two hundred unit Co-living scheme	-	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21 Large retail supermarket	-	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22 Comparison retail	-	-	£1,236,194	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23 Data Centre	-	-	£2,959,733	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24 Office development	-	-	£1,782,971	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25 Office development	-	-	£1,485,810	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26 Hotel development (160 rooms)	-	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27 Hotel development (100 rooms)	-	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28 Light industrial scheme	-	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29 Industrial Scheme new build (50% plot ratio)	-	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30 Industrial scheme intensification (60% plot ratio)	-	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000 PER HA													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							45% AH	50% AH
			25% AH	30% AH	35% AH	40% AH										
1 One unit scheme (houses)	1	£13,438	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,700			
2 Two unit scheme (houses)	2	£17,917	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,400			
3 Four unit scheme (houses)	4	£19,444	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,473			
4 Seven unit scheme (flats)	7	£33,211	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,765			
5 Nine unit scheme (flats)	9	£28,125	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,623			
6 Ten unit scheme (houses)	10	£50,450	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,257			
7 Ten unit scheme (flats)	10	£30,089	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,809			
8 Twenty unit scheme (houses and flats)	20	£93,750	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,902			
9 Twenty unit scheme (flats)	20	£56,000	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,285			
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,845			
11 Fifty unit scheme (flats - lower density)	50	£180,208	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,533			
12 Fifty unit scheme (flats - higher density)	50	£65,417	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,379			
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,544			
14 Seventy unit scheme (flats - higher density)	70	£34,576	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,597			
15 One hundred unit scheme (flats - lower density)	100	£147,500	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,547			
16 One hundred unit scheme (flats - higher density)	100	£140,179	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,768			
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,484			
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,868			
19 Five hundred unit scheme (flats)	500	£720,000	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,264			
20 Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	
21 Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	
22 Comparison retail	-	£173,333	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	
23 Data Centre	-	£415,000	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	
24 Office development	-	£250,000	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	
25 Office development	-	£208,333	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	
26 Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	
27 Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	
28 Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	

## Appendix 10 - BTR appraisal results



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,260 psm

AH tenure

Rented 0%

SO 100%

Erst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA											
Description	No of units		BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1		£273,460	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,811
2 Two unit scheme (houses)	2		£364,613	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623
3 Four unit scheme (houses)	4		£395,705	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,996	545,648	510,300	474,951
4 Seven unit scheme (flats)	7		£675,863	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	271,567
5 Nine unit scheme (flats)	9		£572,358	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812
6 Ten unit scheme (houses)	10		£1,026,684	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844
7 Ten unit scheme (flats)	10		£612,333	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415
8 Twenty unit scheme (houses and flats)	20		£1,907,861	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153
9 Twenty unit scheme (flats)	20		£1,139,629	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690
10 Thirty unit scheme (flats with retail use on ground floor)	30		£1,433,440	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116
11 Fifty unit scheme (flats - lower density)	50		£3,667,333	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,909	1,937,986	1,632,163
12 Fifty unit scheme (flats - higher density)	50		£1,331,263	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	225,399
13 Seventy unit scheme (Industrial/employment led scheme)	70		£2,724,002	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,467
14 Seventy unit scheme (flats - higher density)	70		£703,635	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	311,640
15 One hundred unit scheme (flats - lower density)	100		£3,001,701	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	524,689
16 One hundred unit scheme (flats - higher density)	100		£2,852,706	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973
17 Two hundred unit scheme (flats) with GF retail	200		£4,095,542	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054	666,139	1,680,489
18 Three hundred unit scheme (flats) with GF retail	300		£3,900,516	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	223,061	1,583,620	2,944,719	4,311,716	5,693,150	7,074,585
19 Five hundred unit scheme (flats)	500		£14,652,373	13,127,991	10,640,743	7,793,494	5,126,245	2,458,997	231,655	2,969,620	5,707,586	8,445,552	11,217,350	13,999,725
20 Two hundred unit Co-living scheme	-		£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-		£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-		£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-		£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-		£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25 Office development	-		£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26 Hotel development (160 rooms)	-		£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-		£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-		£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-		£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-		£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,811	
2 Two unit scheme (houses)	2	£238,519	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623	
3 Four unit scheme (houses)	4	£258,858	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,951	
4 Seven unit scheme (flats)	7	£442,129	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	271,566	
5 Nine unit scheme (flats)	9	£374,419	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812	
6 Ten unit scheme (houses)	10	£671,625	2,292,755	2,195,865	2,098,975	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844	
7 Ten unit scheme (flats)	10	£400,569	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153	
9 Twenty unit scheme (flats)	20	£745,511	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,899	1,937,986	1,632,163	
12 Fifty unit scheme (flats - higher density)	50	£870,872	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	- 225,399	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,467	
14 Seventy unit scheme (flats - higher density)	70	£460,296	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	- 311,640	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	- 524,669	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,385,129	1,373,091	363,054	- 656,139	- 1,680,489	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	- 223,081	- 1,583,620	- 2,944,179	- 4,311,716	- 5,693,150	- 7,074,585	
19 Five hundred unit scheme (flats)	500	£9,585,136	13,127,991	10,460,743	7,793,494	5,126,245	2,458,997	- 231,655	- 2,968,620	- 5,707,586	- 8,445,552	- 11,217,350	- 13,999,725	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£3,328,172	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£2,773,477	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

[illegible]

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000 PER HA											
Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£13,438	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,811	
2 Two unit scheme (houses)	2	£17,917	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623	
3 Four unit scheme (houses)	4	£19,444	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,951	
4 Seven unit scheme (flats)	7	£33,211	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	271,567	
5 Nine unit scheme (flats)	9	£28,125	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812	
6 Ten unit scheme (houses)	10	£50,450	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844	
7 Ten unit scheme (flats)	10	£30,089	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415	
8 Twenty unit scheme (houses and flats)	20	£93,750	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153	
9 Twenty unit scheme (flats)	20	£56,000	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116	
11 Fifty unit scheme (flats - lower density)	50	£180,208	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,909	1,937,986	1,632,163	
12 Fifty unit scheme (flats - higher density)	50	£65,417	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	225,399	
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£133,854	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,468	
14 Seventy unit scheme (flats - higher density)	70	£34,576	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	311,640	
15 One hundred unit scheme (flats - lower density)	100	£147,500	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	524,689	
16 One hundred unit scheme (flats - higher density)	100	£140,179	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973	
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054	656,139	1,680,469	
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	223,061	1,583,620	2,944,179	4,311,716	5,693,150	7,074,585	
19 Five hundred unit scheme (flats)	500	£720,000	13,127,910	10,640,743	7,793,494	5,126,245	2,458,997	231,655	2,969,620	5,707,585	8,445,552	11,217,350	13,999,725	
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£250,000	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£208,333	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£58,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	



EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,698 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£10,175,259 PER HA

			Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	162,014
2 Two unit scheme (houses)	2	£366,613	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,029
3 Four unit scheme (houses)	4	£395,705	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,449
4 Seven unit scheme (flats)	7	£675,863	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	341,320
5 Nine unit scheme (flats)	9	£572,358	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,573
6 Ten unit scheme (houses)	10	£1,026,684	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,354
7 Ten unit scheme (flats)	10	£612,333	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	480,721
8 Twenty unit scheme (houses and flats)	20	£1,907,861	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,536
9 Twenty unit scheme (flats)	20	£1,139,629	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,486
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,277
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,673
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,467
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,396
14 Seventy unit scheme (flats - higher density)	70	£703,635	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,090
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,227
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,650
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	- 9,117
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	- 48,454	- 1,631,761	- 3,215,088	- 4,813,565
19 Five hundred unit scheme (flats)	500	£14,652,373	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	- 401,448	- 3,547,578	- 6,693,708	- 9,855,030
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	162,014
2 Two unit scheme (houses)	2	£238,519	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,029
3 Four unit scheme (houses)	4	£258,858	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,449
4 Seven unit scheme (flats)	7	£442,129	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	341,320
5 Nine unit scheme (flats)	9	£374,419	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,573
6 Ten unit scheme (houses)	10	£671,625	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,354
7 Ten unit scheme (flats)	10	£400,569	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	480,721
8 Twenty unit scheme (houses and flats)	20	£1,248,065	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,536
9 Twenty unit scheme (flats)	20	£745,511	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,486
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,277
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,673
12 Fifty unit scheme (flats - higher density)	50	£870,872	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,467
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,595	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,396
14 Seventy unit scheme (flats - higher density)	70	£460,296	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,090
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,227
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,650
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	- 9,117
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	- 48,454	- 1,631,761	- 3,215,088	- 4,813,565
19 Five hundred unit scheme (flats)	500	£9,585,136	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	- 401,448	- 3,547,578	- 6,693,708	- 9,855,030
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25 Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			Residual land values				
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EALING LOCAL PLAN VIABILITY TESTING  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,136 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

£10,175,259 PER HA

		Residual land values												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£273,460	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,217	
2 Two unit scheme (houses)	2	£364,613	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435	
3 Four unit scheme (houses)	4	£395,705	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,946	
4 Seven unit scheme (flats)	7	£675,863	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073	
5 Nine unit scheme (flats)	9	£572,358	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333	
6 Ten unit scheme (houses)	10	£1,026,684	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862	
7 Ten unit scheme (flats)	10	£612,333	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,026	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,919	
9 Twenty unit scheme (flats)	20	£1,139,629	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,063	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325	
14 Seventy unit scheme (flats - higher density)	70	£703,635	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,803	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	-	2,570,894	
19 Five hundred unit scheme (flats)	500	£14,652,373	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	-	5,758,194	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£5,087,629	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636
25 Office development	-	£4,239,691	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			Residual land values											
			£6,656,344											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,217	
2 Two unit scheme (houses)	2	£238,519	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435	
3 Four unit scheme (houses)	4	£258,858	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,946	
4 Seven unit scheme (flats)	7	£442,129	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073	
5 Nine unit scheme (flats)	9	£374,419	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333	
6 Ten unit scheme (houses)	10	£671,625	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862	
7 Ten unit scheme (flats)	10	£400,569	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,026	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,919	
9 Twenty unit scheme (flats)	20	£745,511	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998	
12 Fifty unit scheme (flats - higher density)	50	£870,872	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,083	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325	
14 Seventy unit scheme (flats - higher density)	70	£480,296	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,803	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	-	2,570,894	
19 Five hundred unit scheme (flats)	500	£9,585,136	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	-	5,758,194	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£3,328,172	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636	-	22,971,636
25 Office development	-	£2,773,477	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668	-	11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943											Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1	One unit scheme (houses)	1	£95,835	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,217						
2	Two unit scheme (houses)	-	£127,780	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435						
3	Four unit scheme (houses)	-	£138,676	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,946						
4	Seven unit scheme (flats)	-	£238,858	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073						
5	Nine unit scheme (flats)	-	£200,584	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333						
6	Ten unit scheme (houses)	-	£359,804	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862						
7	Ten unit scheme (flats)	-	£214,593	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,026						
8	Twenty unit scheme (houses and flats)	-	£668,614	4,257,438	4,043,687	3,828,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,919						
9	Twenty unit scheme (flats)	-	£399,386	2,851,378	2,679,886	2,509,393	2,336,756	2,164,951	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281						
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438						
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998						
12	Fifty unit scheme (flats - higher density)	-	£466,544	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,063						
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325						
14	Seventy unit scheme (flats - higher density)	-	£246,590	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600						
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,803						
16	One hundred unit scheme (flats - higher density)	-	£999,738	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327						
17	Two hundred unit scheme (flats) with GF retail	-	£1,435,292	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468						
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	764,839	- 2,570,894						
19	Five hundred unit scheme (flats)	-	£5,134,958	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	- 2,203,899	- 5,758,194						
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719						
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520						
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987						
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465						
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636						
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668						
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471						
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576						
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453						
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171						
30	Industrial Scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804						



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,574 psm

AH tenure

Rented 0%

SO 100%

Erst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA										
Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	346,601	331,182	315,764	300,346	284,928	269,510	254,092	238,674	223,256	207,838	192,421
2 Two unit scheme (houses)	2	£364,613	693,201	662,365	631,529	600,693	569,856	539,020	508,185	477,349	446,513	415,677	384,841
3 Four unit scheme (houses)	4	£395,705	1,125,425	1,075,228	1,025,029	974,831	924,633	874,435	824,237	774,039	723,841	673,643	623,445
4 Seven unit scheme (flats)	7	£675,863	1,169,960	1,101,047	1,032,133	963,219	894,306	825,392	756,479	687,565	618,652	549,738	480,825
5 Nine unit scheme (flats)	9	£572,358	1,315,224	1,237,411	1,159,598	1,081,785	1,003,972	926,159	848,346	770,533	692,720	614,907	537,094
6 Ten unit scheme (houses)	10	£1,026,684	3,123,808	2,985,364	2,846,921	2,708,477	2,570,033	2,431,589	2,293,146	2,154,702	2,016,258	1,877,814	1,739,371
7 Ten unit scheme (flats)	10	£612,333	1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575	774,453	677,330
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,302
9 Twenty unit scheme (flats)	20	£1,139,629	3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,606	2,092,802	1,901,996	1,711,190	1,520,390	1,329,078
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,105,599
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,324
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	1,062,658
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,254
14 Seventy unit scheme (flats - higher density)	70	£703,635	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,934	3,919,538	3,329,681	2,739,825	2,149,968	1,560,112
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	11,314,212	10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,355,378
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,004
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,381
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	- 343,414
19 Five hundred unit scheme (flats)	500	£14,652,373	36,732,834	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	- 1,676,550
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	346,601	331,182	315,764	300,346	284,928	269,510	254,092	238,674	223,256	207,838	192,421	
2 Two unit scheme (houses)	2	£238,519	693,201	662,365	631,529	600,693	569,856	539,020	508,185	477,349	446,513	415,677	384,841	
3 Four unit scheme (houses)	4	£258,858	1,125,425	1,075,228	1,025,029	974,831	924,633	874,435	824,237	774,039	723,841	673,642	623,445	
4 Seven unit scheme (flats)	7	£442,129	1,169,960	1,101,047	1,032,133	963,219	894,306	825,392	756,479	687,565	618,652	549,738	480,824	
5 Nine unit scheme (flats)	9	£374,419	1,315,224	1,237,411	1,159,598	1,081,785	1,003,972	926,159	848,346	770,533	692,720	614,907	537,094	
6 Ten unit scheme (houses)	10	£671,625	3,123,808	2,985,364	2,846,921	2,708,477	2,570,033	2,431,589	2,293,146	2,154,702	2,016,258	1,877,814	1,739,371	
7 Ten unit scheme (flats)	10	£400,569	1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575	774,453	677,330	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,302	
9 Twenty unit scheme (flats)	20	£745,511	3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,606	2,092,802	1,901,996	1,711,190	1,520,339	1,329,078	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,105,599	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,324	
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,688,927	2,280,109	1,872,292	1,468,475	1,062,658	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,254	
14 Seventy unit scheme (flats - higher density)	70	£460,296	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,560,111	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	11,314,212	10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,355,378	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,004	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,381	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	-	
19 Five hundred unit scheme (flats)	500	£9,585,136	36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,368	2,223,170	-	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£3,328,172	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£2,773,477	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

[illegible]

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

[illegible]



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,012 psm

AH tenure

Rented 0%

SO 100%

Erst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£10,175,259 PER HA											
Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2 Two unit scheme (houses)	2	£364,613	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3 Four unit scheme (houses)	4	£395,705	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4 Seven unit scheme (flats)	7	£675,863	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,577
5 Nine unit scheme (flats)	9	£572,358	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,854
6 Ten unit scheme (houses)	10	£1,026,684	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,879
7 Ten unit scheme (flats)	10	£612,333	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,214,917	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9 Twenty unit scheme (flats)	20	£1,139,629	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,650
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,952,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,253
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14 Seventy unit scheme (flats - higher density)	70	£703,635	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,623
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,241
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,294
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19 Five hundred unit scheme (flats)	500	£14,652,373	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,956	2,334,798
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

£6,656,344

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,889	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2 Two unit scheme (houses)	2	£238,519	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3 Four unit scheme (houses)	4	£258,858	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4 Seven unit scheme (flats)	7	£442,129	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,577
5 Nine unit scheme (flats)	9	£374,419	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,855
6 Ten unit scheme (houses)	10	£671,625	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,879
7 Ten unit scheme (flats)	10	£400,569	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9 Twenty unit scheme (flats)	20	£745,511	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,650
12 Fifty unit scheme (flats - higher density)	50	£870,872	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,253
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14 Seventy unit scheme (flats - higher density)	70	£460,296	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,623
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,241
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,294
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19 Five hundred unit scheme (flats)	500	£9,585,136	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,798
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£3,328,172	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25 Office development	-	£2,773,477	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£778,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

**£3,565,943**

[illegible]

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

**£500,000 PER HA**

Description			No of units	BLV	Residual land values									
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	1	£13,438	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2	Two unit scheme (houses)	2	£17,917	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3	Four unit scheme (houses)	4	£19,444	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4	Seven unit scheme (flats)	7	£33,211	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,356	626,466	550,576
5	Nine unit scheme (flats)	9	£28,125	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,854
6	Ten unit scheme (houses)	10	£50,450	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,879
7	Ten unit scheme (flats)	10	£30,089	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8	Twenty unit scheme (houses and flats)	20	£93,750	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9	Twenty unit scheme (flats)	20	£58,000	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11	Fifty unit scheme (flats - lower density)	50	£180,208	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,650
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,253
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14	Seventy unit scheme (flats - higher density)	70	£34,576	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,623
15	One hundred unit scheme (flats - lower density)	100	£147,500	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16	One hundred unit scheme (flats - high density)	100	£140,179	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,241
17	Two hundred unit scheme (flats) with GF retail	200	£201,250	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,294
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19	Five hundred unit scheme (flats)	500	£720,000	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,798
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25	Office development	-	£208,333	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,450 psm

AH tenure

Rented 0%

SO 100%

Erst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA										
Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£273,460	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826
2 Two unit scheme (houses)	2	£364,613	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653
3 Four unit scheme (houses)	4	£395,705	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,441
4 Seven unit scheme (flats)	7	£675,863	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330
5 Nine unit scheme (flats)	9	£572,358	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615
6 Ten unit scheme (houses)	10	£1,026,684	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389
7 Ten unit scheme (flats)	10	£612,333	2,041,172	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940
8 Twenty unit scheme (houses and flats)	20	£1,907,861	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068
9 Twenty unit scheme (flats)	20	£1,139,629	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	9,345,466	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,785	1,917,589
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110
14 Seventy unit scheme (flats - higher density)	70	£703,635	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,923	2,803,134
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828
19 Five hundred unit scheme (flats)	500	£14,652,373	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23 Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24 Office development	-	£5,087,629	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636
25 Office development	-	£4,239,691	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£178,889	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826	
2 Two unit scheme (houses)	2	£238,519	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653	
3 Four unit scheme (houses)	4	£258,858	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,440	
4 Seven unit scheme (flats)	7	£442,129	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330	
5 Nine unit scheme (flats)	9	£374,419	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615	
6 Ten unit scheme (houses)	10	£671,625	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389	
7 Ten unit scheme (flats)	10	£400,569	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940	
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068	
9 Twenty unit scheme (flats)	20	£745,511	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920	
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,876	4,503,926	3,965,975	
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,172,820	11,498,490	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110	
14 Seventy unit scheme (flats - higher density)	70	£460,296	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134	
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,366	6,424,880	5,340,393	4,255,904	
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696	
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207	
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	28,070,512	25,874,668	23,678,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828	
19 Five hundred unit scheme (flats)	500	£9,585,136	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621	
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£3,328,172	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£2,773,477	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£95,835	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826	
2 Two unit scheme (houses)	-	£127,780	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653	
3 Four unit scheme (houses)	-	£138,676	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,440	
4 Seven unit scheme (flats)	-	£236,858	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330	
5 Nine unit scheme (flats)	-	£200,584	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615	
6 Ten unit scheme (houses)	-	£359,804	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389	
7 Ten unit scheme (flats)	-	£214,593	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940	
8 Twenty unit scheme (houses and flats)	-	£668,614	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068	
9 Twenty unit scheme (flats)	-	£399,386	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837	
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920	
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,876	4,503,926	3,965,975	
12 Fifty unit scheme (flats - higher density)	-	£466,544	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849	
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	12,172,820	11,498,409	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110	
14 Seventy unit scheme (flats - higher density)	-	£246,590	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134	
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,366	6,424,880	5,340,393	4,255,904	
16 One hundred unit scheme (flats - higher density)	-	£999,738	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696	
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	24,538,040	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207	
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,696,047	11,273,242	8,860,437	6,447,633	4,034,828	
19 Five hundred unit scheme (flats)	-	£5,134,958	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621	
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	
23 Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	
24 Office development	-	£1,782,971	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	22,971,636	
25 Office development	-	£1,485,810	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	11,489,668	
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)		£500,000 PER HA													
Description	No of units	BLV	Residual land values												
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	1	£13,438	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826		
2 Two unit scheme (houses)	2	£17,917	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653		
3 Four unit scheme (houses)	4	£19,444	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,444		
4 Seven unit scheme (flats)	7	£33,211	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330		
5 Nine unit scheme (flats)	9	£28,125	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615		
6 Ten unit scheme (houses)	10	£50,450	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389		
7 Ten unit scheme (flats)	10	£30,089	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940		
8 Twenty unit scheme (houses and flats)	20	£93,750	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068		
9 Twenty unit scheme (flats)	20	£56,000	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837		
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920		
11 Fifty unit scheme (flats - lower density)	50	£180,208	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975		
12 Fifty unit scheme (flats - higher density)	50	£65,417	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849		
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110		
14 Seventy unit scheme (flats - higher density)	70	£34,576	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134		
15 One hundred unit scheme (flats - lower density)	100	£147,500	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904		
16 One hundred unit scheme (flats - higher density)	100	£140,179	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696		
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207		
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828		
19 Five hundred unit scheme (flats)	500	£720,000	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621		
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719		
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520		
22 Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987		
23 Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465		
24 Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636		
25 Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668		
26 Hotel development (160 rooms)	-	£282,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471		
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576		
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453		
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804		



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,888 psm

AH tenure

Rented 0%

SO 100%

Erst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 One unit scheme (houses)	1	£273,460	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,029	
2 Two unit scheme (houses)	2	£364,613	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,058	
3 Four unit scheme (houses)	4	£395,705	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,937	
4 Seven unit scheme (flats)	7	£675,863	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,083	
5 Nine unit scheme (flats)	9	£572,358	1,787,768	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,375	
6 Ten unit scheme (houses)	10	£1,026,684	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,897	
7 Ten unit scheme (flats)	10	£612,333	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,245	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,006,966	3,696,461	3,386,956	3,077,451	
9 Twenty unit scheme (flats)	20	£1,139,629	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,966	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,081	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,301	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,777	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,039	
14 Seventy unit scheme (flats - higher density)	70	£703,635	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,567	3,423,459	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,547	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,151	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,883	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,083	
19 Five hundred unit scheme (flats)	500	£14,652,373	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,444	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

[illegible]

**BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£95,835	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,029	
2 Two unit scheme (houses)	-	£127,780	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,058	
3 Four unit scheme (houses)	-	£138,676	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,937	
4 Seven unit scheme (flats)	-	£236,858	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,083	
5 Nine unit scheme (flats)	-	£200,584	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,375	
6 Ten unit scheme (houses)	-	£359,804	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,897	
7 Ten unit scheme (flats)	-	£214,593	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,245	
8 Twenty unit scheme (houses and flats)	-	£668,614	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,451	
9 Twenty unit scheme (flats)	-	£399,386	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,966	
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,081	
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,466	5,016,884	4,432,301	
12 Fifty unit scheme (flats - higher density)	-	£466,544	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,777	
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,039	
14 Seventy unit scheme (flats - higher density)	-	£246,590	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,459	
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,547	
16 One hundred unit scheme (flats - higher density)	-	£999,738	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,151	
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,883	
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,061	11,462,343	8,832,712	6,203,083	
19 Five hundred unit scheme (flats)	-	£5,134,958	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,277,029	30,312,649	25,348,269	20,383,889	15,419,509	10,455,129	
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)		£500,000 PER HA													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 One unit scheme (houses)	1	£13,438	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,029		
2 Two unit scheme (houses)	2	£17,917	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,058		
3 Four unit scheme (houses)	4	£19,444	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,937		
4 Seven unit scheme (flats)	7	£33,211	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,083		
5 Nine unit scheme (flats)	9	£28,125	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,375		
6 Ten unit scheme (houses)	10	£50,450	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,897		
7 Ten unit scheme (flats)	10	£30,089	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,245		
8 Twenty unit scheme (houses and flats)	20	£93,750	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,451		
9 Twenty unit scheme (flats)	20	£56,000	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,966		
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,081		
11 Fifty unit scheme (flats - lower density)	50	£180,208	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,301		
12 Fifty unit scheme (flats - higher density)	50	£65,417	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,777		
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,039		
14 Seventy unit scheme (flats - higher density)	70	£34,576	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,567	3,423,459		
15 One hundred unit scheme (flats - lower density)	100	£147,500	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,547		
16 One hundred unit scheme (flats - higher density)	100	£140,179	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,151		
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,883		
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,083		
19 Five hundred unit scheme (flats)	500	£720,000	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,444		
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719		
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520		
22 Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120		
23 Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519		
24 Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724		
25 Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065		
26 Hotel development (160 rooms)	-	£82,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471		
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576		
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453		
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171		
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804		



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £10,326 psm

AH tenure

Rented 0%

SO 100%

Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 One unit scheme (houses)	1	£273,460	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232	
2 Two unit scheme (houses)	2	£364,613	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,464	
3 Four unit scheme (houses)	4	£395,705	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,435	
4 Seven unit scheme (flats)	7	£675,863	1,727,981	1,631,167	1,534,353	1,437,539	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	759,835	
5 Nine unit scheme (flats)	9	£572,358	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136	
6 Ten unit scheme (houses)	10	£1,026,684	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406	
7 Ten unit scheme (flats)	10	£612,333	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833	
9 Twenty unit scheme (flats)	20	£1,139,629	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,095	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,240	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,626	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,974	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,794	6,594,968	
14 Seventy unit scheme (flats - higher density)	70	£703,635	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,190	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	19,937,317	18,111,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	36,550,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,336	
19 Five hundred unit scheme (flats)	500	£14,652,373	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,141	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

[illegible]

**BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£95,835	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232	
2 Two unit scheme (houses)	-	£127,780	936,448	893,449	850,451	807,452	764,453	721,454	678,457	635,459	592,460	549,462	506,464	
3 Four unit scheme (houses)	-	£138,676	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,436	
4 Seven unit scheme (flats)	-	£236,858	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	759,837	
5 Nine unit scheme (flats)	-	£200,584	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136	
6 Ten unit scheme (houses)	-	£359,804	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406	
7 Ten unit scheme (flats)	-	£214,593	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549	
8 Twenty unit scheme (houses and flats)	-	£668,614	6,651,288	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833	
9 Twenty unit scheme (flats)	-	£399,386	4,782,672	4,514,615	4,246,558	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,212	2,370,155	2,102,098	
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,242	
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,626	
12 Fifty unit scheme (flats - higher density)	-	£466,544	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,974	
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,794	6,594,968	
14 Seventy unit scheme (flats - higher density)	-	£246,590	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577	
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,545	9,970,639	8,696,822	7,423,005	6,149,190	
16 One hundred unit scheme (flats - higher density)	-	£999,378	19,937,317	18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606	
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	30,948,346	28,833,606	26,718,866	24,604,126	22,484,426	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321	
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,336	
19 Five hundred unit scheme (flats)	-	£5,134,958	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,441	
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)		£500,000 PER HA												
Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£13,438	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232	
2 Two unit scheme (houses)	2	£17,917	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,464	
3 Four unit scheme (houses)	4	£19,444	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,435	
4 Seven unit scheme (flats)	7	£33,211	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	759,835	
5 Nine unit scheme (flats)	9	£28,125	1,945,309	1,835,992	1,726,675	1,617,358	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136	
6 Ten unit scheme (houses)	10	£50,450	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406	
7 Ten unit scheme (flats)	10	£30,089	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549	
8 Twenty unit scheme (houses and flats)	20	£93,750	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833	
9 Twenty unit scheme (flats)	20	£56,000	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,095	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,242	
11 Fifty unit scheme (flats - lower density)	50	£180,208	11,209,893	10,579,339	9,948,355	9,317,140	8,686,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,626	
12 Fifty unit scheme (flats - higher density)	50	£65,417	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,974	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,794	6,594,968	
14 Seventy unit scheme (flats - higher density)	70	£34,576	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577	
15 One hundred unit scheme (flats - lower density)	100	£147,500	18,622,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,217	11,244,454	9,970,639	8,696,822	7,423,005	6,149,190	
16 One hundred unit scheme (flats - higher density)	100	£140,179	19,937,317	18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606	
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321	
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,336	
19 Five hundred unit scheme (flats)	500	£720,000	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,172	19,588,805	14,197,441	
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£282,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	



### EALING LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £10,764 psm

AH tenure

Rented 0%

SO 100% F

Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£10,175,259 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 One unit scheme (houses)	1	£273,460	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435	
2 Two unit scheme (houses)	2	£364,613	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869	
3 Four unit scheme (houses)	4	£395,705	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,933	
4 Seven unit scheme (flats)	7	£675,863	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588	
5 Nine unit scheme (flats)	9	£572,358	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,897	
6 Ten unit scheme (houses)	10	£1,026,684	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914	
7 Ten unit scheme (flats)	10	£612,333	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217	
9 Twenty unit scheme (flats)	20	£1,139,629	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774	
14 Seventy unit scheme (flats - higher density)	70	£703,635	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,912	11,933,294	10,724,678	9,516,062	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590	
19 Five hundred unit scheme (flats)	500	£14,652,373	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,903,176	18,119,596	
20 Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	

**BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

**£6,656,344**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£178,899	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435
2 Two unit scheme (houses)	2	£238,519	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869
3 Four unit scheme (houses)	4	£258,858	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,934
4 Seven unit scheme (flats)	7	£442,129	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588
5 Nine unit scheme (flats)	9	£374,419	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,895
6 Ten unit scheme (houses)	10	£671,625	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914
7 Ten unit scheme (flats)	10	£400,569	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217
9 Twenty unit scheme (flats)	20	£745,511	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952
12 Fifty unit scheme (flats - higher density)	50	£870,872	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774
14 Seventy unit scheme (flats - higher density)	70	£460,296	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,062
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	34,139,646	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590
19 Five hundred unit scheme (flats)	500	£9,585,136	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,930,176	18,119,596
20 Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£778,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

**BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

**£3,565,943**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£95,835	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435
2 Two unit scheme (houses)	-	£127,780	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869
3 Four unit scheme (houses)	-	£138,676	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,934
4 Seven unit scheme (flats)	-	£236,858	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588
5 Nine unit scheme (flats)	-	£200,584	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,895
6 Ten unit scheme (houses)	-	£359,804	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914
7 Ten unit scheme (flats)	-	£214,593	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855
8 Twenty unit scheme (houses and flats)	-	£668,614	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217
9 Twenty unit scheme (flats)	-	£399,386	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952
12 Fifty unit scheme (flats - higher density)	-	£466,544	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774
14 Seventy unit scheme (flats - higher density)	-	£246,590	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,799	8,464,312	7,095,832
16 One hundred unit scheme (flats - higher density)	-	£999,738	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,515,062
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	34,139,646	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590
19 Five hundred unit scheme (flats)	-	£5,134,958	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,930,176	18,119,596
20 Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21 Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22 Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23 Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24 Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25 Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26 Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27 Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28 Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

**£500,000 PER HA**

			Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	1	£13,438	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435	
2 Two unit scheme (houses)	2	£17,917	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869	
3 Four unit scheme (houses)	4	£19,444	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,934	
4 Seven unit scheme (flats)	7	£33,211	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588	
5 Nine unit scheme (flats)	9	£28,125	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,897	
6 Ten unit scheme (houses)	10	£50,450	4,508,985	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914	
7 Ten unit scheme (flats)	10	£30,089	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855	
8 Twenty unit scheme (houses and flats)	20	£93,750	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217	
9 Twenty unit scheme (flats)	20	£58,000	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403	
11 Fifty unit scheme (flats - lower density)	50	£180,208	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952	
12 Fifty unit scheme (flats - higher density)	50	£65,417	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774	
14 Seventy unit scheme (flats - higher density)	70	£34,576	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695	
15 One hundred unit scheme (flats - lower density)	100	£147,500	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832	
16 One hundred unit scheme (flats - higher density)	100	£140,179	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,062	
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760	
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590	
19 Five hundred unit scheme (flats)	500	£720,000	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,688,757	23,930,176	18,119,596	
20 Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	
21 Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	
22 Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	
23 Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	
24 Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	
25 Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	
26 Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	
27 Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	
28 Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	



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## Appendix 11 - Maximum CIL rates

Maximum CIL rates

Maximum CIL rates per square metre with 40% affordable housing

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£7,630,000	PER HA	Maximum CIL per square metre							
	Description	Floor area BLV	£7,260	£7,698	£8,136	£8,574	£9,012	£9,450	£9,888	£10,326	£10,764
1	One unit scheme (houses)	108	£273,460	-	-	-	-	-	146	324	503
2	Two unit scheme (houses)	215	£364,613	-	100	279	458	636	815	994	1,351
3	Four unit scheme (houses)	350	£395,705	478	657	836	1,014	1,193	1,372	1,550	1,907
4	Seven unit scheme (flats)	598	£675,863	-	-	-	-	114	261	409	556
5	Nine unit scheme (flats)	675	£572,358	-	-	93	240	388	535	683	830
6	Ten unit scheme (houses)	1,009	£1,026,684	534	707	880	1,054	1,227	1,401	1,574	1,747
7	Ten unit scheme (flats)	843	£612,333	-	75	222	370	517	665	812	959
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	78	240	401	562	723	885	1,046	1,207
9	Twenty unit scheme (flats)	1,680	£1,139,629	-	109	255	401	547	692	837	982
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	100	234	368	501	635	769	902	1,036
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	-	-	114	250	386	522	659
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	-	56	193	331	467	604	740
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	113	228	343	458	573	688	803	918
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	-	137	274	412	549	686	822	958
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	-	48	184	319	454	589	724
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	168	303	439	574	708	842	976	1,110
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	-	-	54	182	309	436	562	688
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	-	35	154	273	392	510
19	Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	-	80	195	310	424
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	-	-	-	-	-	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£4,210,000	PER HA	Maximum CIL per square metre							
	Description	Floor area BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1	One unit scheme (houses)	84	£178,889	-	132	311	489	668	847	1,025	1,204
2	Two unit scheme (houses)	167	£238,519	508	687	865	1,044	1,223	1,401	1,580	1,759
3	Four unit scheme (houses)	418	£258,858	869	1,048	1,227	1,405	1,584	1,763	1,941	2,120
4	Seven unit scheme (flats)	837	£442,129	-	63	210	357	505	652	800	947
5	Nine unit scheme (flats)	2,510	£374,419	91	239	386	534	681	828	976	1,123
6	Ten unit scheme (houses)	2,510	£671,625	885	1,059	1,232	1,406	1,579	1,752	1,926	2,099
7	Ten unit scheme (flats)	2,510	£400,569	179	326	474	621	769	916	1,063	1,211
8	Twenty unit scheme (houses and flats)	8,368	£1,248,065	430	592	753	914	1,075	1,237	1,398	1,559
9	Twenty unit scheme (flats)	8,368	£745,511	197	343	490	636	781	926	1,072	1,217
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	276	410	544	677	811	945	1,078	1,212
11	Fifty unit scheme (flats - lower density)	16,735	£2,399,057	-	135	271	407	543	679	816	952
12	Fifty unit scheme (flats - higher density)	37,654	£870,872	-	35	173	311	448	585	721	857
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	260	375	490	605	720	835	950	1,065
14	Seventy unit scheme (flats - higher density)	4,500	£460,296	42	179	317	454	592	729	865	1,001
15	One hundred unit scheme (flats - lower density)	3,000	£1,963,622	-	29	165	301	436	571	706	841
16	One hundred unit scheme (flats - higher density)	2,000	£1,866,154	294	429	564	699	834	968	1,102	1,236
17	Two hundred unit scheme (flats) with GF retail	4,500	£2,679,179	-	14	142	270	397	524	650	776
18	Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	-	-	93	212	331	450	569
19	Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	-	-	83	198	312	427
20	Two hundred unit Co-living scheme	2,500	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£2,307,533	865	865	865	865	865	1,439	1,439	1,439
23	Data Centre	2,500	£5,524,766	-	-	-	-	-	-	74	74
24	Office development	5,000	£3,328,172	-	-	-	-	-	1,334	1,334	1,334
25	Office development	20,000	£2,773,477	-	-	-	-	-	1,260	1,260	1,260
26	Hotel development (160 rooms)	1,000	£1,231,424	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	1,250	£776,574	57	57	57	57	57	57	57	57
28	Light industrial scheme	1,875	£3,328,172	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

		£2,793,156	Maximum CIL per square metre								
	Description	Floor area BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1	One unit scheme (houses)	84	£95,835	726	905	1,083	1,262	1,441	1,619	1,798	1,977
2	Two unit scheme (houses)	167	£127,780	1,023	1,202	1,381	1,559	1,738	1,916	2,095	2,274
3	Four unit scheme (houses)	418	£138,676	1,213	1,391	1,570	1,749	1,927	2,106	2,285	2,463
4	Seven unit scheme (flats)	837	£236,858	259	406	553	701	848	996	1,143	1,290
5	Nine unit scheme (flats)	2,510	£200,584	349	496	644	791	939	1,086	1,233	1,381
6	Ten unit scheme (houses)	2,510	£359,804	1,195	1,368	1,541	1,715	1,888	2,061	2,235	2,408
7	Ten unit scheme (flats)	2,510	£214,593	400	547	694	842	989	1,137	1,284	1,431
8	Twenty unit scheme (houses and flats)	8,368	£668,614	739	901	1,062	1,223	1,384	1,546	1,707	1,868
9	Twenty unit scheme (flats)	8,368	£399,386	403	549	696	842	987	1,132	1,278	1,423
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	431	565	698	832	966	1,099	1,233	1,367
11	Fifty unit scheme (flats - lower density)	16,735	£1,285,225	256	392	528	665	801	937	1,073	1,209
12	Fifty unit scheme (flats - higher density)	37,654	£466,544	1	138	276	414	551	688	824	960
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	389	504	619	734	849	964	1,079	1,193
14	Seventy unit scheme (flats - higher density)	4,500	£246,590	79	217	354	492	630	766	902	1,038
15	One hundred unit scheme (flats - lower density)	3,000	£1,051,953	-	132	268	404	539	674	809	944
16	One hundred unit scheme (flats - higher density)	2,000	£999,738	404	539	675	810	944	1,078	1,212	1,346
17	Two hundred unit scheme (flats) with GF retail	4,500	£1,435,292	-	92	219	347	475	601	727	853
18	Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	-	25	145	264	383	502	620
19	Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	-	70	186	301	415	530
20	Two hundred unit Co-living scheme	2,500	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,645	1,645	1,645
23	Data Centre	2,500	£2,959,733	270	270	270	270	270	270	440	440
24	Office development	5,000	£1,782,971	-	-	-	-	-	1,386	1,386	1,386
25	Office development	20,000	£1,485,810	-	-	-	-	-	1,346	1,346	1,346
26	Hotel development (160 rooms)	1,000	£659,699	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	1,250	£416,027	160	160	160	160	160	160	160	160
28	Light industrial scheme	1,875	£1,782,971	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

		£500,000	Maximum CIL per square metre								
	Description	Floor area BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1	One unit scheme (houses)	84	£13,438	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH
2	Two unit scheme (houses)	167	£17,917	1,493	1,671	1,850	2,029	2,207	2,386	2,564	2,743
3	Four unit scheme (houses)	418	£19,444	1,534	1,713	1,892	2,070	2,249	2,427	2,606	2,785
4	Seven unit scheme (flats)	837	£33,211	1,553	1,732	1,911	2,089	2,268	2,447	2,625	2,804
5	Nine unit scheme (flats)	2,510	£28,125	599	747	894	1,041	1,189	1,336	1,484	1,631
6	Ten unit scheme (houses)	2,510	£50,450	604	752	899	1,047	1,194	1,341	1,489	1,636
7	Ten unit scheme (flats)	2,510	£30,089	1,501	1,675	1,848	2,021	2,195	2,368	2,541	2,715
8	Twenty unit scheme (houses and flats)	8,368	£93,750	619	766	913	1,061	1,208	1,356	1,503	1,650
9	Twenty unit scheme (flats)	8,368	£56,000	1,046	1,207	1,368	1,530	1,691	1,852	2,014	2,175
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	607	754	900	1,046	1,192	1,337	1,482	1,627
11	Fifty unit scheme (flats - lower density)	16,735	£180,208	584	718	851	985	1,119	1,253	1,386	1,520



### BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

### **BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

### BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

[illegible]

### **BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

[illegible]



### **BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

### **BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000	Residual land values													
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1	One unit scheme (houses)	108	£13,438	3,093	2,937	2,782	2,627	2,471	2,316	2,161	2,005	1,850	1,695	1,539			
2	Two unit scheme (houses)	215	£17,917	3,135	2,979	2,824	2,668	2,513	2,358	2,202	2,047	1,892	1,736	1,581			
3	Four unit scheme (houses)	350	£19,444	3,154	2,998	2,843	2,688	2,532	2,377	2,221	2,066	1,911	1,755	1,600			
4	Seven unit scheme (flats)	598	£33,211	1,896	1,771	1,646	1,520	1,395	1,270	1,145	1,019	894	769	643			
5	Nine unit scheme (flats)	675	£28,125	1,902	1,776	1,651	1,526	1,400	1,275	1,150	1,025	899	774	649			
6	Ten unit scheme (houses)	1,009	£50,450	3,040	2,891	2,742	2,593	2,444	2,295	2,146	1,997	1,848	1,699	1,550			
7	Ten unit scheme (flats)	843	£30,089	1,916	1,791	1,665	1,540	1,415	1,289	1,164	1,039	913	788	663			
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,470	2,333	2,195	2,057	1,919	1,782	1,644	1,506	1,368	1,231	1,093			
9	Twenty unit scheme (flats)	1,680	£56,000	1,889	1,765	1,642	1,518	1,395	1,271	1,148	1,024	900	776	652			
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,754	1,641	1,528	1,415	1,303	1,190	1,077	964	851	739	626			
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,683	1,571	1,458	1,346	1,233	1,121	1,009	896	784	671	559			
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,281	1,168	1,056	943	831	718	604	491	378	265	152			
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,506	1,411	1,316	1,221	1,126	1,031	936	841	746	651	556			
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,294	1,182	1,069	957	844	731	618	505	391	278	165			
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,257	1,146	1,036	925	814	703	593	482	371	259	147			
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,669	1,558	1,448	1,338	1,227	1,116	1,006	895	784	673	563			
17	Two hundred unit scheme (flats) with GF retail	16,100	£201,250	1,107	1,006	905	804	703	601	500	398	296	194	92			
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	835	740	645	551	456	361	266	172	76	-	-			
19	Five hundred unit scheme (flats)	43,200	£720,000	830	733	637	541	444	348	251	153	56	-	-			
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290			
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194			
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275			
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633			
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-			
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-			
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267			
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263			
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495			
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703			



### **BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)**

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

### **BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

#### BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

[illegible]



### BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

### BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

### BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

**BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)**

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)				£500,000	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,688	3,503	3,318	3,133	2,948	2,763	2,577	2,392	2,207	2,022	1,837
2	Two unit scheme (houses)	215	£17,917	3,730	3,545	3,360	3,175	2,989	2,804	2,619	2,434	2,249	2,064	1,879
3	Four unit scheme (houses)	350	£19,444	3,749	3,564	3,379	3,194	3,009	2,823	2,638	2,453	2,268	2,083	1,898
4	Seven unit scheme (flats)	598	£33,211	2,388	2,238	2,088	1,938	1,788	1,638	1,488	1,339	1,189	1,039	889
5	Nine unit scheme (flats)	675	£28,125	2,393	2,243	2,093	1,943	1,793	1,644	1,494	1,344	1,194	1,044	894
6	Ten unit scheme (houses)	1,009	£50,450	3,618	3,440	3,262	3,084	2,906	2,728	2,550	2,373	2,195	2,017	1,839
7	Ten unit scheme (flats)	843	£30,089	2,407	2,257	2,107	1,958	1,808	1,658	1,508	1,358	1,208	1,058	909
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,008	2,843	2,679	2,514	2,349	2,185	2,020	1,856	1,691	1,526	1,362
9	Twenty unit scheme (flats)	1,680	£56,000	2,373	2,225	2,077	1,930	1,782	1,635	1,487	1,339	1,192	1,044	896
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,199	2,064	1,929	1,794	1,659	1,524	1,389	1,254	1,119	984	849
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,137	2,002	1,867	1,732	1,597	1,462	1,326	1,191	1,056	921	786
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,735	1,600	1,464	1,329	1,194	1,059	924	789	653	517	381
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,889	1,775	1,661	1,547	1,433	1,318	1,204	1,090	976	862	748
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,748	1,613	1,478	1,343	1,207	1,072	937	802	667	531	395
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,707	1,574	1,441	1,308	1,174	1,041	908	775	641	508	375
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,115	1,983	1,850	1,717	1,584	1,452	1,319	1,186	1,054	921	788
17	Two hundred unit scheme (flats) with GF retail	16,100	£201,250	1,528	1,406	1,284	1,162	1,040	918	796	673	551	428	305
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,228	1,114	1,000	886	773	659	544	430	315	200	85
19	Five hundred unit scheme (flats)	43,200	£720,000	1,210	1,095	980	865	750	635	519	404	288	172	55
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703



Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,567	1,367	1,167	967	767	567	367	167	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,415	2,215	2,015	1,815	1,615	1,415	1,215	1,015	815	615	415
3	Four unit scheme (houses)	350	£395,705	2,972	2,772	2,572	2,372	2,172	1,972	1,772	1,572	1,372	1,171	971
4	Seven unit scheme (flats)	598	£675,863	1,558	1,396	1,234	1,072	910	748	585	423	261	99	-
5	Nine unit scheme (flats)	675	£572,358	1,832	1,670	1,508	1,346	1,184	1,022	859	697	535	373	211
6	Ten unit scheme (houses)	1,009	£1,026,684	2,939	2,747	2,555	2,362	2,170	1,978	1,785	1,593	1,401	1,208	1,016
7	Ten unit scheme (flats)	843	£612,333	1,962	1,800	1,637	1,475	1,313	1,151	989	827	665	502	340
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,309	2,131	1,953	1,775	1,597	1,419	1,241	1,063	885	707	529
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,970	1,810	1,650	1,490	1,331	1,171	1,011	852	692	532	372
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,938	1,792	1,646	1,500	1,354	1,207	1,061	915	769	623	476
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,558	1,411	1,265	1,118	972	825	679	533	386	240	93
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,639	1,493	1,346	1,200	1,053	907	760	614	467	321	173
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,677	1,554	1,430	1,306	1,183	1,059	935	812	688	564	441
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,858	1,711	1,565	1,418	1,272	1,125	979	832	686	540	392
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,609	1,465	1,321	1,177	1,032	887	743	598	454	309	165
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,993	1,849	1,705	1,561	1,418	1,274	1,130	986	842	698	554
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,497	1,364	1,231	1,099	966	834	701	568	436	303	170
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,263	1,139	1,016	892	768	645	521	397	273	148	24
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,076	952	828	704	580	455	330	205	80	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,447	2,247	2,047	1,847	1,647	1,447	1,247	1,047	847	647	447
2	Two unit scheme (houses)	215	£238,519	3,002	2,802	2,602	2,402	2,202	2,002	1,801	1,601	1,401	1,201	1,001
3	Four unit scheme (houses)	350	£258,858	3,363	3,163	2,963	2,763	2,563	2,363	2,163	1,963	1,763	1,562	1,362
4	Seven unit scheme (flats)	598	£442,129	1,949	1,787	1,625	1,463	1,301	1,139	976	814	652	490	328
5	Nine unit scheme (flats)	675	£374,419	2,126	1,963	1,801	1,639	1,477	1,315	1,153	991	828	666	504
6	Ten unit scheme (houses)	1,009	£671,625	3,291	3,099	2,906	2,714	2,522	2,329	2,137	1,945	1,752	1,560	1,368
7	Ten unit scheme (flats)	843	£400,569	2,213	2,051	1,889	1,727	1,564	1,402	1,240	1,078	916	754	592
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,661	2,483	2,305	2,127	1,949	1,771	1,593	1,415	1,237	1,059	881
9	Twenty unit scheme (flats)	1,680	£745,511	2,204	2,045	1,885	1,725	1,565	1,406	1,246	1,086	926	767	607
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,114	1,968	1,822	1,676	1,529	1,383	1,237	1,091	945	798	652
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,851	1,705	1,558	1,412	1,265	1,119	972	826	679	533	386
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,756	1,610	1,463	1,317	1,171	1,024	878	731	585	438	291
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,824	1,700	1,577	1,453	1,329	1,206	1,082	958	835	711	587
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,900	1,754	1,607	1,461	1,314	1,168	1,022	875	729	582	435
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,822	1,726	1,582	1,438	1,294	1,149	1,005	860	716	571	427	282
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,119	1,975	1,831	1,687	1,543	1,399	1,255	1,112	968	824	680
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,585	1,452	1,319	1,187	1,054	922	789	656	524	391	258
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,321	1,198	1,074	951	827	704	580	456	331	207	82
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,194	1,070	946	821	697	573	448	323	198	73	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943	Residual land values										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,220	3,020	2,820	2,619	2,419	2,219	2,019	1,819	1,619	1,419	1,219
2	Two unit scheme (houses)	215	£127,780	3,517	3,317	3,117	2,917	2,717	2,517	2,317	2,117	1,916	1,716	1,516
3	Four unit scheme (houses)	350	£138,676	3,706	3,506	3,306	3,106	2,906	2,706	2,506	2,306	2,106	1,906	1,706
4	Seven unit scheme (flats)	598	£236,858	2,293	2,130	1,968	1,806	1,644	1,482	1,320	1,158	996	833	671
5	Nine unit scheme (flats)	675	£200,584	2,383	2,221	2,059	1,897	1,734	1,572	1,410	1,248	1,086	924	762
6	Ten unit scheme (houses)	1,009	£359,804	3,600	3,408	3,216	3,023	2,831	2,639	2,446	2,254	2,061	1,869	1,677
7	Ten unit scheme (flats)	843	£214,593	2,434	2,272	2,109	1,947	1,785	1,623	1,461	1,299	1,137	975	812
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,970	2,792	2,614	2,436	2,258	2,080	1,902	1,724	1,546	1,368	1,190
9	Twenty unit scheme (flats)	1,680	£399,386	2,410	2,251	2,091	1,931	1,771	1,612	1,452	1,292	1,132	973	813
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,269	2,123	1,976	1,830	1,684	1,538	1,392	1,245	1,099	953	807
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,109	1,962	1,816	1,669	1,523	1,376	1,230	1,083	937	790	644
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,859	1,713	1,566	1,420	1,274	1,127	981	834	688	541	394
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,953	1,829	1,705	1,582	1,458	1,334	1,211	1,087	964	840	716
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,938	1,791	1,645	1,498	1,352	1,205	1,059	913	766	620	472
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,829	1,685	1,541	1,397	1,252	1,108	963	819	674	530	385
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,229	2,085	1,941	1,797	1,654	1,510	1,366	1,222	1,078	934	790
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,662	1,529	1,397	1,264	1,131	999	866	734	601	468	335
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,373	1,249	1,126	1,002	879	755	632	507	383	258	134
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,297	1,173	1,049	924	800	676	551	426	301	176	50
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208



Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,865	1,650	1,435	1,220	1,005	790	575	361	146	-	-
2	Two unit scheme (houses)	215	£364,613	2,713	2,498	2,283	2,068	1,853	1,638	1,423	1,208	994	779	564
3	Four unit scheme (houses)	350	£395,705	3,270	3,055	2,840	2,625	2,410	2,195	1,980	1,765	1,550	1,335	1,120
4	Seven unit scheme (flats)	598	£675,863	1,804	1,629	1,455	1,281	1,106	932	757	583	409	234	60
5	Nine unit scheme (flats)	675	£572,358	2,078	1,903	1,729	1,555	1,380	1,206	1,031	857	683	508	334
6	Ten unit scheme (houses)	1,009	£1,026,684	3,228	3,021	2,815	2,608	2,401	2,194	1,988	1,781	1,574	1,367	1,160
7	Ten unit scheme (flats)	843	£612,333	2,207	2,033	1,858	1,684	1,510	1,335	1,161	986	812	638	463
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,578	2,386	2,195	2,003	1,812	1,620	1,429	1,238	1,046	855	663
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,212	2,040	1,868	1,696	1,524	1,353	1,181	1,009	837	665	493
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,161	2,004	1,846	1,689	1,532	1,374	1,217	1,060	902	745	588
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,784	1,627	1,469	1,311	1,154	996	838	680	522	365	207
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,866	1,708	1,550	1,393	1,235	1,077	919	761	604	446	288
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,868	1,735	1,602	1,469	1,336	1,203	1,070	936	803	670	537
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,085	1,927	1,769	1,611	1,453	1,296	1,138	980	822	664	507
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,832	1,677	1,522	1,367	1,212	1,056	901	745	589	433	278
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,216	2,061	1,906	1,751	1,596	1,441	1,286	1,131	976	821	666
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,705	1,563	1,420	1,278	1,135	991	848	705	562	419	276
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,459	1,326	1,192	1,059	926	792	659	525	392	257	123
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,264	1,131	998	865	731	598	464	330	195	60	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,745	2,530	2,315	2,100	1,885	1,670	1,455	1,240	1,025	810	596
2	Two unit scheme (houses)	215	£238,519	3,299	3,084	2,870	2,655	2,440	2,225	2,010	1,795	1,580	1,365	1,150
3	Four unit scheme (houses)	350	£258,858	3,661	3,446	3,231	3,016	2,801	2,586	2,371	2,156	1,941	1,726	1,511
4	Seven unit scheme (flats)	598	£442,129	2,195	2,020	1,846	1,672	1,497	1,323	1,148	974	800	625	451
5	Nine unit scheme (flats)	675	£374,419	2,371	2,197	2,022	1,848	1,673	1,499	1,325	1,150	976	801	627
6	Ten unit scheme (houses)	1,009	£671,625	3,580	3,373	3,167	2,960	2,753	2,546	2,339	2,133	1,926	1,719	1,512
7	Ten unit scheme (flats)	843	£400,569	2,459	2,284	2,110	1,935	1,761	1,587	1,412	1,238	1,063	889	714
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,930	2,738	2,547	2,355	2,164	1,972	1,781	1,589	1,398	1,206	1,015
9	Twenty unit scheme (flats)	1,680	£745,511	2,446	2,274	2,103	1,931	1,759	1,587	1,415	1,243	1,072	900	728
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,337	2,180	2,022	1,865	1,708	1,550	1,393	1,236	1,078	921	764
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,077	1,920	1,762	1,605	1,447	1,289	1,131	973	816	658	500
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,983	1,826	1,668	1,510	1,352	1,194	1,037	879	721	563	405
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,014	1,881	1,748	1,615	1,482	1,349	1,216	1,083	950	817	683
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,127	1,969	1,812	1,654	1,496	1,338	1,180	1,023	865	707	549
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,949	1,794	1,639	1,484	1,329	1,174	1,018	862	706	551	395
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,342	2,187	2,032	1,877	1,722	1,567	1,412	1,257	1,102	947	792
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,793	1,651	1,508	1,366	1,223	1,079	936	793	650	507	364
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,518	1,384	1,251	1,118	984	851	717	584	450	316	182
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,381	1,248	1,116	982	849	715	581	447	312	178	43
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,517	3,302	3,087	2,873	2,658	2,443	2,228	2,013	1,798	1,583	1,368
2	Two unit scheme (houses)	215	£127,780	3,814	3,600	3,385	3,170	2,955	2,740	2,525	2,310	2,095	1,880	1,665
3	Four unit scheme (houses)	350	£138,676	4,004	3,789	3,574	3,359	3,144	2,929	2,714	2,499	2,285	2,070	1,855
4	Seven unit scheme (flats)	598	£236,858	2,538	2,364	2,189	2,015	1,841	1,666	1,492	1,317	1,143	968	794
5	Nine unit scheme (flats)	675	£200,584	2,629	2,454	2,280	2,105	1,931	1,757	1,582	1,408	1,233	1,059	884
6	Ten unit scheme (houses)	1,009	£359,804	3,889	3,682	3,476	3,269	3,062	2,855	2,648	2,442	2,235	2,028	1,821
7	Ten unit scheme (flats)	843	£214,593	2,679	2,505	2,331	2,156	1,982	1,807	1,633	1,458	1,284	1,110	935
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,239	3,047	2,856	2,664	2,473	2,281	2,090	1,898	1,707	1,515	1,324
9	Twenty unit scheme (flats)	1,680	£399,386	2,652	2,481	2,309	2,137	1,965	1,793	1,621	1,449	1,278	1,106	934
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,492	2,334	2,177	2,020	1,862	1,705	1,548	1,390	1,233	1,076	918
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,335	2,178	2,020	1,862	1,704	1,546	1,389	1,231	1,073	915	757
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,086	1,929	1,771	1,613	1,455	1,297	1,140	982	824	666	508
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,143	2,010	1,877	1,744	1,611	1,478	1,345	1,212	1,079	945	812
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,165	2,007	1,849	1,691	1,534	1,376	1,218	1,060	902	744	587
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,052	1,897	1,742	1,587	1,432	1,277	1,121	965	809	654	498
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,452	2,297	2,142	1,987	1,832	1,677	1,522	1,367	1,212	1,057	902
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,870	1,728	1,585	1,443	1,300	1,157	1,014	870	727	584	441
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,569	1,436	1,302	1,169	1,036	902	769	636	502	368	233
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,484	1,351	1,219	1,085	952	818	684	550	415	281	146
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208



Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,163	1,933	1,703	1,473	1,243	1,014	784	554	324	94	-
2	Two unit scheme (houses)	215	£364,613	3,011	2,781	2,551	2,321	2,091	1,862	1,632	1,402	1,172	942	713
3	Four unit scheme (houses)	350	£395,705	3,567	3,337	3,108	2,878	2,648	2,418	2,188	1,959	1,729	1,499	1,269
4	Seven unit scheme (flats)	598	£675,863	2,050	1,863	1,676	1,489	1,303	1,116	929	743	556	369	183
5	Nine unit scheme (flats)	675	£572,358	2,324	2,137	1,950	1,763	1,577	1,390	1,203	1,017	830	643	457
6	Ten unit scheme (houses)	1,009	£1,026,684	3,517	3,296	3,075	2,854	2,632	2,411	2,190	1,969	1,747	1,526	1,305
7	Ten unit scheme (flats)	843	£612,333	2,453	2,266	2,080	1,893	1,706	1,519	1,333	1,146	959	773	586
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,847	2,642	2,437	2,232	2,027	1,822	1,617	1,412	1,207	1,002	797
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,454	2,270	2,086	1,902	1,718	1,534	1,350	1,166	982	798	614
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,384	2,215	2,047	1,878	1,710	1,542	1,373	1,205	1,036	868	699
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,010	1,841	1,672	1,503	1,335	1,166	997	828	659	489	320
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,093	1,924	1,755	1,586	1,416	1,247	1,078	909	740	571	402
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,058	1,916	1,773	1,631	1,488	1,346	1,203	1,061	918	775	632
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,312	2,142	1,973	1,804	1,635	1,466	1,297	1,128	958	789	620
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,055	1,889	1,723	1,557	1,391	1,224	1,058	891	724	557	390
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,440	2,273	2,107	1,941	1,775	1,609	1,442	1,276	1,110	944	778
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,914	1,761	1,608	1,455	1,302	1,149	996	842	688	535	381
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,655	1,512	1,369	1,226	1,083	939	796	653	510	367	222
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,451	1,309	1,167	1,025	883	740	597	454	310	166	21
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,042	2,813	2,583	2,353	2,123	1,893	1,664	1,434	1,204	974	744
2	Two unit scheme (houses)	215	£238,519	3,597	3,367	3,138	2,908	2,678	2,448	2,218	1,988	1,759	1,529	1,299
3	Four unit scheme (houses)	350	£258,858	3,958	3,728	3,499	3,269	3,039	2,809	2,579	2,350	2,120	1,890	1,660
4	Seven unit scheme (flats)	598	£442,129	2,441	2,254	2,067	1,880	1,694	1,507	1,320	1,134	947	760	574
5	Nine unit scheme (flats)	675	£374,419	2,617	2,430	2,243	2,057	1,870	1,683	1,497	1,310	1,123	936	750
6	Ten unit scheme (houses)	1,009	£671,625	3,869	3,648	3,427	3,205	2,984	2,763	2,542	2,320	2,099	1,878	1,657
7	Ten unit scheme (flats)	843	£400,569	2,704	2,518	2,331	2,144	1,957	1,771	1,584	1,397	1,211	1,024	837
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,199	2,994	2,789	2,584	2,379	2,174	1,969	1,764	1,559	1,354	1,149
9	Twenty unit scheme (flats)	1,680	£745,511	2,688	2,504	2,320	2,137	1,953	1,769	1,585	1,401	1,217	1,033	849
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,560	2,391	2,223	2,054	1,886	1,717	1,549	1,381	1,212	1,044	875
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,303	2,134	1,965	1,797	1,628	1,459	1,290	1,121	952	783	613
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,210	2,041	1,872	1,703	1,534	1,365	1,195	1,026	857	688	519
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,205	2,062	1,920	1,777	1,635	1,492	1,350	1,207	1,065	922	779
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,354	2,185	2,016	1,847	1,678	1,508	1,339	1,170	1,001	832	663
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,173	2,006	1,840	1,674	1,508	1,342	1,175	1,009	841	674	507
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,565	2,399	2,233	2,067	1,900	1,734	1,568	1,402	1,236	1,069	903
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,002	1,849	1,696	1,543	1,390	1,237	1,084	930	776	623	469
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,713	1,571	1,428	1,284	1,141	998	855	712	569	425	281
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,569	1,426	1,284	1,142	1,000	857	714	571	427	283	139
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,815	3,585	3,355	3,126	2,896	2,666	2,436	2,206	1,977	1,747	1,517
2	Two unit scheme (houses)	215	£127,780	4,112	3,882	3,653	3,423	3,193	2,963	2,733	2,504	2,274	2,044	1,814
3	Four unit scheme (houses)	350	£138,676	4,302	4,072	3,842	3,612	3,382	3,153	2,923	2,693	2,463	2,233	2,004
4	Seven unit scheme (flats)	598	£236,858	2,784	2,597	2,411	2,224	2,037	1,850	1,664	1,477	1,290	1,104	917
5	Nine unit scheme (flats)	675	£200,584	2,874	2,688	2,501	2,314	2,128	1,941	1,754	1,567	1,381	1,194	1,007
6	Ten unit scheme (houses)	1,009	£359,804	4,178	3,957	3,736	3,514	3,293	3,072	2,851	2,630	2,408	2,187	1,966
7	Ten unit scheme (flats)	843	£214,593	2,925	2,738	2,552	2,365	2,178	1,992	1,805	1,618	1,431	1,245	1,058
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,508	3,303	3,098	2,893	2,688	2,483	2,278	2,073	1,868	1,663	1,458
9	Twenty unit scheme (flats)	1,680	£399,386	2,894	2,710	2,526	2,343	2,159	1,975	1,791	1,607	1,423	1,239	1,055
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,714	2,546	2,377	2,209	2,040	1,872	1,703	1,535	1,367	1,198	1,030
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,560	2,392	2,223	2,054	1,885	1,717	1,548	1,378	1,209	1,040	871
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,313	2,144	1,975	1,806	1,637	1,468	1,298	1,129	960	791	622
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,333	2,191	2,048	1,906	1,763	1,621	1,478	1,336	1,193	1,051	908
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,392	2,223	2,053	1,884	1,715	1,546	1,377	1,208	1,038	869	700
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,276	2,109	1,943	1,777	1,611	1,445	1,278	1,112	944	777	610
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,676	2,509	2,343	2,177	2,011	1,845	1,678	1,512	1,346	1,180	1,014
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,079	1,926	1,773	1,620	1,467	1,314	1,161	1,007	853	700	546
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,765	1,622	1,479	1,336	1,193	1,050	906	763	620	477	332
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,672	1,529	1,387	1,245	1,103	960	817	674	530	386	242
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208



Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	14
2	Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	861
3	Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,418
4	Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	305
5	Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	579
6	Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,449
7	Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	709
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	932
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,696	2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	735
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	811
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,235	2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	434
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	515
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,248	2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	728
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	734
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	503
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,663	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	889
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	486
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	321
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	117
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	893
2	Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448
3	Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809
4	Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	696
5	Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	873
6	Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,801
7	Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	960
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,284
9	Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	970
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	986
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	727
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	632
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	875
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	776
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	620
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,015
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	574
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	380
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	234
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666	
2 Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963	
3 Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152	
4 Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040	
5 Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130	
6 Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110	
7 Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181	
8 Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593	
9 Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984	
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004	
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	1,125	
17 Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	651	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	
23 Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440	
24 Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	
25 Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	
26 Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190	
27 Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160	
28 Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208	

## Appendix 12 - CIL viability (CIL as input)



EALING CIL

Aff Hsg: 40%  
Mkt value: £5,595 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£173,893	£165,169	-5%	£162,261	-7%	£159,353	-8%
2	Two unit scheme (houses)	2	£347,786	£330,338	-5%	£324,522	-7%	£318,706	-8%
3	Four unit scheme (houses)	4	£563,123	£534,719	-5%	£525,251	-7%	£515,784	-8%
4	Seven unit scheme (flats)	7	£391,432	£342,999	-12%	£326,856	-16%	£310,712	-21%
5	Nine unit scheme (flats)	9	£436,156	£381,469	-13%	£363,241	-17%	£345,012	-21%
6	Ten unit scheme (houses)	10	£1,565,064	£1,483,318	-5%	£1,456,069	-7%	£1,428,820	-9%
7	Ten unit scheme (flats)	10	£551,345	£483,088	-12%	£460,336	-17%	£437,584	-21%
8	Twenty unit scheme (houses and flats)	20	£2,054,889	£1,905,227	-7%	£1,855,320	-10%	£1,804,727	-12%
9	Twenty unit scheme (flats)	20	£1,076,182	£940,189	-13%	£894,857	-17%	£849,525	-21%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,716,241	£1,467,881	-14%	£1,388,396	-19%	£1,308,910	-24%
11	Fifty unit scheme (flats - lower density)	50	£2,391,955	£2,048,177	-14%	£1,933,585	-19%	£1,818,993	-24%
12	Fifty unit scheme (flats - higher density)	50	£469,393	£157,411	-66%	£53,417	-89%	£-52,602	-111%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£3,450,927	£3,001,590	-13%	£2,833,519	-18%	£2,665,449	-23%
14	Seventy unit scheme (flats - higher density)	70	£697,800	£244,332	-65%	£93,176	-87%	£-60,479	-109%
15	One hundred unit scheme (flats - lower density)	100	£1,008,919	£306,056	-70%	£71,768	-93%	£-164,820	-116%
16	One hundred unit scheme (flats - higher density)	100	£4,174,094	£3,559,350	-15%	£3,354,435	-20%	£3,149,521	-25%
17	Two hundred unit scheme (flats) with GF retail	200	£838,253	£-465,028	-155%	£-900,177	-207%	£-1,335,327	-259%
18	Three hundred unit scheme (flats) with GF retail	300	£-3,662,459	£-5,555,004	-52%	£-6,183,554	-69%	£-6,812,104	-86%
19	Five hundred unit scheme (flats)	500	£-7,085,448	£-10,540,506	-49%	£-11,716,162	-65%	£-12,891,817	-82%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	£-22,971,636	£-25,231,583	-10%	£-25,984,899	-13%	£-26,738,214	-16%
25	Office development	-	£-11,489,668	£-12,619,642	-10%	£-12,996,299	-13%	£-13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

EALING CIL

Aff Hsg: 40%  
Mkt value: £7,698 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£193,096	£184,373	-5%	£181,465	-6%	£178,557	-8%
2	Two unit scheme (houses)	2	£386,193	£368,746	-5%	£362,929	-6%	£357,114	-8%
3	Four unit scheme (houses)	4	£625,646	£597,242	-5%	£587,775	-6%	£578,307	-8%
4	Seven unit scheme (flats)	7	£479,540	£431,109	-10%	£414,965	-13%	£398,821	-17%
5	Nine unit scheme (flats)	9	£535,643	£480,957	-10%	£462,728	-14%	£444,500	-17%
6	Ten unit scheme (houses)	10	£1,740,022	£1,658,276	-5%	£1,631,028	-6%	£1,603,779	-8%
7	Ten unit scheme (flats)	10	£675,519	£607,263	-10%	£584,511	-13%	£561,758	-17%
8	Twenty unit scheme (houses and flats)	20	£2,357,267	£2,207,605	-6%	£2,157,718	-8%	£2,107,831	-11%
9	Twenty unit scheme (flats)	20	£1,322,241	£1,186,246	-10%	£1,140,914	-14%	£1,095,584	-17%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,092,866	£1,844,505	-12%	£1,765,020	-16%	£1,685,534	-19%
11	Fifty unit scheme (flats - lower density)	50	£2,981,130	£2,642,149	-11%	£2,528,750	-15%	£2,414,158	-19%
12	Fifty unit scheme (flats - higher density)	50	£1,009,513	£697,531	-31%	£593,537	-41%	£489,542	-52%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,189,784	£3,740,595	-11%	£3,574,870	-15%	£3,409,144	-19%
14	Seventy unit scheme (flats - higher density)	70	£1,482,867	£1,029,399	-31%	£878,242	-41%	£727,087	-51%
15	One hundred unit scheme (flats - lower density)	100	£2,218,488	£1,515,625	-32%	£1,281,337	-42%	£1,047,049	-53%
16	One hundred unit scheme (flats - higher density)	100	£5,234,739	£4,619,995	-12%	£4,415,080	-16%	£4,210,166	-20%
17	Two hundred unit scheme (flats) with GF retail	200	£2,911,787	£1,623,184	-44%	£1,194,107	-59%	£765,029	-74%
18	Three hundred unit scheme (flats) with GF retail	300	-£848,799	-£2,717,834	-220%	-£3,337,614	-293%	-£3,957,394	-366%
19	Five hundred unit scheme (flats)	500	-£1,929,686	-£5,369,121	-178%	-£6,528,372	-238%	-£7,687,623	-298%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



EALING CIL

Aff Hsg: 40%  
Mkt value: £8,136 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£212,300	£203,577	-4%	£200,668	-5%	£197,760	-7%
2	Two unit scheme (houses)	2	£424,601	£407,153	-4%	£401,337	-5%	£395,521	-7%
3	Four unit scheme (houses)	4	£688,169	£659,767	-4%	£650,298	-6%	£640,831	-7%
4	Seven unit scheme (flats)	7	£567,649	£519,217	-9%	£503,073	-11%	£486,929	-14%
5	Nine unit scheme (flats)	9	£635,130	£580,444	-9%	£562,215	-11%	£543,986	-14%
6	Ten unit scheme (houses)	10	£1,914,980	£1,833,235	-4%	£1,805,986	-6%	£1,778,738	-7%
7	Ten unit scheme (flats)	10	£799,694	£731,437	-9%	£708,685	-11%	£685,933	-14%
8	Twenty unit scheme (houses and flats)	20	£2,659,645	£2,509,984	-6%	£2,460,097	-8%	£2,410,210	-9%
9	Twenty unit scheme (flats)	20	£1,568,298	£1,432,303	-9%	£1,386,973	-12%	£1,341,641	-14%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,469,490	£2,221,129	-10%	£2,141,644	-13%	£2,062,158	-16%
11	Fifty unit scheme (flats - lower density)	50	£3,570,172	£3,231,192	-9%	£3,118,198	-13%	£3,005,205	-16%
12	Fifty unit scheme (flats - higher density)	50	£1,549,635	£1,237,651	-20%	£1,133,657	-27%	£1,029,663	-34%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,928,641	£4,479,452	-9%	£4,313,727	-12%	£4,148,002	-16%
14	Seventy unit scheme (flats - higher density)	70	£2,267,933	£1,814,465	-20%	£1,663,310	-27%	£1,512,153	-33%
15	One hundred unit scheme (flats - lower density)	100	£3,428,057	£2,725,194	-21%	£2,490,906	-27%	£2,256,618	-34%
16	One hundred unit scheme (flats - higher density)	100	£6,295,384	£5,680,640	-10%	£5,475,725	-13%	£5,270,810	-16%
17	Two hundred unit scheme (flats) with GF retail	200	£4,966,835	£3,688,137	-26%	£3,265,048	-34%	£2,841,957	-43%
18	Three hundred unit scheme (flats) with GF retail	300	£1,937,444	£94,488	-95%	-£523,955	-127%	-£1,143,735	-159%
19	Five hundred unit scheme (flats)	500	£3,145,044	-£213,359	-107%	-£1,372,610	-144%	-£2,531,862	-181%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

EALING CIL

Aff Hsg: 40%  
Mkt value: £8,574 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£231,504	£222,780	-4%	£219,872	-5%	£216,964	-6%
2	Two unit scheme (houses)	2	£463,008	£445,560	-4%	£439,744	-5%	£433,928	-6%
3	Four unit scheme (houses)	4	£750,693	£722,290	-4%	£712,823	-5%	£703,354	-6%
4	Seven unit scheme (flats)	7	£655,757	£607,326	-7%	£591,182	-10%	£575,037	-12%
5	Nine unit scheme (flats)	9	£734,617	£679,930	-7%	£661,702	-10%	£643,473	-12%
6	Ten unit scheme (houses)	10	£2,089,939	£2,008,193	-4%	£1,980,945	-5%	£1,953,696	-7%
7	Ten unit scheme (flats)	10	£923,868	£855,612	-7%	£832,859	-10%	£810,107	-12%
8	Twenty unit scheme (houses and flats)	20	£2,962,024	£2,812,362	-5%	£2,762,475	-7%	£2,712,588	-8%
9	Twenty unit scheme (flats)	20	£1,813,926	£1,678,361	-7%	£1,633,030	-10%	£1,587,698	-12%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,846,114	£2,597,754	-9%	£2,518,268	-12%	£2,438,782	-14%
11	Fifty unit scheme (flats - lower density)	50	£4,159,215	£3,820,234	-8%	£3,707,241	-11%	£3,594,248	-14%
12	Fifty unit scheme (flats - higher density)	50	£2,089,755	£1,777,772	-15%	£1,673,778	-20%	£1,569,783	-25%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£5,667,498	£5,218,309	-8%	£5,052,584	-11%	£4,886,859	-14%
14	Seventy unit scheme (flats - higher density)	70	£3,053,000	£2,599,533	-15%	£2,448,376	-20%	£2,297,221	-25%
15	One hundred unit scheme (flats - lower density)	100	£4,627,571	£3,934,515	-15%	£3,700,475	-20%	£3,466,187	-25%
16	One hundred unit scheme (flats - higher density)	100	£7,356,029	£6,741,285	-8%	£6,536,369	-11%	£6,331,455	-14%
17	Two hundred unit scheme (flats) with GF retail	200	£7,021,882	£5,743,185	-18%	£5,320,095	-24%	£4,897,005	-30%
18	Three hundred unit scheme (flats) with GF retail	300	£4,695,804	£2,868,887	-39%	£2,257,756	-52%	£1,646,624	-65%
19	Five hundred unit scheme (flats)	500	£8,159,557	£4,815,437	-41%	£3,688,312	-55%	£2,561,185	-69%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



EALING CIL

Aff Hsg: 40%  
Mkt value: £9,012 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£250,708	£241,984	-3%	£239,076	-5%	£236,168	-6%
2	Two unit scheme (houses)	2	£501,415	£483,967	-3%	£478,151	-5%	£472,336	-6%
3	Four unit scheme (houses)	4	£813,217	£784,813	-3%	£775,346	-5%	£765,877	-6%
4	Seven unit scheme (flats)	7	£743,866	£695,434	-7%	£679,290	-9%	£663,146	-11%
5	Nine unit scheme (flats)	9	£834,104	£779,418	-7%	£761,189	-9%	£742,961	-11%
6	Ten unit scheme (houses)	10	£2,264,897	£2,183,151	-4%	£2,155,902	-5%	£2,128,654	-6%
7	Ten unit scheme (flats)	10	£1,048,043	£979,786	-7%	£957,034	-9%	£934,282	-11%
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,114,741	-5%	£3,064,854	-6%	£3,014,967	-8%
9	Twenty unit scheme (flats)	20	£2,057,879	£1,923,782	-7%	£1,879,083	-9%	£1,833,757	-11%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,974,378	-8%	£2,894,892	-10%	£2,815,406	-13%
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,409,277	-7%	£4,296,284	-10%	£4,183,290	-12%
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,317,892	-12%	£2,213,898	-16%	£2,109,904	-20%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,406,355	£5,957,166	-7%	£5,791,442	-10%	£5,625,716	-12%
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,384,599	-12%	£3,233,443	-16%	£3,082,287	-20%
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£5,130,274	-12%	£4,899,256	-16%	£4,668,237	-20%
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,801,930	-7%	£7,597,014	-10%	£7,392,099	-12%
17	Two hundred unit scheme (flats) with GF retail	200	£9,076,930	£7,798,232	-14%	£7,375,142	-19%	£6,952,053	-23%
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£5,617,411	-24%	£5,014,807	-33%	£4,412,203	-41%
19	Five hundred unit scheme (flats)	500	£13,169,120	£9,829,950	-25%	£8,702,825	-34%	£7,575,700	-42%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

EALING CIL

Aff Hsg: 40%  
Mkt value: £9,450 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£269,911	£261,187	-3%	£258,280	-4%	£255,372	-5%
2	Two unit scheme (houses)	2	£539,823	£522,375	-3%	£516,559	-4%	£510,742	-5%
3	Four unit scheme (houses)	4	£875,741	£847,337	-3%	£837,869	-4%	£828,402	-5%
4	Seven unit scheme (flats)	7	£831,975	£783,543	-6%	£767,399	-8%	£751,255	-10%
5	Nine unit scheme (flats)	9	£933,591	£878,905	-6%	£860,676	-8%	£842,447	-10%
6	Ten unit scheme (houses)	10	£2,439,856	£2,358,110	-3%	£2,330,861	-4%	£2,303,612	-6%
7	Ten unit scheme (flats)	10	£1,172,217	£1,103,961	-6%	£1,081,209	-8%	£1,058,457	-10%
8	Twenty unit scheme (houses and flats)	20	£3,566,781	£3,417,119	-4%	£3,367,232	-6%	£3,317,345	-7%
9	Twenty unit scheme (flats)	20	£2,301,832	£2,167,735	-6%	£2,123,036	-8%	£2,078,338	-10%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,599,362	£3,351,002	-7%	£3,271,516	-9%	£3,192,030	-11%
11	Fifty unit scheme (flats - lower density)	50	£5,337,300	£4,998,320	-6%	£4,885,327	-8%	£4,772,333	-11%
12	Fifty unit scheme (flats - higher density)	50	£3,166,077	£2,858,012	-10%	£2,754,019	-13%	£2,650,025	-16%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,145,212	£6,696,023	-6%	£6,530,298	-9%	£6,364,573	-11%
14	Seventy unit scheme (flats - higher density)	70	£4,617,221	£4,169,665	-10%	£4,018,510	-13%	£3,867,354	-16%
15	One hundred unit scheme (flats - lower density)	100	£7,019,089	£6,326,033	-10%	£6,095,014	-13%	£5,863,996	-16%
16	One hundred unit scheme (flats - higher density)	100	£9,462,783	£8,856,617	-6%	£8,654,561	-9%	£8,452,506	-11%
17	Two hundred unit scheme (flats) with GF retail	200	£11,109,981	£9,849,126	-11%	£9,430,190	-15%	£9,007,100	-19%
18	Three hundred unit scheme (flats) with GF retail	300	£10,173,499	£8,356,258	-18%	£7,753,654	-24%	£7,151,050	-30%
19	Five hundred unit scheme (flats)	500	£18,123,422	£14,825,963	-18%	£13,714,565	-24%	£12,590,213	-31%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



EALING CIL

Aff Hsg: 40%  
Mkt value: £9,888 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£289,115	£280,391	-3%	£277,483	-4%	£274,575	-5%
2	Two unit scheme (houses)	2	£578,230	£560,782	-3%	£554,966	-4%	£549,150	-5%
3	Four unit scheme (houses)	4	£938,264	£909,860	-3%	£900,393	-4%	£890,925	-5%
4	Seven unit scheme (flats)	7	£920,083	£871,651	-5%	£855,508	-7%	£839,364	-9%
5	Nine unit scheme (flats)	9	£1,033,078	£978,392	-5%	£960,163	-7%	£941,934	-9%
6	Ten unit scheme (houses)	10	£2,614,814	£2,533,068	-3%	£2,505,820	-4%	£2,478,571	-5%
7	Ten unit scheme (flats)	10	£1,296,392	£1,228,136	-5%	£1,205,384	-7%	£1,182,632	-9%
8	Twenty unit scheme (houses and flats)	20	£3,869,159	£3,719,497	-4%	£3,669,610	-5%	£3,619,723	-6%
9	Twenty unit scheme (flats)	20	£2,545,785	£2,411,688	-5%	£2,366,989	-7%	£2,322,290	-9%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,975,986	£3,727,626	-6%	£3,648,141	-8%	£3,568,654	-10%
11	Fifty unit scheme (flats - lower density)	50	£5,926,343	£5,587,363	-6%	£5,474,369	-8%	£5,361,376	-10%
12	Fifty unit scheme (flats - higher density)	50	£3,700,642	£3,393,012	-8%	£3,290,469	-11%	£3,187,926	-14%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,884,069	£7,434,881	-6%	£7,269,155	-8%	£7,103,430	-10%
14	Seventy unit scheme (flats - higher density)	70	£5,394,213	£4,947,072	-8%	£4,798,025	-11%	£4,648,978	-14%
15	One hundred unit scheme (flats - lower density)	100	£8,214,847	£7,521,792	-8%	£7,290,773	-11%	£7,059,755	-14%
16	One hundred unit scheme (flats - higher density)	100	£10,514,306	£9,908,140	-6%	£9,706,084	-8%	£9,504,028	-10%
17	Two hundred unit scheme (flats) with GF retail	200	£13,142,957	£11,882,102	-10%	£11,464,915	-13%	£11,047,729	-16%
18	Three hundred unit scheme (flats) with GF retail	300	£12,912,346	£11,095,105	-14%	£10,492,501	-19%	£9,889,897	-23%
19	Five hundred unit scheme (flats)	500	£23,077,724	£19,780,266	-14%	£18,668,867	-19%	£17,557,469	-24%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

EALING CIL

Aff Hsg: 40%  
Mkt value: £10,326 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£308,319	£299,595	-3%	£296,686	-4%	£293,778	-5%
2	Two unit scheme (houses)	2	£616,637	£599,189	-3%	£593,374	-4%	£587,558	-5%
3	Four unit scheme (houses)	4	£1,000,787	£972,385	-3%	£962,916	-4%	£953,448	-5%
4	Seven unit scheme (flats)	7	£1,008,192	£959,761	-5%	£943,616	-6%	£927,472	-8%
5	Nine unit scheme (flats)	9	£1,132,566	£1,077,878	-5%	£1,059,650	-6%	£1,041,421	-8%
6	Ten unit scheme (houses)	10	£2,789,772	£2,708,027	-3%	£2,680,778	-4%	£2,653,530	-5%
7	Ten unit scheme (flats)	10	£1,420,567	£1,352,310	-5%	£1,329,558	-6%	£1,306,806	-8%
8	Twenty unit scheme (houses and flats)	20	£4,171,538	£4,021,876	-4%	£3,971,989	-5%	£3,922,102	-6%
9	Twenty unit scheme (flats)	20	£2,789,738	£2,655,641	-5%	£2,610,942	-6%	£2,566,243	-8%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,352,610	£4,104,250	-6%	£4,024,765	-8%	£3,945,278	-9%
11	Fifty unit scheme (flats - lower density)	50	£6,515,385	£6,176,406	-5%	£6,063,412	-7%	£5,950,418	-9%
12	Fifty unit scheme (flats - higher density)	50	£4,235,207	£3,927,577	-7%	£3,825,033	-10%	£3,722,491	-12%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£8,622,470	£8,173,738	-5%	£8,008,012	-7%	£7,842,287	-9%
14	Seventy unit scheme (flats - higher density)	70	£6,171,204	£5,724,063	-7%	£5,575,017	-10%	£5,425,970	-12%
15	One hundred unit scheme (flats - lower density)	100	£9,410,606	£8,717,551	-7%	£8,486,532	-10%	£8,255,513	-12%
16	One hundred unit scheme (flats - higher density)	100	£11,565,828	£10,959,662	-5%	£10,757,606	-7%	£10,555,551	-9%
17	Two hundred unit scheme (flats) with GF retail	200	£15,175,932	£13,915,077	-8%	£13,497,890	-11%	£13,080,704	-14%
18	Three hundred unit scheme (flats) with GF retail	300	£15,628,102	£13,833,952	-11%	£13,231,348	-15%	£12,628,744	-19%
19	Five hundred unit scheme (flats)	500	£28,032,025	£24,734,567	-12%	£23,623,168	-16%	£22,511,770	-20%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%



EALING CIL

Aff Hsg: 40%  
Mkt value: £10,764 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£327,523	£318,798	-3%	£315,890	-4%	£312,982	-4%
2	Two unit scheme (houses)	2	£655,044	£637,597	-3%	£631,780	-4%	£625,965	-4%
3	Four unit scheme (houses)	4	£1,063,311	£1,034,908	-3%	£1,025,439	-4%	£1,015,972	-4%
4	Seven unit scheme (flats)	7	£1,096,300	£1,047,869	-4%	£1,031,725	-6%	£1,015,581	-7%
5	Nine unit scheme (flats)	9	£1,232,052	£1,177,366	-4%	£1,159,137	-6%	£1,140,909	-7%
6	Ten unit scheme (houses)	10	£2,964,731	£2,882,985	-3%	£2,855,737	-4%	£2,828,488	-5%
7	Ten unit scheme (flats)	10	£1,544,742	£1,476,485	-4%	£1,453,733	-6%	£1,430,980	-7%
8	Twenty unit scheme (houses and flats)	20	£4,473,916	£4,324,254	-3%	£4,274,367	-4%	£4,224,480	-6%
9	Twenty unit scheme (flats)	20	£3,033,691	£2,899,594	-4%	£2,854,895	-6%	£2,810,196	-7%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,729,234	£4,480,874	-5%	£4,401,389	-7%	£4,321,902	-9%
11	Fifty unit scheme (flats - lower density)	50	£7,104,429	£6,765,449	-5%	£6,652,455	-6%	£6,539,462	-8%
12	Fifty unit scheme (flats - higher density)	50	£4,769,771	£4,462,142	-6%	£4,359,599	-9%	£4,257,055	-11%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£9,356,244	£8,912,595	-5%	£8,746,869	-7%	£8,581,145	-8%
14	Seventy unit scheme (flats - higher density)	70	£6,948,196	£6,501,055	-6%	£6,352,009	-9%	£6,202,961	-11%
15	One hundred unit scheme (flats - lower density)	100	£10,606,365	£9,913,309	-7%	£9,682,291	-9%	£9,451,272	-11%
16	One hundred unit scheme (flats - higher density)	100	£12,617,351	£12,011,184	-5%	£11,809,129	-6%	£11,607,073	-8%
17	Two hundred unit scheme (flats) with GF retail	200	£17,208,907	£15,948,052	-7%	£15,530,866	-10%	£15,113,679	-12%
18	Three hundred unit scheme (flats) with GF retail	300	£18,337,533	£16,545,650	-10%	£15,951,454	-13%	£15,357,257	-16%
19	Five hundred unit scheme (flats)	500	£32,977,902	£29,688,868	-10%	£28,577,471	-13%	£27,466,072	-17%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

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## Appendix 13 - Maximum CIL rates – growth



Maximum CIL rates

Maximum CIL rates per square metre with 40% affordable housing

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£7,630,000	PER HA			Maximum CIL per square metre					
Description	Floor area	BLV	£7,260	£7,698	£8,136	£8,574	£9,012	£9,450	£9,888	£10,326	£10,764
1 One unit scheme (houses)	108	£273,460	-	-	-	86	293	500	707	914	1,121
2 Two unit scheme (houses)	215	£364,613	313	520	727	934	1,141	1,348	1,555	1,762	1,969
3 Four unit scheme (houses)	350	£395,705	870	1,077	1,284	1,491	1,698	1,905	2,112	2,319	2,526
4 Seven unit scheme (flats)	598	£675,863	-	-	121	292	463	633	804	975	1,146
5 Nine unit scheme (flats)	675	£572,358	53	224	395	566	737	907	1,078	1,249	1,420
6 Ten unit scheme (houses)	1,009	£1,026,684	913	1,114	1,315	1,515	1,716	1,917	2,118	2,319	2,520
7 Ten unit scheme (flats)	843	£612,333	183	354	524	695	866	1,037	1,207	1,378	1,549
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	396	583	769	956	1,143	1,330	1,517	1,704	1,891
9 Twenty unit scheme (flats)	1,680	£1,139,629	215	385	554	722	890	1,058	1,227	1,395	1,563
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	346	501	656	811	966	1,121	1,276	1,431	1,585
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	95	253	411	569	726	884	1,041	1,198
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	130	289	448	606	764	922	1,079	1,237
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	321	454	587	721	854	987	1,119	1,252	1,384
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	189	348	508	667	824	982	1,140	1,298	1,456
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	121	277	434	590	747	903	1,059	1,215
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	398	554	711	866	1,021	1,176	1,332	1,487	1,642
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	-	120	268	415	562	708	854	1,001	1,146
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	95	233	371	508	645	781	918
19 Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	38	171	304	437	569	700
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	1,645	1,645	1,645
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	6	6	6
24 Office development	30,000	£5,087,629	-	-	-	-	-	-	1,472	1,472	1,472
25 Office development	15,000	£4,239,691	-	-	-	-	-	-	1,359	1,359	1,359
26 Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251
27 Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000	PER HA			Maximum CIL per square metre						
	Description	Floor area BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165	
1	One unit scheme (houses)	84	£178,889	345	552	759	966	1,173	1,380	1,587	1,794	2,001
2	Two unit scheme (houses)	167	£238,519	900	1,107	1,314	1,521	1,728	1,935	2,142	2,349	2,556
3	Four unit scheme (houses)	418	£258,858	1,261	1,468	1,675	1,882	2,089	2,296	2,503	2,710	2,917
4	Seven unit scheme (flats)	837	£442,129	170	341	512	683	854	1,024	1,195	1,366	1,537
5	Nine unit scheme (flats)	2,510	£374,419	347	517	688	859	1,030	1,201	1,371	1,542	1,713
6	Ten unit scheme (houses)	2,510	£671,625	1,265	1,466	1,666	1,867	2,068	2,269	2,470	2,671	2,872
7	Ten unit scheme (flats)	2,510	£400,569	434	605	776	947	1,117	1,288	1,459	1,630	1,800
8	Twenty unit scheme (houses and flats)	8,368	£1,248,065	748	934	1,121	1,308	1,495	1,682	1,869	2,056	2,242
9	Twenty unit scheme (flats)	8,368	£745,511	450	620	788	957	1,125	1,293	1,461	1,630	1,798
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	522	677	832	987	1,142	1,297	1,452	1,607	1,761
11	Fifty unit scheme (flats - lower density)	16,735	£2,399,057	231	388	546	704	862	1,020	1,177	1,334	1,491
12	Fifty unit scheme (flats - higher density)	37,654	£870,872	87	247	406	565	723	881	1,039	1,197	1,354
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	468	601	734	867	1,000	1,134	1,266	1,398	1,531
14	Seventy unit scheme (flats - higher density)	4,500	£460,296	231	391	550	709	867	1,025	1,183	1,341	1,498
15	One hundred unit scheme (flats - lower density)	3,000	£1,963,622	80	238	394	551	707	864	1,021	1,177	1,332
16	One hundred unit scheme (flats - higher density)	2,000	£1,866,154	524	680	837	992	1,147	1,302	1,457	1,613	1,768
17	Two hundred unit scheme (flats) with GF retail	4,500	£2,679,179	60	208	356	503	650	796	942	1,089	1,234
18	Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	15	153	291	429	567	703	840	976
19	Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	22	155	288	421	554	686	817
20	Two hundred unit Co-living scheme	2,500	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,879	1,879	1,879
23	Data Centre	2,500	£5,524,766	225	225	225	225	225	225	423	423	423
24	Office development	5,000	£3,328,172	-	-	-	-	-	-	1,531	1,531	1,531
25	Office development	20,000	£2,773,477	-	-	-	-	-	-	1,456	1,456	1,456
26	Hotel development (160 rooms)	1,000	£1,231,424	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	1,250	£776,574	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	1,875	£3,328,172	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£2,793,156		Maximum CIL per square metre						
Description	Floor area BLV		£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£95,835	1,118	1,325	1,532	1,739	1,946	2,153	2,360	2,567	2,774
2 Two unit scheme (houses)	167	£127,780	1,415	1,622	1,829	2,036	2,243	2,450	2,657	2,864	3,071
3 Four unit scheme (houses)	418	£138,676	1,604	1,811	2,018	2,225	2,432	2,639	2,846	3,053	3,260
4 Seven unit scheme (flats)	837	£236,858	514	685	855	1,026	1,197	1,368	1,538	1,709	1,880
5 Nine unit scheme (flats)	2,510	£200,584	604	775	946	1,117	1,287	1,458	1,629	1,800	1,970
6 Ten unit scheme (houses)	2,510	£359,804	1,574	1,775	1,976	2,176	2,377	2,578	2,779	2,980	3,181
7 Ten unit scheme (flats)	2,510	£214,593	655	826	997	1,167	1,338	1,509	1,680	1,850	2,021
8 Twenty unit scheme (houses and flats)	8,368	£668,614	1,057	1,244	1,430	1,617	1,804	1,991	2,178	2,365	2,551
9 Twenty unit scheme (flats)	8,368	£399,386	656	826	994	1,163	1,331	1,499	1,667	1,836	2,004
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	677	832	987	1,142	1,296	1,451	1,606	1,761	1,916
11 Fifty unit scheme (flats - lower density)	16,735	£1,285,225	488	646	804	962	1,119	1,277	1,435	1,592	1,749
12 Fifty unit scheme (flats - higher density)	37,654	£466,544	190	350	509	668	826	984	1,142	1,300	1,457
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	596	730	863	996	1,129	1,262	1,395	1,527	1,659
14 Seventy unit scheme (flats - higher density)	4,500	£246,590	269	428	588	747	905	1,062	1,220	1,378	1,536
15 One hundred unit scheme (flats - lower density)	3,000	£1,051,953	183	341	497	654	811	967	1,124	1,280	1,435
16 One hundred unit scheme (flats - higher density)	2,000	£999,738	634	790	947	1,102	1,257	1,412	1,568	1,723	1,878
17 Two hundred unit scheme (flats) with GF retail	4,500	£1,435,292	138	286	433	581	727	873	1,020	1,166	1,311
18 Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	66	205	343	481	618	755	891	1,028
19 Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	125	258	391	524	657	789	920
20 Two hundred unit Co-living scheme	2,500	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21 Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-	-
22 Comparison retail	1,500	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	2,085	2,085	2,085
23 Data Centre	2,500	£2,959,733	592	592	592	592	592	592	789	789	789
24 Office development	5,000	£1,782,971	-	-	-	-	-	-	1,582	1,582	1,582
25 Office development	20,000	£1,485,810	-	-	-	-	-	-	1,542	1,542	1,542
26 Hotel development (160 rooms)	1,000	£659,699	417	417	417	417	417	417	417	417	417
27 Hotel development (100 rooms)	1,250	£416,027	387	387	387	387	387	387	387	387	387
28 Light industrial scheme	1,875	£1,782,971	321	321	321	321	321	321	321	321	321
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201
30 Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)			£500,000		Maximum CIL per square metre							
Description	Floor area BLV		£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165	
1 One unit scheme (houses)	84	£13,438	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	
2 Two unit scheme (houses)	167	£17,917	1,884	2,091	2,298	2,505	2,712	2,919	3,126	3,333	3,540	
3 Four unit scheme (houses)	418	£19,444	1,926	2,133	2,340	2,547	2,754	2,961	3,168	3,375	3,582	
4 Seven unit scheme (flats)	837	£33,211	1,945	2,152	2,359	2,566	2,773	2,980	3,187	3,394	3,601	
5 Nine unit scheme (flats)	2,510	£28,125	855	1,025	1,196	1,367	1,538	1,708	1,879	2,050	2,221	
6 Ten unit scheme (houses)	2,510	£50,450	860	1,031	1,201	1,372	1,543	1,714	1,884	2,055	2,226	
7 Ten unit scheme (flats)	2,510	£30,089	1,880	2,081	2,282	2,483	2,684	2,885	3,086	3,287	3,488	
8 Twenty unit scheme (houses and flats)	8,368	£93,750	874	1,045	1,216	1,386	1,557	1,728	1,899	2,069	2,240	
9 Twenty unit scheme (flats)	8,368	£56,000	1,363	1,550	1,737	1,924	2,111	2,298	2,484	2,671	2,858	
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	860	1,030	1,199	1,367	1,535	1,703	1,872	2,040	2,208	
11 Fifty unit scheme (flats - lower density)	16,735	£180,208	830	985	1,140	1,295	1,450	1,605	1,759	1,914	2,069	
12 Fifty unit scheme (flats - higher density)	37,654	£65,417	744	901	1,059	1,217	1,375	1,533	1,690	1,847	2,004	
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£133,854	293	452	611	771	928	1,086	1,244	1,402	1,560	
14 Seventy unit scheme (flats - higher density)	4,500	£34,576	724	857	991	1,124	1,257	1,390	1,523	1,655	1,787	
15 One hundred unit scheme (flats - lower density)	3,000	£147,500	306	465	625	784	942	1,100	1,257	1,415	1,573	
16 One hundred unit scheme (flats - higher density)	2,000	£140,179	285	443	600	756	913	1,069	1,226	1,382	1,537	
17 Two hundred unit scheme (flats) with GF retail	4,500	£201,250	743	900	1,056	1,212	1,367	1,522	1,677	1,832	1,988	
18 Three hundred unit scheme (flats) with GF retail	4,376	£191,667	214	362	510	657	804	950	1,096	1,243	1,388	
19 Five hundred unit scheme (flats)	3,529	£720,000	-	118	256	394	532	669	806	942	1,079	
20 Two hundred unit Co-living scheme	2,500	£74,286	-	92	227	361	494	626	759	891	1,023	
21 Large retail supermarket	2,500	£500,000	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	
22 Comparison retail	1,500	£173,333	416	416	416	416	416	416	416	416	416	
23 Data Centre	2,500	£415,000	1,624	1,624	1,624	1,624	1,624	1,624	2,290	2,290	2,290	
24 Office development	5,000	£250,000	955	955	955	955	955	955	1,153	1,153	1,153	
25 Office development	20,000	£208,333	-	-	-	-	-	-	1,633	1,633	1,633	
26 Hotel development (160 rooms)	1,000	£92,500	-	-	-	-	-	-	1,627	1,627	1,627	
27 Hotel development (100 rooms)	1,250	£58,333	493	493	493	493	493	493	493	493	493	
28 Light industrial scheme	1,875	£250,000	489	489	489	489	489	489	489	489	489	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	577	577	577	577	577	577	577	577	577	
30 Industrial scheme intensification (60% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	

Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values £7,260

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	633	487	341	195	49	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,481	1,335	1,189	1,043	897	751	605	459	313	167	22
3	Four unit scheme (houses)	350	£395,705	2,037	1,891	1,746	1,600	1,454	1,308	1,162	1,016	870	724	578
4	Seven unit scheme (flats)	598	£675,863	717	600	482	365	248	131	14	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	991	874	756	639	522	405	288	171	53	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,029	1,890	1,750	1,610	1,471	1,331	1,192	1,052	913	773	634
7	Ten unit scheme (flats)	843	£612,333	1,120	1,003	886	769	652	534	417	300	183	66	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,427	1,298	1,169	1,040	911	782	653	525	396	267	138
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,141	1,025	909	794	678	562	447	331	215	100	-
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,189	1,083	978	873	768	662	557	452	346	241	136
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	772	668	564	459	355	250	146	42	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	810	705	600	495	390	285	180	75	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,026	938	850	762	673	585	497	409	321	233	145
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,028	923	818	713	608	503	399	294	189	84	-
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	785	683	580	477	375	272	169	66	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,219	1,116	1,014	911	809	706	603	501	398	295	193
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	722	628	535	441	347	254	160	66	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	517	429	342	255	168	80	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	359	269	179	89	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,513	1,367	1,221	1,075	929	783	637	491	345	199	53
2	Two unit scheme (houses)	215	£238,519	2,067	1,921	1,775	1,629	1,484	1,338	1,192	1,046	900	754	608
3	Four unit scheme (houses)	350	£258,858	2,428	2,282	2,137	1,991	1,845	1,699	1,553	1,407	1,261	1,115	969
4	Seven unit scheme (flats)	598	£442,129	1,108	991	873	756	639	522	405	288	170	53	-
5	Nine unit scheme (flats)	675	£374,419	1,284	1,167	1,050	933	815	698	581	464	347	230	112
6	Ten unit scheme (houses)	1,009	£671,625	2,381	2,241	2,102	1,962	1,823	1,683	1,544	1,404	1,265	1,125	986
7	Ten unit scheme (flats)	843	£400,569	1,372	1,254	1,137	1,020	903	786	669	551	434	317	200
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,779	1,650	1,521	1,392	1,263	1,134	1,005	877	748	619	490
9	Twenty unit scheme (flats)	1,680	£745,511	1,375	1,260	1,144	1,028	913	797	681	566	450	334	219
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,365	1,259	1,154	1,049	943	838	733	628	522	417	312
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,066	961	857	752	648	544	439	335	231	126	22
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	927	822	717	612	507	402	297	192	87	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,173	1,084	996	908	820	732	644	556	468	379	291
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,071	966	861	756	651	546	441	336	231	126	21
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	903	800	697	595	492	389	286	183	80	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,345	1,242	1,139	1,037	934	832	729	626	524	421	318
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	810	716	623	529	435	342	248	154	60	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	575	488	401	314	226	139	52	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	476	386	296	206	116	25	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£95,835	2,285	2,139	1,993	1,847	1,701	1,556	1,410	1,264	1,118	972	826	
2 Two unit scheme (houses)	215	£127,780	2,582	2,436	2,290	2,145	1,999	1,853	1,707	1,561	1,415	1,269	1,123	
3 Four unit scheme (houses)	350	£138,676	2,772	2,626	2,480	2,334	2,188	2,042	1,896	1,750	1,604	1,458	1,313	
4 Seven unit scheme (flats)	598	£236,858	1,451	1,334	1,217	1,100	982	865	748	631	514	397	280	
5 Nine unit scheme (flats)	675	£200,584	1,542	1,424	1,307	1,190	1,073	956	839	721	604	487	370	
6 Ten unit scheme (houses)	1,009	£359,804	2,690	2,550	2,411	2,271	2,132	1,992	1,853	1,713	1,574	1,434	1,295	
7 Ten unit scheme (flats)	843	£214,593	1,592	1,475	1,358	1,241	1,124	1,006	889	772	655	538	421	
8 Twenty unit scheme (houses and flats)	1,875	£668,614	2,088	1,959	1,830	1,701	1,572	1,443	1,314	1,186	1,057	928	799	
9 Twenty unit scheme (flats)	1,680	£399,386	1,581	1,466	1,350	1,234	1,119	1,003	887	772	656	540	425	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,519	1,414	1,309	1,203	1,098	993	887	782	677	572	466	
11 Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,323	1,219	1,114	1,010	906	801	697	593	488	384	279	
12 Fifty unit scheme (flats - higher density)	3,925	£466,544	1,030	925	820	715	610	505	400	295	190	85	-	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,301	1,213	1,125	1,037	949	861	773	684	596	508	420	
14 Seventy unit scheme (flats - higher density)	5,705	£246,590	1,108	1,003	898	793	689	584	479	374	269	164	59	
15 One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,006	903	800	698	595	492	389	286	183	79	-	
16 One hundred unit scheme (flats - higher density)	7,850	£999,738	1,455	1,353	1,250	1,147	1,045	942	839	737	634	531	429	
17 Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	887	794	700	606	513	419	325	231	138	44	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	627	540	452	365	278	191	103	15	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£5,134,958	579	489	399	309	219	128	37	-	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	
21 Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	
23 Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592	
24 Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417	
27 Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387	
28 Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321	
29 Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201	
30 Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320	

Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values £7,698

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	978	815	651	488	325	162	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,826	1,663	1,499	1,336	1,173	1,010	847	684	520	357	194
3	Four unit scheme (houses)	350	£395,705	2,382	2,219	2,056	1,893	1,730	1,566	1,403	1,240	1,077	914	751
4	Seven unit scheme (flats)	598	£675,863	1,001	870	739	607	476	344	213	82	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,275	1,144	1,013	881	750	618	487	356	224	93	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,364	2,208	2,051	1,895	1,739	1,583	1,426	1,270	1,114	957	801
7	Ten unit scheme (flats)	843	£612,333	1,405	1,273	1,142	1,011	879	748	616	485	354	222	91
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,738	1,594	1,449	1,305	1,160	1,016	871	727	583	438	294
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,421	1,292	1,162	1,033	903	774	644	515	385	255	125
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,447	1,329	1,210	1,092	974	856	738	620	501	383	265
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,035	918	800	683	565	448	330	213	95	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,073	955	838	720	602	484	366	248	130	11	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,248	1,149	1,050	950	851	752	653	553	454	355	256
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,291	1,174	1,056	939	821	703	585	466	348	230	112
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,046	930	815	699	583	468	352	236	121	4	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,479	1,363	1,248	1,133	1,017	902	786	670	554	439	323
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	966	860	755	650	544	438	332	226	120	14	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	747	648	549	450	352	253	154	55	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	580	479	378	277	176	75	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,858	1,694	1,531	1,368	1,205	1,042	878	715	552	389	226
2	Two unit scheme (houses)	215	£238,519	2,412	2,249	2,086	1,923	1,760	1,596	1,433	1,270	1,107	944	781
3	Four unit scheme (houses)	350	£258,858	2,773	2,610	2,447	2,284	2,121	1,957	1,794	1,631	1,468	1,305	1,142
4	Seven unit scheme (flats)	598	£442,129	1,392	1,261	1,130	998	867	735	604	473	341	210	78
5	Nine unit scheme (flats)	675	£374,419	1,569	1,437	1,306	1,174	1,043	912	780	649	517	386	255
6	Ten unit scheme (houses)	1,009	£671,625	2,716	2,560	2,403	2,247	2,091	1,934	1,778	1,622	1,466	1,309	1,153
7	Ten unit scheme (flats)	843	£400,569	1,656	1,525	1,393	1,262	1,131	999	868	736	605	474	342
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,090	1,946	1,801	1,657	1,512	1,368	1,223	1,079	934	790	646
9	Twenty unit scheme (flats)	1,680	£745,511	1,656	1,526	1,397	1,267	1,138	1,008	879	749	620	490	360
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,623	1,505	1,386	1,268	1,150	1,032	914	795	677	559	441
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,329	1,211	1,094	976	859	741	623	506	388	271	153
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,190	1,073	955	837	720	602	483	365	247	129	10
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,395	1,295	1,196	1,097	998	898	799	700	601	502	402
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,334	1,216	1,099	981	864	745	627	509	391	273	154
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,163	1,048	932	816	701	585	469	354	238	121	5
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,605	1,489	1,374	1,258	1,143	1,027	912	796	680	564	449
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,054	948	843	738	632	526	420	314	208	102	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	805	707	608	509	410	312	213	114	15	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	698	597	496	395	294	193	91	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,630	2,467	2,304	2,141	1,977	1,814	1,651	1,488	1,325	1,162	998
2	Two unit scheme (houses)	215	£127,780	2,927	2,764	2,601	2,438	2,275	2,111	1,948	1,785	1,622	1,459	1,296
3	Four unit scheme (houses)	350	£138,676	3,117	2,954	2,790	2,627	2,464	2,301	2,138	1,975	1,811	1,648	1,485
4	Seven unit scheme (flats)	598	£236,858	1,736	1,604	1,473	1,342	1,210	1,079	947	816	685	553	422
5	Nine unit scheme (flats)	675	£200,584	1,826	1,695	1,563	1,432	1,301	1,169	1,038	906	775	644	512
6	Ten unit scheme (houses)	1,009	£359,804	3,025	2,869	2,712	2,556	2,400	2,243	2,087	1,931	1,775	1,618	1,462
7	Ten unit scheme (flats)	843	£214,593	1,877	1,745	1,614	1,483	1,351	1,220	1,089	957	826	694	563
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,399	2,255	2,110	1,966	1,821	1,677	1,532	1,388	1,244	1,099	955
9	Twenty unit scheme (flats)	1,680	£399,386	1,862	1,732	1,603	1,473	1,344	1,214	1,085	955	826	696	566
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,777	1,659	1,541	1,423	1,305	1,186	1,068	950	832	714	595
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,586	1,469	1,351	1,234	1,116	999	881	763	646	528	411
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,293	1,176	1,058	940	823	705	586	468	350	232	113
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,523	1,424	1,325	1,226	1,126	1,027	928	829	730	630	531
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,371	1,254	1,136	1,019	901	783	665	546	428	310	192
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,266	1,151	1,035	919	804	688	572	457	341	224	108
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,715	1,600	1,484	1,369	1,253	1,138	1,022	906	790	675	559
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,131	1,025	920	815	709	604	498	392	286	180	74
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	857	758	659	561	462	363	264	166	66	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	801	700	599	498	397	296	194	92	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320



Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values £8,136

	Description	Floor areas	£10,175,259		PER HA	Residual land values									
			BLV	0% AH		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,323	1,142	962	781	601	421	240	60	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,171	1,990	1,810	1,629	1,449	1,269	1,088	908	727	547	366	366
3	Four unit scheme (houses)	350	£395,705	2,727	2,547	2,366	2,186	2,006	1,825	1,645	1,464	1,284	1,104	923	923
4	Seven unit scheme (flats)	598	£675,863	1,286	1,140	995	849	703	558	412	267	121	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,560	1,414	1,269	1,123	978	832	686	541	395	249	104	104
6	Ten unit scheme (houses)	1,009	£1,026,684	2,699	2,526	2,353	2,180	2,007	1,834	1,661	1,488	1,315	1,142	969	969
7	Ten unit scheme (flats)	843	£612,333	1,689	1,544	1,398	1,253	1,107	961	816	670	524	379	233	233
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,049	1,889	1,729	1,569	1,409	1,249	1,089	929	769	609	449	449
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,701	1,558	1,415	1,271	1,128	984	841	697	554	410	267	267
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,705	1,574	1,443	1,312	1,181	1,049	918	787	656	525	394	394
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,298	1,168	1,037	906	776	645	514	384	253	122	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,336	1,205	1,074	944	813	682	552	420	289	157	26	26
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,470	1,360	1,249	1,139	1,029	918	808	698	587	477	367	367
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,554	1,424	1,293	1,162	1,032	901	770	639	508	376	244	244
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,307	1,178	1,050	921	792	663	535	406	277	148	19	19
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,738	1,609	1,481	1,353	1,224	1,096	968	839	711	582	454	454
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,209	1,092	974	857	739	622	504	387	268	150	32	32
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	974	865	755	646	536	425	315	205	95	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	802	690	578	466	354	241	129	17	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

	Description	Floor areas	£6,656,344		PER HA	Residual land values									
			BLV	0% AH		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,202	2,022	1,842	1,661	1,481	1,300	1,120	940	759	579	398	398
2	Two unit scheme (houses)	215	£238,519	2,757	2,577	2,396	2,216	2,035	1,855	1,675	1,494	1,314	1,133	953	953
3	Four unit scheme (houses)	350	£258,858	3,118	2,938	2,757	2,577	2,397	2,216	2,036	1,855	1,675	1,495	1,314	1,314
4	Seven unit scheme (flats)	598	£442,129	1,677	1,531	1,386	1,240	1,094	949	803	658	512	366	221	221
5	Nine unit scheme (flats)	675	£374,419	1,853	1,708	1,562	1,416	1,271	1,125	980	834	688	543	397	397
6	Ten unit scheme (houses)	1,009	£671,625	3,051	2,878	2,705	2,532	2,359	2,186	2,013	1,839	1,666	1,493	1,320	1,320
7	Ten unit scheme (flats)	843	£400,569	1,941	1,795	1,650	1,504	1,358	1,213	1,067	921	776	630	485	485
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,401	2,241	2,081	1,921	1,761	1,601	1,441	1,281	1,121	961	801	801
9	Twenty unit scheme (flats)	1,680	£745,511	1,936	1,793	1,649	1,506	1,362	1,219	1,075	932	788	645	501	501
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,881	1,750	1,619	1,488	1,356	1,225	1,094	963	832	701	570	570
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,592	1,461	1,330	1,200	1,069	938	808	677	546	416	285	285
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,453	1,322	1,192	1,061	930	800	669	538	406	275	143	143
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,617	1,506	1,396	1,286	1,175	1,065	955	844	734	624	513	513
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,597	1,466	1,336	1,205	1,074	944	813	682	550	419	287	287
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,424	1,296	1,167	1,038	909	781	652	523	394	266	137	137
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,863	1,735	1,607	1,478	1,350	1,222	1,093	965	837	708	579	579
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,297	1,180	1,062	945	827	710	592	475	356	238	120	120
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,033	923	814	704	594	484	374	264	153	43	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	919	807	695	583	471	359	247	135	22	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943						Residual land values							
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	One unit scheme (houses)	108	£95,835	2,975	2,795	2,614	2,434	2,253	2,073	1,893	1,712	1,532	1,351	1,171		
2	Two unit scheme (houses)	215	£127,780	3,272	3,092	2,911	2,731	2,551	2,370	2,190	2,009	1,829	1,648	1,468		
3	Four unit scheme (houses)	350	£138,676	3,462	3,281	3,101	2,920	2,740	2,560	2,379	2,199	2,018	1,838	1,657		
4	Seven unit scheme (flats)	598	£236,858	2,020	1,875	1,729	1,583	1,438	1,292	1,147	1,001	855	710	564		
5	Nine unit scheme (flats)	675	£200,584	2,111	1,965	1,820	1,674	1,528	1,383	1,237	1,091	946	800	655		
6	Ten unit scheme (houses)	1,009	£359,804	3,360	3,187	3,014	2,841	2,668	2,495	2,322	2,149	1,976	1,802	1,629		
7	Ten unit scheme (flats)	843	£214,593	2,161	2,016	1,870	1,725	1,579	1,433	1,288	1,142	997	851	705		
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,710	2,550	2,390	2,230	2,070	1,910	1,750	1,590	1,430	1,270	1,110		
9	Twenty unit scheme (flats)	1,680	£399,386	2,142	1,999	1,855	1,712	1,568	1,425	1,281	1,138	994	851	707		
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,035	1,904	1,773	1,642	1,511	1,380	1,249	1,118	987	856	725		
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,849	1,718	1,588	1,457	1,326	1,196	1,065	934	804	673	542		
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,556	1,425	1,295	1,164	1,033	903	772	641	509	378	246		
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,745	1,635	1,525	1,414	1,304	1,194	1,083	973	863	752	642		
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,634	1,504	1,373	1,242	1,112	981	850	719	588	456	325		
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,527	1,399	1,270	1,141	1,012	884	755	626	497	369	240		
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,974	1,845	1,717	1,589	1,460	1,332	1,204	1,075	947	818	690		
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,375	1,257	1,140	1,022	904	787	669	552	433	315	197		
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,084	975	866	756	646	536	425	315	205	95	-		
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,022	910	798	686	574	462	350	238	125	12	-		
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,630	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763		
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-		
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420		
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592		
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-		
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-		
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417		
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387		
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321		
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201		
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320		

Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values £8,574

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,668	1,470	1,272	1,075	877	679	482	284	86	-	-
2	Two unit scheme (houses)	215	£364,613	2,516	2,318	2,120	1,923	1,725	1,527	1,330	1,132	934	737	539
3	Four unit scheme (houses)	350	£395,705	3,072	2,875	2,677	2,479	2,282	2,084	1,886	1,689	1,491	1,293	1,096
4	Seven unit scheme (flats)	598	£675,863	1,571	1,411	1,251	1,091	931	771	611	452	292	132	-
5	Nine unit scheme (flats)	675	£572,358	1,845	1,685	1,525	1,365	1,205	1,045	885	726	566	406	246
6	Ten unit scheme (houses)	1,009	£1,026,684	3,034	2,844	2,654	2,464	2,275	2,085	1,895	1,705	1,515	1,326	1,136
7	Ten unit scheme (flats)	843	£612,333	1,974	1,814	1,654	1,494	1,335	1,175	1,015	855	695	535	375
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,361	2,185	2,010	1,834	1,659	1,483	1,307	1,132	956	781	605
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,982	1,824	1,667	1,509	1,352	1,194	1,037	879	722	564	407
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,963	1,819	1,675	1,531	1,387	1,243	1,099	955	811	667	523
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,561	1,418	1,274	1,130	986	842	698	555	411	267	123
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,599	1,455	1,311	1,167	1,023	880	736	592	448	304	159
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,692	1,571	1,449	1,328	1,206	1,085	964	842	721	599	478
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,817	1,673	1,530	1,386	1,242	1,098	954	810	667	522	377
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,568	1,426	1,284	1,143	1,001	859	717	575	434	292	150
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,996	1,855	1,714	1,572	1,431	1,290	1,149	1,007	866	725	584
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,453	1,323	1,194	1,064	934	805	675	545	415	285	155
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,202	1,081	960	839	718	598	476	354	233	111	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,021	898	776	654	531	408	284	161	38	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,547	2,350	2,152	1,954	1,757	1,559	1,361	1,164	966	768	571
2	Two unit scheme (houses)	215	£238,519	3,102	2,904	2,707	2,509	2,311	2,114	1,916	1,718	1,521	1,323	1,125
3	Four unit scheme (houses)	350	£258,858	3,463	3,266	3,068	2,870	2,673	2,475	2,277	2,080	1,882	1,684	1,487
4	Seven unit scheme (flats)	598	£442,129	1,962	1,802	1,642	1,482	1,322	1,162	1,002	843	683	523	363
5	Nine unit scheme (flats)	675	£374,419	2,138	1,978	1,818	1,658	1,498	1,339	1,179	1,019	859	699	539
6	Ten unit scheme (houses)	1,009	£671,625	3,385	3,196	3,006	2,816	2,626	2,437	2,247	2,057	1,867	1,678	1,488
7	Ten unit scheme (flats)	843	£400,569	2,225	2,066	1,906	1,746	1,586	1,426	1,266	1,106	947	787	627
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,713	2,537	2,362	2,186	2,010	1,835	1,659	1,484	1,308	1,133	957
9	Twenty unit scheme (flats)	1,680	£745,511	2,216	2,059	1,902	1,744	1,587	1,429	1,272	1,114	957	799	642
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,139	1,995	1,851	1,707	1,563	1,419	1,275	1,131	987	843	699
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,855	1,711	1,567	1,423	1,279	1,135	992	848	704	560	416
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,716	1,572	1,428	1,285	1,141	997	853	709	565	421	276
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,839	1,717	1,596	1,474	1,353	1,232	1,110	989	867	746	624
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,860	1,716	1,572	1,428	1,285	1,141	997	853	709	565	420
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,685	1,543	1,402	1,260	1,118	976	835	693	551	409	267
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,122	1,981	1,839	1,698	1,557	1,416	1,274	1,133	992	850	709
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,541	1,411	1,282	1,152	1,022	893	763	633	503	373	243
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,260	1,140	1,019	898	777	656	535	413	291	170	48
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,138	1,016	893	771	648	525	402	279	155	32	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,320	3,122	2,925	2,727	2,529	2,332	2,134	1,936	1,739	1,541	1,343
2	Two unit scheme (houses)	215	£127,780	3,617	3,420	3,222	3,024	2,827	2,629	2,431	2,234	2,036	1,838	1,641
3	Four unit scheme (houses)	350	£138,676	3,807	3,609	3,411	3,214	3,016	2,818	2,621	2,423	2,225	2,028	1,830
4	Seven unit scheme (flats)	598	£236,858	2,305	2,145	1,985	1,825	1,666	1,506	1,346	1,186	1,026	866	706
5	Nine unit scheme (flats)	675	£200,584	2,395	2,236	2,076	1,916	1,756	1,596	1,436	1,276	1,117	957	797
6	Ten unit scheme (houses)	1,009	£359,804	3,695	3,505	3,315	3,125	2,935	2,746	2,556	2,366	2,176	1,987	1,797
7	Ten unit scheme (flats)	843	£214,593	2,446	2,286	2,126	1,967	1,807	1,647	1,487	1,327	1,167	1,007	848
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,022	2,846	2,671	2,495	2,320	2,144	1,968	1,793	1,617	1,442	1,266
9	Twenty unit scheme (flats)	1,680	£399,386	2,423	2,265	2,108	1,950	1,793	1,635	1,478	1,320	1,163	1,005	848
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,293	2,149	2,005	1,861	1,718	1,574	1,430	1,286	1,142	998	854
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,112	1,968	1,824	1,681	1,537	1,393	1,249	1,105	962	818	674
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,819	1,675	1,531	1,388	1,244	1,100	956	812	668	524	379
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,968	1,846	1,725	1,603	1,482	1,360	1,239	1,117	996	875	753
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,897	1,754	1,610	1,466	1,322	1,178	1,034	891	747	602	457
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,788	1,646	1,505	1,363	1,221	1,079	938	796	654	512	370
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,232	2,091	1,950	1,808	1,667	1,526	1,385	1,243	1,102	961	820
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,618	1,489	1,359	1,229	1,100	970	840	710	581	451	320
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,312	1,191	1,070	949	829	708	586	465	343	221	99
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,241	1,119	997	874	751	628	505	382	258	135	10
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values £9,012

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,013	1,798	1,583	1,368	1,153	938	723	508	293	78	-
2	Two unit scheme (houses)	215	£364,613	2,861	2,646	2,431	2,216	2,001	1,786	1,571	1,356	1,141	926	711
3	Four unit scheme (houses)	350	£395,705	3,417	3,202	2,987	2,772	2,558	2,343	2,128	1,913	1,698	1,483	1,268
4	Seven unit scheme (flats)	598	£675,863	1,855	1,681	1,507	1,333	1,159	985	811	637	463	288	114
5	Nine unit scheme (flats)	675	£572,358	2,129	1,955	1,781	1,607	1,433	1,259	1,085	911	737	562	388
6	Ten unit scheme (houses)	1,009	£1,026,684	3,368	3,162	2,955	2,749	2,542	2,336	2,129	1,923	1,716	1,510	1,303
7	Ten unit scheme (flats)	843	£612,333	2,259	2,085	1,910	1,736	1,562	1,388	1,214	1,040	866	692	518
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,672	2,481	2,290	2,099	1,908	1,717	1,525	1,334	1,143	952	761
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,262	2,091	1,919	1,748	1,576	1,405	1,233	1,062	890	719	547
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,221	2,064	1,907	1,750	1,594	1,437	1,280	1,123	966	809	652
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,824	1,667	1,510	1,353	1,196	1,039	882	726	569	412	255
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,862	1,705	1,548	1,391	1,234	1,077	920	763	606	449	292
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,914	1,782	1,649	1,517	1,384	1,251	1,119	986	854	721	589
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,080	1,923	1,766	1,609	1,452	1,295	1,138	981	824	667	510
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,827	1,673	1,519	1,364	1,210	1,055	900	745	590	435	281
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,255	2,101	1,946	1,792	1,638	1,484	1,330	1,175	1,021	867	713
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,697	1,555	1,413	1,271	1,129	987	846	704	562	420	278
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,429	1,297	1,165	1,033	900	768	636	504	371	237	104
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,240	1,107	973	840	707	574	439	305	171	37	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,892	2,677	2,463	2,248	2,033	1,818	1,603	1,388	1,173	958	743
2	Two unit scheme (houses)	215	£238,519	3,447	3,232	3,017	2,802	2,587	2,373	2,158	1,943	1,728	1,513	1,298
3	Four unit scheme (houses)	350	£258,858	3,808	3,593	3,378	3,163	2,949	2,734	2,519	2,304	2,089	1,874	1,659
4	Seven unit scheme (flats)	598	£442,129	2,246	2,072	1,898	1,724	1,550	1,376	1,202	1,028	854	679	505
5	Nine unit scheme (flats)	675	£374,419	2,422	2,248	2,074	1,900	1,726	1,552	1,378	1,204	1,030	856	682
6	Ten unit scheme (houses)	1,009	£671,625	3,720	3,514	3,307	3,101	2,894	2,688	2,481	2,275	2,068	1,862	1,655
7	Ten unit scheme (flats)	843	£400,569	2,510	2,336	2,162	1,988	1,814	1,640	1,465	1,291	1,117	943	769
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,024	2,833	2,642	2,451	2,260	2,068	1,877	1,686	1,495	1,304	1,113
9	Twenty unit scheme (flats)	1,680	£745,511	2,497	2,325	2,154	1,982	1,811	1,639	1,468	1,296	1,125	953	782
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,397	2,240	2,083	1,926	1,769	1,613	1,456	1,299	1,142	985	828
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,118	1,961	1,804	1,647	1,490	1,333	1,176	1,019	862	705	548
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,979	1,822	1,665	1,508	1,351	1,194	1,037	880	723	566	409
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,061	1,928	1,796	1,663	1,531	1,398	1,266	1,133	1,000	868	735
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,123	1,966	1,809	1,652	1,495	1,338	1,181	1,024	867	710	553
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,945	1,790	1,636	1,482	1,327	1,172	1,017	862	707	553	398
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,381	2,226	2,072	1,918	1,764	1,610	1,455	1,301	1,147	993	839
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,785	1,643	1,501	1,359	1,217	1,075	934	792	650	508	366
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,488	1,356	1,223	1,091	959	827	695	562	429	296	163
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,357	1,224	1,091	958	824	691	557	423	288	154	20
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,665	3,450	3,235	3,020	2,805	2,590	2,375	2,161	1,946	1,731	1,516
2	Two unit scheme (houses)	215	£127,780	3,962	3,747	3,532	3,317	3,102	2,888	2,673	2,458	2,243	2,028	1,813
3	Four unit scheme (houses)	350	£138,676	4,152	3,937	3,722	3,507	3,292	3,077	2,862	2,647	2,432	2,217	2,002
4	Seven unit scheme (flats)	598	£236,858	2,590	2,415	2,241	2,067	1,893	1,719	1,545	1,371	1,197	1,023	849
5	Nine unit scheme (flats)	675	£200,584	2,680	2,506	2,332	2,158	1,984	1,810	1,635	1,461	1,287	1,113	939
6	Ten unit scheme (houses)	1,009	£359,804	4,029	3,823	3,616	3,410	3,203	2,997	2,790	2,584	2,377	2,171	1,964
7	Ten unit scheme (flats)	843	£214,593	2,731	2,557	2,383	2,208	2,034	1,860	1,686	1,512	1,338	1,164	990
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,333	3,142	2,951	2,760	2,569	2,378	2,186	1,995	1,804	1,613	1,422
9	Twenty unit scheme (flats)	1,680	£399,386	2,703	2,531	2,360	2,188	2,017	1,845	1,674	1,502	1,331	1,159	988
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,552	2,395	2,238	2,081	1,924	1,767	1,610	1,453	1,296	1,140	983
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,375	2,218	2,061	1,904	1,747	1,590	1,433	1,276	1,119	962	805
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,082	1,925	1,768	1,611	1,454	1,297	1,140	983	826	669	512
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,189	2,057	1,925	1,792	1,659	1,527	1,394	1,262	1,129	997	864
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,160	2,003	1,846	1,689	1,532	1,375	1,219	1,062	905	748	590
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,048	1,893	1,739	1,585	1,430	1,275	1,120	965	811	656	501
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,491	2,337	2,182	2,028	1,874	1,720	1,566	1,411	1,257	1,103	949
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,862	1,720	1,578	1,437	1,295	1,153	1,011	869	727	585	443
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,539	1,407	1,275	1,143	1,011	878	746	614	481	348	214
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,460	1,327	1,194	1,061	927	794	660	526	391	257	123
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320



Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values £9,450

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,358	2,125	1,893	1,661	1,429	1,197	965	732	500	268	36
2	Two unit scheme (houses)	215	£364,613	3,206	2,973	2,741	2,509	2,277	2,045	1,813	1,580	1,348	1,116	884
3	Four unit scheme (houses)	350	£395,705	3,762	3,530	3,298	3,066	2,833	2,601	2,369	2,137	1,905	1,673	1,441
4	Seven unit scheme (flats)	598	£675,863	2,140	1,952	1,763	1,575	1,387	1,198	1,010	822	633	445	257
5	Nine unit scheme (flats)	675	£572,358	2,414	2,226	2,037	1,849	1,661	1,472	1,284	1,096	907	719	531
6	Ten unit scheme (houses)	1,009	£1,026,684	3,703	3,480	3,257	3,034	2,810	2,587	2,364	2,141	1,917	1,694	1,471
7	Ten unit scheme (flats)	843	£612,333	2,543	2,355	2,167	1,978	1,790	1,602	1,413	1,225	1,037	848	660
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,984	2,777	2,570	2,364	2,157	1,950	1,743	1,537	1,330	1,123	917
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,543	2,357	2,172	1,986	1,801	1,615	1,430	1,244	1,058	873	687
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,479	2,309	2,140	1,970	1,800	1,630	1,460	1,291	1,121	951	781
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,087	1,917	1,747	1,577	1,407	1,237	1,067	896	726	556	386
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,125	1,955	1,784	1,614	1,444	1,274	1,104	934	764	594	423
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,134	1,991	1,848	1,704	1,561	1,417	1,274	1,131	987	843	700
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,343	2,173	2,003	1,833	1,663	1,493	1,323	1,152	982	812	642
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,086	1,919	1,752	1,585	1,417	1,250	1,083	915	747	579	411
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,514	2,346	2,179	2,012	1,845	1,678	1,511	1,344	1,176	1,009	842
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,938	1,785	1,631	1,478	1,324	1,170	1,016	862	708	554	400
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,657	1,513	1,370	1,226	1,082	939	795	652	508	364	219
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,457	1,313	1,170	1,027	882	738	594	449	304	159	13
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,237	3,005	2,773	2,541	2,309	2,077	1,844	1,612	1,380	1,148	916
2	Two unit scheme (houses)	215	£238,519	3,792	3,560	3,328	3,096	2,863	2,631	2,399	2,167	1,935	1,703	1,470
3	Four unit scheme (houses)	350	£258,858	4,153	3,921	3,689	3,457	3,224	2,992	2,760	2,528	2,296	2,064	1,832
4	Seven unit scheme (flats)	598	£442,129	2,531	2,342	2,154	1,966	1,778	1,589	1,401	1,213	1,024	836	648
5	Nine unit scheme (flats)	675	£374,419	2,707	2,519	2,330	2,142	1,954	1,766	1,577	1,389	1,201	1,012	824
6	Ten unit scheme (houses)	1,009	£671,625	4,055	3,832	3,609	3,385	3,162	2,939	2,716	2,492	2,269	2,046	1,823
7	Ten unit scheme (flats)	843	£400,569	2,795	2,606	2,418	2,230	2,041	1,853	1,665	1,476	1,288	1,100	911
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,336	3,129	2,922	2,715	2,509	2,302	2,095	1,889	1,682	1,475	1,268
9	Twenty unit scheme (flats)	1,680	£745,511	2,777	2,592	2,406	2,221	2,035	1,850	1,664	1,479	1,293	1,108	922
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,655	2,485	2,316	2,146	1,976	1,806	1,636	1,467	1,297	1,127	957
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,380	2,210	2,040	1,870	1,700	1,530	1,360	1,190	1,020	849	679
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,242	2,072	1,902	1,732	1,562	1,391	1,221	1,051	881	711	541
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,281	2,138	1,994	1,851	1,707	1,564	1,421	1,277	1,134	990	846
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,386	2,216	2,046	1,876	1,705	1,535	1,365	1,195	1,025	855	685
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,203	2,036	1,869	1,702	1,535	1,368	1,200	1,032	864	696	528
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,639	2,472	2,305	2,138	1,971	1,804	1,636	1,469	1,302	1,135	968
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,026	1,873	1,719	1,566	1,412	1,258	1,104	950	796	642	488
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,715	1,572	1,428	1,285	1,141	997	854	710	567	423	278
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,574	1,431	1,287	1,144	1,000	855	711	566	421	276	131
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943						Residual land values							
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	One unit scheme (houses)	108	£95,835	4,010	3,778	3,546	3,313	3,081	2,849	2,617	2,385	2,153	1,920	1,688		
2	Two unit scheme (houses)	215	£127,780	4,307	4,075	3,843	3,611	3,378	3,146	2,914	2,682	2,450	2,218	1,985		
3	Four unit scheme (houses)	350	£138,676	4,497	4,264	4,032	3,800	3,568	3,336	3,104	2,871	2,639	2,407	2,175		
4	Seven unit scheme (flats)	598	£236,858	2,874	2,686	2,498	2,309	2,121	1,933	1,744	1,556	1,368	1,179	991		
5	Nine unit scheme (flats)	675	£200,584	2,965	2,776	2,588	2,400	2,211	2,023	1,835	1,646	1,458	1,270	1,081		
6	Ten unit scheme (houses)	1,009	£359,804	4,364	4,141	3,918	3,694	3,471	3,248	3,025	2,801	2,578	2,355	2,132		
7	Ten unit scheme (flats)	843	£214,593	3,015	2,827	2,639	2,450	2,262	2,074	1,885	1,697	1,509	1,320	1,132		
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,645	3,438	3,231	3,025	2,818	2,611	2,404	2,198	1,991	1,784	1,577		
9	Twenty unit scheme (flats)	1,680	£399,386	2,983	2,798	2,612	2,427	2,241	2,056	1,870	1,685	1,499	1,314	1,128		
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,810	2,640	2,470	2,300	2,131	1,961	1,791	1,621	1,451	1,281	1,112		
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,637	2,467	2,298	2,128	1,958	1,787	1,617	1,447	1,277	1,107	937		
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,345	2,175	2,005	1,835	1,665	1,494	1,324	1,154	984	814	644		
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,410	2,266	2,123	1,980	1,836	1,693	1,549	1,406	1,262	1,119	975		
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,423	2,253	2,083	1,913	1,743	1,573	1,403	1,232	1,062	892	722		
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,306	2,139	1,972	1,805	1,638	1,471	1,303	1,135	967	799	631		
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,750	2,582	2,415	2,248	2,081	1,914	1,747	1,580	1,412	1,245	1,078		
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,104	1,950	1,797	1,643	1,490	1,336	1,181	1,027	873	719	565		
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,767	1,623	1,480	1,336	1,193	1,049	905	762	618	474	329		
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,677	1,534	1,390	1,247	1,103	958	814	669	524	379	234		
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763		
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-		
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420		
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592		
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-		
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-		
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417		
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387		
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321		
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201		
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320		

Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values  
£9,888

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,703	2,453	2,204	1,954	1,705	1,456	1,206	957	707	458	208
2	Two unit scheme (houses)	215	£364,613	3,550	3,301	3,052	2,802	2,553	2,303	2,054	1,805	1,555	1,306	1,056
3	Four unit scheme (houses)	350	£395,705	4,107	3,858	3,608	3,359	3,109	2,860	2,611	2,361	2,112	1,862	1,613
4	Seven unit scheme (flats)	598	£675,863	2,424	2,222	2,019	1,817	1,614	1,412	1,209	1,007	804	602	399
5	Nine unit scheme (flats)	675	£572,358	2,698	2,496	2,293	2,091	1,888	1,686	1,483	1,281	1,078	876	673
6	Ten unit scheme (houses)	1,009	£1,026,684	4,038	3,798	3,558	3,318	3,078	2,838	2,598	2,358	2,118	1,878	1,638
7	Ten unit scheme (flats)	843	£612,333	2,828	2,625	2,423	2,220	2,018	1,815	1,613	1,410	1,207	1,005	802
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,295	3,073	2,851	2,628	2,406	2,184	1,961	1,739	1,517	1,295	1,072
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,823	2,624	2,424	2,224	2,025	1,825	1,626	1,426	1,227	1,027	828
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,737	2,555	2,372	2,189	2,007	1,824	1,641	1,458	1,276	1,093	910
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,348	2,165	1,982	1,799	1,616	1,433	1,250	1,067	884	701	518
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,388	2,204	2,021	1,838	1,655	1,471	1,288	1,105	922	738	555
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,355	2,201	2,046	1,892	1,737	1,583	1,428	1,274	1,119	965	811
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,606	2,423	2,240	2,056	1,873	1,690	1,507	1,323	1,140	957	773
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,345	2,165	1,985	1,804	1,624	1,444	1,264	1,084	903	722	541
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,772	2,592	2,412	2,232	2,052	1,872	1,692	1,512	1,332	1,152	972
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	2,180	2,014	1,849	1,683	1,518	1,352	1,187	1,021	854	688	522
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,883	1,729	1,574	1,419	1,264	1,109	954	800	645	490	334
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,674	1,520	1,366	1,211	1,057	903	747	592	437	280	124
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£8,445,465	6	6	6	6	6	6	6	6	6	6	6
24	Office development	30,000	£5,087,629	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
25	Office development	15,000	£4,239,691	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,582	3,333	3,083	2,834	2,585	2,335	2,086	1,836	1,587	1,338	1,088
2	Two unit scheme (houses)	215	£238,519	4,137	3,888	3,638	3,389	3,139	2,890	2,641	2,391	2,142	1,892	1,643
3	Four unit scheme (houses)	350	£258,858	4,498	4,249	3,999	3,750	3,500	3,251	3,002	2,752	2,503	2,253	2,004
4	Seven unit scheme (flats)	598	£442,129	2,815	2,613	2,410	2,208	2,005	1,803	1,600	1,398	1,195	993	790
5	Nine unit scheme (flats)	675	£374,419	2,992	2,789	2,587	2,384	2,182	1,979	1,776	1,574	1,371	1,169	966
6	Ten unit scheme (houses)	1,009	£671,625	4,390	4,150	3,910	3,670	3,430	3,190	2,950	2,710	2,470	2,230	1,990
7	Ten unit scheme (flats)	843	£400,569	3,079	2,877	2,674	2,472	2,269	2,066	1,864	1,661	1,459	1,256	1,054
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,647	3,425	3,202	2,980	2,758	2,536	2,313	2,091	1,869	1,646	1,424
9	Twenty unit scheme (flats)	1,680	£745,511	3,058	2,858	2,659	2,459	2,259	2,060	1,860	1,661	1,461	1,262	1,062
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,913	2,731	2,548	2,365	2,182	2,000	1,817	1,634	1,452	1,269	1,086
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,641	2,458	2,275	2,092	1,909	1,726	1,544	1,361	1,177	994	811
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,505	2,322	2,138	1,955	1,772	1,589	1,405	1,222	1,039	856	672
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,502	2,347	2,193	2,038	1,884	1,729	1,575	1,421	1,266	1,112	957
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,649	2,466	2,282	2,099	1,916	1,733	1,549	1,366	1,183	999	816
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,462	2,282	2,102	1,922	1,742	1,562	1,382	1,202	1,021	840	659
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,898	2,718	2,538	2,358	2,178	1,998	1,817	1,637	1,457	1,277	1,097
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,268	2,102	1,937	1,771	1,606	1,440	1,275	1,109	942	776	610
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,942	1,787	1,633	1,478	1,323	1,168	1,013	858	703	548	393
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,791	1,637	1,483	1,329	1,174	1,020	865	710	554	398	241
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879
23	Data Centre	7,000	£5,524,766	423	423	423	423	423	423	423	423	423	423	423
24	Office development	30,000	£3,328,172	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
25	Office development	15,000	£2,773,477	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,355	4,105	3,856	3,607	3,357	3,108	2,858	2,609	2,360	2,110	1,861
2	Two unit scheme (houses)	215	£127,780	4,652	4,403	4,153	3,904	3,654	3,405	3,156	2,906	2,657	2,407	2,158
3	Four unit scheme (houses)	350	£138,676	4,841	4,592	4,343	4,093	3,844	3,594	3,345	3,096	2,846	2,597	2,347
4	Seven unit scheme (flats)	598	£236,858	3,159	2,956	2,754	2,551	2,349	2,146	1,944	1,741	1,538	1,336	1,133
5	Nine unit scheme (flats)	675	£200,584	3,249	3,047	2,844	2,642	2,439	2,236	2,034	1,831	1,629	1,426	1,224
6	Ten unit scheme (houses)	1,009	£359,804	4,699	4,459	4,219	3,979	3,739	3,499	3,259	3,019	2,779	2,539	2,299
7	Ten unit scheme (flats)	843	£214,593	3,300	3,097	2,895	2,692	2,490	2,287	2,085	1,882	1,680	1,477	1,274
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,956	3,734	3,511	3,289	3,067	2,845	2,622	2,400	2,178	1,955	1,733
9	Twenty unit scheme (flats)	1,680	£399,386	3,264	3,064	2,865	2,665	2,466	2,266	2,066	1,867	1,667	1,468	1,268
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,068	2,885	2,702	2,520	2,337	2,154	1,972	1,789	1,606	1,423	1,241
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,898	2,716	2,533	2,350	2,167	1,984	1,801	1,618	1,435	1,252	1,068
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,608	2,425	2,241	2,058	1,875	1,692	1,508	1,325	1,142	959	775
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,630	2,476	2,321	2,167	2,013	1,858	1,704	1,549	1,395	1,240	1,086
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,686	2,503	2,320	2,137	1,953	1,770	1,587	1,403	1,220	1,037	854
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,565	2,385	2,205	2,025	1,845	1,665	1,485	1,305	1,124	943	762
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	3,008	2,828	2,648	2,468	2,288	2,108	1,928	1,748	1,568	1,388	1,208
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,345	2,180	2,014	1,849	1,683	1,518	1,352	1,186	1,020	853	687
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,993	1,839	1,684	1,529	1,375	1,220	1,065	910	755	600	444
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,894	1,740	1,586	1,432	1,277	1,123	968	813	657	501	344
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085
23	Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	789
24	Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582
25	Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values £10,326

		£10,175,259		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	3,048	2,781	2,514	2,248	1,981	1,714	1,448	1,181	914	648	381
2	Two unit scheme (houses)	215	£364,613	3,895	3,629	3,362	3,095	2,829	2,562	2,296	2,029	1,762	1,496	1,229
3	Four unit scheme (houses)	350	£395,705	4,452	4,185	3,919	3,652	3,385	3,119	2,852	2,585	2,319	2,052	1,785
4	Seven unit scheme (flats)	598	£675,863	2,709	2,492	2,275	2,059	1,842	1,625	1,408	1,192	975	758	541
5	Nine unit scheme (flats)	675	£572,358	2,983	2,766	2,550	2,333	2,116	1,899	1,682	1,466	1,249	1,032	815
6	Ten unit scheme (houses)	1,009	£1,026,684	4,373	4,116	3,859	3,603	3,346	3,089	2,833	2,576	2,319	2,062	1,806
7	Ten unit scheme (flats)	843	£612,333	3,112	2,896	2,679	2,462	2,245	2,029	1,812	1,595	1,378	1,161	945
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,607	3,369	3,131	2,893	2,655	2,417	2,179	1,942	1,704	1,466	1,228
9	Twenty unit scheme (flats)	1,680	£1,139,629	3,104	2,890	2,676	2,463	2,249	2,036	1,822	1,608	1,395	1,181	968
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,996	2,800	2,604	2,409	2,213	2,017	1,822	1,626	1,431	1,235	1,039
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,609	2,413	2,217	2,021	1,825	1,629	1,433	1,237	1,041	845	649
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,651	2,454	2,258	2,061	1,865	1,669	1,472	1,276	1,079	883	686
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,576	2,410	2,245	2,079	1,914	1,748	1,583	1,417	1,252	1,086	921
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,869	2,673	2,476	2,280	2,084	1,887	1,691	1,494	1,298	1,101	905
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,603	2,410	2,217	2,024	1,831	1,638	1,445	1,252	1,059	866	672
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	3,031	2,838	2,645	2,452	2,259	2,066	1,873	1,680	1,487	1,294	1,101
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	2,422	2,244	2,067	1,889	1,711	1,534	1,356	1,178	1,001	822	644
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	2,108	1,943	1,777	1,612	1,446	1,280	1,114	947	781	615	448
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,891	1,726	1,561	1,396	1,231	1,066	901	735	569	402	235
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£8,445,465	6	6	6	6	6	6	6	6	6	6	6
24	Office development	30,000	£5,087,629	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
25	Office development	15,000	£4,239,691	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344		PER HA	Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,927	3,661	3,394	3,127	2,861	2,594	2,327	2,061	1,794	1,527	1,261
2	Two unit scheme (houses)	215	£238,519	4,482	4,215	3,949	3,682	3,415	3,149	2,882	2,615	2,349	2,082	1,815
3	Four unit scheme (houses)	350	£258,858	4,843	4,576	4,310	4,043	3,776	3,510	3,243	2,976	2,710	2,443	2,176
4	Seven unit scheme (flats)	598	£442,129	3,100	2,883	2,666	2,450	2,233	2,016	1,799	1,583	1,366	1,149	932
5	Nine unit scheme (flats)	675	£374,419	3,276	3,060	2,843	2,626	2,409	2,192	1,976	1,759	1,542	1,325	1,109
6	Ten unit scheme (houses)	1,009	£671,625	4,725	4,468	4,211	3,955	3,698	3,441	3,184	2,928	2,671	2,414	2,158
7	Ten unit scheme (flats)	843	£400,569	3,364	3,147	2,930	2,713	2,497	2,280	2,063	1,846	1,630	1,413	1,196
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,958	3,721	3,483	3,245	3,007	2,769	2,531	2,293	2,056	1,818	1,580
9	Twenty unit scheme (flats)	1,680	£745,511	3,338	3,125	2,911	2,697	2,484	2,270	2,057	1,843	1,630	1,416	1,202
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	3,171	2,976	2,780	2,585	2,389	2,193	1,998	1,802	1,607	1,411	1,215
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,902	2,706	2,510	2,314	2,118	1,922	1,726	1,530	1,334	1,138	942
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,768	2,572	2,375	2,179	1,982	1,786	1,589	1,393	1,197	1,000	804
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,722	2,557	2,391	2,226	2,060	1,895	1,729	1,564	1,398	1,233	1,067
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,912	2,715	2,519	2,323	2,126	1,930	1,733	1,537	1,341	1,144	948
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,721	2,528	2,335	2,142	1,949	1,756	1,563	1,370	1,177	983	789
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	3,157	2,964	2,771	2,578	2,385	2,192	1,999	1,806	1,613	1,420	1,227
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,510	2,332	2,154	1,977	1,799	1,622	1,444	1,266	1,089	910	732
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	2,167	2,002	1,836	1,671	1,505	1,339	1,172	1,006	840	673	507
19	Five hundred unit scheme (flats)	43,200	£9,585,136	2,008	1,844	1,678	1,513	1,348	1,183	1,018	852	686	520	352
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879
23	Data Centre	7,000	£5,524,766	423	423	423	423	423	423	423	423	423	423	423
24	Office development	30,000	£3,328,172	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
25	Office development	15,000	£2,773,477	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943		Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,700	4,433	4,167	3,900	3,633	3,367	3,100	2,833	2,567	2,300	2,033
2	Two unit scheme (houses)	215	£127,780	4,997	4,730	4,464	4,197	3,930	3,664	3,397	3,130	2,864	2,597	2,330
3	Four unit scheme (houses)	350	£138,676	5,186	4,920	4,653	4,386	4,120	3,853	3,586	3,320	3,053	2,787	2,520
4	Seven unit scheme (flats)	598	£236,858	3,443	3,227	3,010	2,793	2,576	2,360	2,143	1,926	1,709	1,492	1,276
5	Nine unit scheme (flats)	675	£200,584	3,534	3,317	3,100	2,884	2,667	2,450	2,233	2,016	1,800	1,583	1,366
6	Ten unit scheme (houses)	1,009	£359,804	5,034	4,777	4,520	4,264	4,007	3,750	3,493	3,237	2,980	2,723	2,467
7	Ten unit scheme (flats)	843	£214,593	3,585	3,368	3,151	2,934	2,717	2,501	2,284	2,067	1,850	1,634	1,417
8	Twenty unit scheme (houses and flats)	1,875	£668,614	4,267	4,030	3,792	3,554	3,316	3,078	2,840	2,602	2,365	2,127	1,889
9	Twenty unit scheme (flats)	1,680	£399,386	3,544	3,331	3,117	2,903	2,690	2,476	2,263	2,049	1,836	1,622	1,408
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,326	3,130	2,935	2,739	2,544	2,348	2,152	1,957	1,761	1,565	1,370
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,160	2,964	2,768	2,572	2,376	2,180	1,984	1,788	1,592	1,396	1,200
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,871	2,675	2,478	2,282	2,085	1,889	1,692	1,496	1,300	1,103	907
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,851	2,685	2,520	2,354	2,189	2,024	1,858	1,693	1,527	1,362	1,196
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,949	2,753	2,557	2,360	2,164	1,967	1,771	1,574	1,378	1,182	985
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,824	2,631	2,438	2,245	2,052	1,859	1,666	1,473	1,280	1,086	892
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	3,267	3,074	2,881	2,688	2,495	2,302	2,109	1,916	1,723	1,530	1,337
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,587	2,409	2,232	2,054	1,877	1,699	1,521	1,344	1,166	987	809
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,219	2,053	1,888	1,722	1,557	1,390	1,224	1,058	891	725	559
19	Five hundred unit scheme (flats)	43,200	£5,134,958	2,111	1,947	1,781	1,616	1,451	1,286	1,121	955	789	623	455
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085
23	Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	789
24	Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582
25	Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320



Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales values £10,764

	Description	Floor areas	£10,175,259		PER HA	0% AH	5% AH	10% AH	15% AH	Residual land values				35% AH	40% AH	45% AH	50% AH
			BLV							20% AH	25% AH	30% AH					
1	One unit scheme (houses)	108	£273,460		3,392		3,109	2,825	2,541	2,257	1,973	1,689	1,405	1,121	837	553	
2	Two unit scheme (houses)	215	£364,613		4,240		3,956	3,673	3,389	3,105	2,821	2,537	2,253	1,969	1,685	1,401	
3	Four unit scheme (houses)	350	£395,705		4,797		4,513	4,229	3,945	3,661	3,377	3,094	2,810	2,526	2,242	1,958	
4	Seven unit scheme (flats)	598	£675,863		2,994		2,763	2,532	2,301	2,070	1,839	1,608	1,377	1,146	915	684	
5	Nine unit scheme (flats)	675	£572,358		3,268		3,037	2,806	2,575	2,344	2,113	1,882	1,651	1,420	1,189	958	
6	Ten unit scheme (houses)	1,009	£1,026,684		4,708		4,434	4,161	3,887	3,614	3,340	3,067	2,793	2,520	2,247	1,973	
7	Ten unit scheme (flats)	843	£612,333		3,397		3,166	2,935	2,704	2,473	2,242	2,011	1,780	1,549	1,318	1,087	
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861		3,918		3,665	3,411	3,158	2,904	2,651	2,397	2,144	1,891	1,637	1,384	
9	Twenty unit scheme (flats)	1,680	£1,139,629		3,384		3,156	2,929	2,701	2,474	2,246	2,018	1,791	1,563	1,336	1,108	
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440		3,253		3,045	2,837	2,628	2,420	2,211	2,002	1,794	1,585	1,377	1,168	
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333		2,870		2,661	2,452	2,243	2,034	1,825	1,616	1,407	1,198	989	780	
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263		2,914		2,704	2,495	2,285	2,075	1,866	1,656	1,447	1,237	1,028	818	
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002		2,796		2,620	2,443	2,267	2,090	1,914	1,737	1,561	1,384	1,208	1,031	
14	Seventy unit scheme (flats - higher density)	5,705	£703,635		3,132		2,923	2,713	2,504	2,294	2,084	1,875	1,665	1,456	1,246	1,036	
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701		2,862		2,656	2,450	2,244	2,038	1,832	1,626	1,420	1,215	1,009	802	
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706		3,289		3,084	2,878	2,672	2,466	2,260	2,054	1,848	1,642	1,436	1,230	
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542		2,663		2,474	2,284	2,094	1,905	1,715	1,525	1,336	1,146	956	766	
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516		2,334		2,157	1,980	1,804	1,627	1,450	1,273	1,095	918	740	562	
19	Five hundred unit scheme (flats)	43,200	£14,652,373		2,107		1,931	1,756	1,581	1,405	1,229	1,053	877	700	523	346	
20	Two hundred unit Co-living scheme	5,200	£1,511,753		2,574		2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	
21	Large retail supermarket	3,000	£10,175,259		-		-	-	-	-	-	-	-	-	-	-	
22	Comparison retail	5,200	£3,527,423		1,645		1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	
23	Data Centre	7,000	£8,445,465		6		6	6	6	6	6	6	6	6	6	6	
24	Office development	30,000	£5,087,629		1,472		1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	
25	Office development	15,000	£4,239,691		1,359		1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	
26	Hotel development (160 rooms)	7,400	£1,882,423		251		251	251	251	251	251	251	251	251	251	251	
27	Hotel development (100 rooms)	3,500	£1,187,114		166		166	166	166	166	166	166	166	166	166	166	
28	Light industrial scheme	6,000	£5,087,629		-		-	-	-	-	-	-	-	-	-	-	
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259		-		-	-	-	-	-	-	-	-	-	-	
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259		-		-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

	Description	Floor areas	£6,656,344		PER HA	0% AH	5% AH	10% AH	15% AH	Residual land values				35% AH	40% AH	45% AH	50% AH
			BLV							20% AH	25% AH	30% AH					
1	One unit scheme (houses)	108	£178,889		4,272		3,988	3,704	3,420	3,137	2,853	2,569	2,285	2,001	1,717	1,433	
2	Two unit scheme (houses)	215	£238,519		4,827		4,543	4,259	3,975	3,691	3,407	3,123	2,840	2,556	2,272	1,988	
3	Four unit scheme (houses)	350	£258,858		5,188		4,904	4,620	4,336	4,052	3,768	3,485	3,201	2,917	2,633	2,349	
4	Seven unit scheme (flats)	598	£442,129		3,385		3,154	2,923	2,692	2,461	2,230	1,999	1,768	1,537	1,306	1,075	
5	Nine unit scheme (flats)	675	£374,419		3,561		3,330	3,099	2,868	2,637	2,406	2,175	1,944	1,713	1,482	1,251	
6	Ten unit scheme (houses)	1,009	£671,625		5,060		4,786	4,513	4,239	3,966	3,692	3,419	3,145	2,872	2,598	2,325	
7	Ten unit scheme (flats)	843	£400,569		3,648		3,417	3,186	2,955	2,724	2,493	2,262	2,031	1,800	1,569	1,338	
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065		4,270		4,016	3,763	3,510	3,256	3,003	2,749	2,496	2,242	1,989	1,736	
9	Twenty unit scheme (flats)	1,680	£745,511		3,619		3,391	3,163	2,936	2,708	2,481	2,253	2,025	1,798	1,570	1,343	
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713		3,429		3,221	3,013	2,804	2,595	2,387	2,178	1,970	1,761	1,553	1,344	
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057		3,163		2,954	2,745	2,536	2,327	2,118	1,909	1,700	1,491	1,282	1,073	
12	Fifty unit scheme (flats - higher density)	3,925	£870,872		3,031		2,821	2,612	2,402	2,193	1,983	1,774	1,564	1,354	1,145	935	
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959		2,943		2,766	2,590	2,413	2,237	2,060	1,884	1,707	1,531	1,354	1,178	
14	Seventy unit scheme (flats - higher density)	5,705	£460,296		3,175		2,965	2,756	2,546	2,337	2,127	1,917	1,708	1,498	1,289	1,079	
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622		2,979		2,773	2,567	2,362	2,156	1,950	1,744	1,538	1,332	1,126	920	
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154		3,415		3,209	3,003	2,797	2,591	2,386	2,180	1,974	1,768	1,562	1,356	
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179		2,751		2,562	2,372	2,182	1,993	1,803	1,613	1,424	1,234	1,044	854	
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599		2,393		2,216	2,039	1,862	1,685	1,509	1,332	1,154	976	799	621	
19	Five hundred unit scheme (flats)	43,200	£9,585,136		2,224		2,049	1,873	1,698	1,522	1,346	1,170	994	817	640	463	
20	Two hundred unit Co-living scheme	5,200	£988,943		2,675		2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	
21	Large retail supermarket	3,000	£6,656,344		-		-	-	-	-	-	-	-	-	-	-	
22	Comparison retail	5,200	£2,307,533		1,879		1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	
23	Data Centre	7,000	£5,524,766		423		423	423	423	423	423	423	423	423	423	423	
24	Office development	30,000	£3,328,172		1,531		1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	
25	Office development	15,000	£2,773,477		1,456		1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	
26	Hotel development (160 rooms)	7,400	£1,231,424		339		339	339	339	339	339	339	339	339	339	339	
27	Hotel development (100 rooms)	3,500	£776,574		284		284	284	284	284	284	284	284	284	284	284	
28	Light industrial scheme	6,000	£3,328,172		64		64	64	64	64	64	64	64	64	64	64	
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344		-		-	-	-	-	-	-	-	-	-	-	
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344		-		-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943						Residual land values							
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	One unit scheme (houses)	108	£95,835	5,045	4,761	4,477	4,193	3,909	3,625	3,341	3,057	2,774	2,490	2,206		
2	Two unit scheme (houses)	215	£127,780	5,342	5,058	4,774	4,490	4,206	3,922	3,639	3,355	3,071	2,787	2,503		
3	Four unit scheme (houses)	350	£138,676	5,531	5,247	4,964	4,680	4,396	4,112	3,828	3,544	3,260	2,976	2,692		
4	Seven unit scheme (flats)	598	£236,858	3,728	3,497	3,266	3,035	2,804	2,573	2,342	2,111	1,880	1,649	1,418		
5	Nine unit scheme (flats)	675	£200,584	3,818	3,587	3,356	3,125	2,894	2,663	2,432	2,201	1,970	1,739	1,508		
6	Ten unit scheme (houses)	1,009	£359,804	5,369	5,095	4,822	4,548	4,275	4,001	3,728	3,454	3,181	2,907	2,634		
7	Ten unit scheme (flats)	843	£214,593	3,869	3,638	3,407	3,176	2,945	2,714	2,483	2,252	2,021	1,790	1,559		
8	Twenty unit scheme (houses and flats)	1,875	£668,614	4,579	4,325	4,072	3,819	3,565	3,312	3,058	2,805	2,551	2,298	2,045		
9	Twenty unit scheme (flats)	1,680	£399,386	3,825	3,597	3,369	3,142	2,914	2,687	2,459	2,231	2,004	1,776	1,549		
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,584	3,376	3,167	2,959	2,750	2,541	2,333	2,124	1,916	1,707	1,499		
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,421	3,212	3,003	2,794	2,585	2,376	2,167	1,958	1,749	1,540	1,331		
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	3,134	2,924	2,715	2,505	2,296	2,086	1,877	1,667	1,457	1,248	1,038		
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	3,071	2,895	2,718	2,542	2,365	2,189	2,012	1,836	1,659	1,483	1,306		
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	3,212	3,003	2,793	2,584	2,374	2,164	1,955	1,745	1,536	1,326	1,117		
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	3,082	2,876	2,670	2,465	2,259	2,053	1,847	1,641	1,435	1,229	1,023		
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	3,526	3,320	3,114	2,908	2,702	2,496	2,290	2,084	1,878	1,672	1,466		
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,829	2,639	2,449	2,260	2,070	1,880	1,691	1,501	1,311	1,121	931		
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,444	2,267	2,091	1,914	1,737	1,560	1,383	1,205	1,028	850	672		
19	Five hundred unit scheme (flats)	43,200	£5,134,958	2,327	2,152	1,976	1,801	1,625	1,449	1,273	1,097	920	743	566		
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763		
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-		
22	Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085		
23	Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	789		
24	Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582		
25	Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542		
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417		
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387		
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321		
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201		
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320		

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## Appendix 14 - Maximum CIL rates - downside

Maximum CIL rates

Maximum CIL rates per square metre with 40% affordable housing

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£7,630,000	PER HA	Maximum CIL per square metre							
	Description	Floor area BLV	£7,260	£7,698	£8,136	£8,574	£9,012	£9,450	£9,888	£10,326	£10,764
1	One unit scheme (houses)	108	£273,460	-	-	-	-	185	380	575	770
2	Two unit scheme (houses)	215	£364,613	56	251	447	642	837	1,032	1,228	1,618
3	Four unit scheme (houses)	350	£395,705	613	808	1,003	1,199	1,394	1,589	1,784	2,175
4	Seven unit scheme (flats)	598	£675,863	-	-	-	50	211	372	533	694
5	Nine unit scheme (flats)	675	£572,358	-	2	163	324	485	646	807	968
6	Ten unit scheme (houses)	1,009	£1,026,684	662	852	1,041	1,231	1,420	1,610	1,799	1,989
7	Ten unit scheme (flats)	843	£612,333	-	131	292	453	614	775	936	1,098
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	163	339	515	692	868	1,044	1,220	1,397
9	Twenty unit scheme (flats)	1,680	£1,139,629	3	163	323	484	642	801	960	1,118
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	139	285	431	577	723	869	1,015	1,161
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	-	37	185	334	483	632	781
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	-	70	221	371	521	669	818
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	133	259	385	510	636	762	887	1,013
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	-	138	289	439	589	739	888	1,037
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	-	61	210	357	505	653	800
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	201	348	496	644	791	937	1,084	1,230
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	-	-	61	201	340	479	617	755
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	-	32	163	293	423	552
19	Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	-	97	222	347	473
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	1,368	1,368	1,368
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	1,168	1,168	1,168
25	Office development	15,000	£4,239,691	-	-	-	-	-	1,055	1,055	1,055
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£4,210,000	PER HA	Maximum CIL per square metre							
	Description	Floor area BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1	One unit scheme (houses)	84	£178,889	88	283	479	674	869	1,064	1,259	1,455
2	Two unit scheme (houses)	167	£238,519	643	838	1,033	1,228	1,424	1,619	1,814	2,009
3	Four unit scheme (houses)	418	£258,858	1,004	1,199	1,394	1,590	1,785	1,980	2,175	2,371
4	Seven unit scheme (flats)	837	£442,129	-	119	280	441	602	763	924	1,085
5	Nine unit scheme (flats)	2,510	£374,419	134	295	456	617	778	939	1,100	1,261
6	Ten unit scheme (houses)	2,510	£671,625	1,014	1,204	1,393	1,583	1,772	1,962	2,151	2,341
7	Ten unit scheme (flats)	2,510	£400,569	221	382	543	705	866	1,027	1,188	1,349
8	Twenty unit scheme (houses and flats)	8,368	£1,248,065	515	691	867	1,043	1,220	1,396	1,572	1,748
9	Twenty unit scheme (flats)	8,368	£745,511	238	398	558	718	877	1,036	1,194	1,353
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	315	461	607	753	899	1,045	1,191	1,337
11	Fifty unit scheme (flats - lower density)	16,735	£2,399,057	32	181	330	479	628	776	925	1,074
12	Fifty unit scheme (flats - higher density)	37,654	£870,872	-	37	187	338	488	638	787	936
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	280	405	531	657	783	908	1,034	1,160
14	Seventy unit scheme (flats - higher density)	4,500	£460,296	31	181	331	482	632	782	931	1,079
15	One hundred unit scheme (flats - lower density)	3,000	£1,963,622	-	29	179	327	475	622	770	918
16	One hundred unit scheme (flats - higher density)	2,000	£1,866,154	326	474	622	769	916	1,063	1,209	1,356
17	Two hundred unit scheme (flats) with GF retail	4,500	£2,679,179	-	10	149	289	428	567	705	843
18	Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	-	-	91	221	351	481	611
19	Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	-	-	88	214	339	465
20	Two hundred unit Co-living scheme	2,500	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£2,307,533	975	975	975	975	975	1,602	1,602	1,602
23	Data Centre	2,500	£5,524,766	-	-	-	-	-	-	126	126
24	Office development	5,000	£3,328,172	-	-	-	-	-	1,227	1,227	1,227
25	Office development	20,000	£2,773,477	-	-	-	-	-	1,153	1,153	1,153
26	Hotel development (160 rooms)	1,000	£1,231,424	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	1,250	£776,574	60	60	60	60	60	60	60	60
28	Light industrial scheme	1,875	£3,328,172	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

		£2,793,156	Maximum CIL per square metre								
	Description	Floor area BLV	£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1	One unit scheme (houses)	84	£95,835	861	1,056	1,251	1,446	1,642	1,837	2,032	2,227
2	Two unit scheme (houses)	167	£127,780	1,158	1,353	1,548	1,744	1,939	2,134	2,329	2,524
3	Four unit scheme (houses)	418	£138,676	1,347	1,542	1,738	1,933	2,128	2,323	2,519	2,714
4	Seven unit scheme (flats)	837	£236,858	301	462	623	784	945	1,106	1,267	1,428
5	Nine unit scheme (flats)	2,510	£200,584	391	552	713	875	1,036	1,197	1,358	1,519
6	Ten unit scheme (houses)	2,510	£359,804	1,323	1,513	1,702	1,892	2,081	2,271	2,460	2,650
7	Ten unit scheme (flats)	2,510	£214,593	442	603	764	925	1,086	1,247	1,409	1,570
8	Twenty unit scheme (houses and flats)	8,368	£668,614	824	1,000	1,176	1,352	1,529	1,705	1,881	2,057
9	Twenty unit scheme (flats)	8,368	£399,386	444	604	764	924	1,083	1,242	1,400	1,559
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	469	615	761	908	1,054	1,200	1,346	1,492
11	Fifty unit scheme (flats - lower density)	16,735	£1,285,225	289	438	587	736	885	1,034	1,183	1,332
12	Fifty unit scheme (flats - higher density)	37,654	£466,544	-	140	290	441	591	741	890	1,039
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	409	534	660	786	911	1,037	1,163	1,288
14	Seventy unit scheme (flats - higher density)	4,500	£246,590	68	218	369	519	670	819	968	1,117
15	One hundred unit scheme (flats - lower density)	3,000	£1,051,953	-	132	282	430	578	725	873	1,021
16	One hundred unit scheme (flats - higher density)	2,000	£999,738	437	584	732	880	1,027	1,173	1,320	1,466
17	Two hundred unit scheme (flats) with GF retail	4,500	£1,435,292	-	87	227	366	506	644	782	920
18	Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	-	11	143	273	403	533	662
19	Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	-	64	191	317	442	568
20	Two hundred unit Co-living scheme	2,500	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,808	1,808
23	Data Centre	2,500	£2,959,733	306	306	306	306	306	306	492	492
24	Office development	5,000	£1,782,971	-	-	-	-	-	1,279	1,279	1,279
25	Office development	20,000	£1,485,810	-	-	-	-	-	1,239	1,239	1,239
26	Hotel development (160 rooms)	1,000	£659,699	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	1,250	£416,027	163	163	163	163	163	163	163	163
28	Light industrial scheme	1,875	£1,782,971	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)		£500,000	Maximum CIL per square metre								
Description	Floor area BLV		£5,595	£5,791	£5,988	£6,184	£6,380	£6,576	£6,773	£6,969	£7,165
1 One unit scheme (houses)	84	£13,438	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH
2 Two unit scheme (houses)	167	£17,917	1,627	1,822	2,018	2,213	2,408	2,603	2,799	2,994	3,189
3 Four unit scheme (houses)	418	£19,444	1,669	1,864	2,059	2,254	2,450	2,645	2,840	3,035	3,231
4 Seven unit scheme (flats)	837	£33,211	1,688	1,883	2,078	2,274	2,469	2,664	2,859	3,055	3,250
5 Nine unit scheme (flats)	2,510	£28,125	642	803	964	1,125	1,286	1,447	1,608	1,769	1,930
6 Ten unit scheme (houses)	2,510	£50,450	647	808	969	1,130	1,291	1,452	1,613	1,774	1,935
7 Ten unit scheme (flats)	2,510	£30,089	1,630	1,819	2,009	2,198	2,388	2,577	2,767	2,956	3,146
8 Twenty unit scheme (houses and flats)	8,368	£93,750	661	822	983	1,144	1,305	1,466	1,628	1,789	1,950
9 Twenty unit scheme (flats)	8,368	£56,000	1,130	1,307	1,483	1,659	1,835	2,012	2,188	2,364	2,540
10 Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	648	808	969	1,129	1,287	1,446	1,605	1,763	1,922
11 Fifty unit scheme (flats - lower density)	16,735	£180,208	623	769	915	1,061	1,207	1,353	1,499	1,645	1,791
12 Fifty unit scheme (flats - higher density)	37,654	£65,417	545	694	843	992	1,141	1,289	1,438	1,587	1,736
13 Seventy unit scheme (Industrial/employment led scheme)	2,000	£133,854	92	242	393	543	693	843	992	1,141	1,290
14 Seventy unit scheme (flats - higher density)	4,500	£34,576	536	662	788	913	1,039	1,165	1,290	1,416	1,541
15 One hundred unit scheme (flats - lower density)	3,000	£147,500	105	256	406	556	707	856	1,005	1,154	1,303
16 One hundred unit scheme (flats - higher density)	2,000	£140,179	85	234	384	532	680	828	975	1,123	1,271
17 Two hundred unit scheme (flats) with GF retail	4,500	£201,250	546	694	841	989	1,136	1,283	1,429	1,576	1,722
18 Three hundred unit scheme (flats) with GF retail	4,376	£191,667	23	164	303	443	582	721	859	997	1,135
19 Five hundred unit scheme (flats)	3,529	£720,000	-	-	62	194	324	454	584	713	842
20 Two hundred unit Co-living scheme	2,500	£74,286	-	-	40	167	294	419	544	670	795
21 Large retail supermarket	2,500	£500,000	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
22 Comparison retail	1,500	£173,333	214	214	214	214	214	214	214	214	214
23 Data Centre	2,500	£415,000	1,385	1,385	1,385	1,385	1,385	1,385	2,013	2,013	2,013
24 Office development	5,000	£250,000	669	669	669	669	669	669	856	856	856
25 Office development	20,000	£208,333	-	-	-	-	-	-	1,330	1,330	1,330
26 Hotel development (160 rooms)	1,000	£92,500	-	-	-	-	-	-	1,324	1,324	1,324
27 Hotel development (100 rooms)	1,250	£58,333	270	270	270	270	270	270	270	270	270
28 Light industrial scheme	1,875	£250,000	265	265	265	265	265	265	265	265	265
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	439	439	439	439	439	439	439	439	439
30 Industrial scheme intensification (60% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673



### BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

[illegible][illegible]



### BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

[illegible]

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000		Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£13,438	3,053	2,899	2,745	2,591	2,438	2,284	2,130	1,976	1,822	1,669	1,515	
2 Two unit scheme (houses)	215	£17,917	3,095	2,941	2,787	2,633	2,479	2,325	2,172	2,018	1,864	1,710	1,556	
3 Four unit scheme (houses)	350	£19,444	3,114	2,960	2,806	2,652	2,498	2,345	2,191	2,037	1,883	1,729	1,575	
4 Seven unit scheme (flats)	598	£33,211	1,793	1,669	1,545	1,422	1,298	1,174	1,050	926	803	679	555	
5 Nine unit scheme (flats)	675	£28,125	1,798	1,674	1,551	1,427	1,303	1,179	1,055	932	808	684	560	
6 Ten unit scheme (houses)	1,009	£50,450	2,998	2,851	2,703	2,556	2,409	2,261	2,114	1,967	1,819	1,672	1,525	
7 Ten unit scheme (flats)	843	£30,089	1,812	1,689	1,565	1,441	1,317	1,193	1,070	946	822	698	575	
8 Twenty unit scheme (houses and flats)	1,875	£93,750	2,395	2,259	2,123	1,987	1,851	1,715	1,579	1,443	1,307	1,170	1,034	
9 Twenty unit scheme (flats)	1,680	£56,000	1,787	1,665	1,542	1,420	1,298	1,175	1,053	931	808	686	564	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,659	1,548	1,437	1,325	1,214	1,103	991	880	769	657	546	
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	1,580	1,469	1,358	1,248	1,137	1,026	915	805	694	583	473	
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,133	1,022	910	799	688	576	465	354	242	131	19	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,410	1,316	1,223	1,129	1,036	942	849	755	662	569	475	
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,146	1,035	924	812	701	590	478	367	256	144	33	
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,109	1,000	891	782	673	564	454	344	234	125	15	
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	1,566	1,457	1,348	1,239	1,130	1,021	912	803	694	585	476	
17 Two hundred unit scheme (flats) with GF retail	16,100	£201,250	962	863	763	663	563	463	364	264	164	63	-	
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	677	584	491	398	305	212	118	24	-	-	-	
19 Five hundred unit scheme (flats)	43,200	£720,000	679	583	488	393	297	201	105	9	-	-	-	
20 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	
21 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214	
22 Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	
23 Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669	
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-	
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-	
26 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270	
27 Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265	
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439	
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673	
30 Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689	



Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value

£8,136

		£10,175,259 PER HA				Residual land values								
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	960	789	619	449	279	109	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,807	1,637	1,467	1,297	1,127	957	787	617	447	277	107
3	Four unit scheme (houses)	350	£395,705	2,364	2,194	2,024	1,854	1,684	1,514	1,344	1,173	1,003	833	663
4	Seven unit scheme (flats)	598	£675,863	986	849	712	575	438	300	163	26	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,260	1,123	986	849	712	574	437	300	163	25	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,346	2,183	2,020	1,857	1,694	1,531	1,368	1,204	1,041	878	715
7	Ten unit scheme (flats)	843	£612,333	1,390	1,253	1,115	978	841	704	567	429	292	155	18
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,722	1,571	1,420	1,269	1,118	968	817	666	515	364	214
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,406	1,271	1,136	1,001	866	730	595	459	323	188	52
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,419	1,295	1,172	1,048	925	801	678	554	431	307	184
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,021	898	775	652	529	406	283	160	37	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,059	936	813	690	566	442	318	194	70	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,216	1,112	1,008	904	800	696	592	488	385	281	177
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,277	1,154	1,031	908	784	660	536	413	289	165	41
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,032	911	790	668	547	426	305	183	61	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,465	1,344	1,223	1,102	981	860	739	617	496	375	253
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	950	840	729	618	507	396	284	173	61	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	733	629	525	421	318	214	110	6	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	565	459	354	248	143	37	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values			35% AH	40% AH	45% AH	50% AH
			£6,656,344	PER HA					25% AH	30% AH					
1	One unit scheme (houses)	108	£178,889	1,839	1,669	1,499	1,329	1,159	989	819	649	479	308	138	
2	Two unit scheme (houses)	215	£238,519	2,394	2,224	2,054	1,884	1,714	1,543	1,373	1,203	1,033	863	693	
3	Four unit scheme (houses)	350	£258,858	2,755	2,585	2,415	2,245	2,075	1,905	1,735	1,564	1,394	1,224	1,054	
4	Seven unit scheme (flats)	598	£442,129	1,377	1,240	1,103	966	829	691	554	417	280	142	5	
5	Nine unit scheme (flats)	675	£374,419	1,554	1,416	1,279	1,142	1,005	868	730	593	456	319	182	
6	Ten unit scheme (houses)	1,009	£671,625	2,698	2,535	2,372	2,209	2,046	1,883	1,719	1,556	1,393	1,230	1,067	
7	Ten unit scheme (flats)	843	£400,569	1,641	1,504	1,367	1,229	1,092	955	818	681	543	406	269	
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,073	1,923	1,772	1,621	1,470	1,320	1,169	1,018	867	716	566	
9	Twenty unit scheme (flats)	1,680	£745,511	1,641	1,506	1,371	1,235	1,100	965	829	694	558	422	287	
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,595	1,471	1,348	1,224	1,101	977	854	730	607	483	360	
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,315	1,192	1,068	945	822	699	576	453	330	207	84	
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,176	1,053	930	807	683	559	435	311	187	63	-	
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,363	1,259	1,155	1,051	947	843	739	635	531	427	323	
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,320	1,197	1,074	951	827	703	579	455	331	207	84	
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,150	1,028	907	786	665	543	422	301	179	56	-	
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,591	1,470	1,349	1,228	1,107	985	864	743	622	500	379	
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,038	928	817	706	595	484	372	261	149	38	-	
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	791	688	584	480	376	272	169	65	-	-	-	
19	Five hundred unit scheme (flats)	43,200	£9,585,136	682	577	471	366	260	154	48	-	-	-	-	
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975	
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-	
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-	
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-	
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116	
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60	
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-	
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943			Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,612	2,442	2,272	2,102	1,931	1,761	1,591	1,421	1,251	1,081	911
2	Two unit scheme (houses)	215	£127,780	2,909	2,739	2,569	2,399	2,229	2,059	1,888	1,718	1,548	1,378	1,208
3	Four unit scheme (houses)	350	£138,676	3,098	2,928	2,758	2,588	2,418	2,248	2,078	1,908	1,738	1,568	1,397
4	Seven unit scheme (flats)	598	£236,858	1,721	1,584	1,446	1,309	1,172	1,035	897	760	623	486	349
5	Nine unit scheme (flats)	675	£200,584	1,811	1,674	1,537	1,400	1,262	1,125	988	851	713	576	439
6	Ten unit scheme (houses)	1,009	£359,804	3,007	2,844	2,681	2,518	2,355	2,192	2,028	1,865	1,702	1,539	1,376
7	Ten unit scheme (flats)	843	£214,593	1,862	1,725	1,587	1,450	1,313	1,176	1,039	901	764	627	490
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,383	2,232	2,081	1,930	1,779	1,629	1,478	1,327	1,176	1,025	875
9	Twenty unit scheme (flats)	1,680	£399,386	1,847	1,712	1,577	1,441	1,306	1,171	1,035	900	764	628	493
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,749	1,626	1,502	1,379	1,255	1,132	1,008	885	761	638	514
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,572	1,449	1,326	1,203	1,080	957	834	710	587	464	341
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,279	1,156	1,033	910	786	662	538	414	290	167	43
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,492	1,388	1,284	1,180	1,076	972	868	764	660	556	452
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,357	1,234	1,111	988	864	740	617	493	369	245	121
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,253	1,131	1,010	889	768	646	525	404	282	159	37
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,701	1,580	1,459	1,338	1,217	1,096	975	853	732	611	489
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,116	1,005	894	783	673	561	450	338	227	115	3
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	843	739	635	532	428	324	220	116	11	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	785	680	574	469	363	257	151	44	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178



Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,574

		£10,175,259 PER HA						Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,285	1,099	912	726	539	353	167	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,133	1,947	1,760	1,574	1,387	1,201	1,015	828	642	456	269
3	Four unit scheme (houses)	350	£395,705	2,689	2,503	2,317	2,130	1,944	1,758	1,571	1,385	1,199	1,012	826
4	Seven unit scheme (flats)	598	£675,863	1,255	1,104	954	803	652	502	351	200	50	-	-
5	Nine unit scheme (flats)	675	£572,358	1,529	1,378	1,228	1,077	926	776	625	474	324	173	23
6	Ten unit scheme (houses)	1,009	£1,026,684	2,662	2,483	2,304	2,125	1,946	1,768	1,589	1,410	1,231	1,052	873
7	Ten unit scheme (flats)	843	£612,333	1,658	1,508	1,357	1,206	1,056	905	754	604	453	303	152
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,015	1,850	1,684	1,519	1,353	1,188	1,022	857	692	526	361
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,671	1,522	1,374	1,226	1,077	929	780	632	484	335	186
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,662	1,527	1,391	1,255	1,120	984	848	713	577	441	306
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,270	1,134	999	863	727	592	456	321	185	50	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,307	1,171	1,036	900	765	629	493	357	221	84	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,426	1,311	1,197	1,082	968	853	739	625	510	396	281
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,525	1,390	1,254	1,119	983	848	712	576	439	303	166
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,278	1,145	1,011	878	744	611	477	343	210	76	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,709	1,576	1,443	1,310	1,177	1,044	911	777	644	510	376
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,180	1,058	936	814	692	569	447	324	201	78	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	948	834	720	606	491	376	262	147	32	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	774	658	542	426	310	194	78	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344 PER HA						Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,165	1,978	1,792	1,606	1,419	1,233	1,046	860	674	487	301
2	Two unit scheme (houses)	215	£238,519	2,719	2,533	2,347	2,160	1,974	1,788	1,601	1,415	1,228	1,042	856
3	Four unit scheme (houses)	350	£258,858	3,080	2,894	2,708	2,521	2,335	2,149	1,962	1,776	1,590	1,403	1,217
4	Seven unit scheme (flats)	598	£442,129	1,646	1,495	1,345	1,194	1,043	893	742	591	441	290	140
5	Nine unit scheme (flats)	675	£374,419	1,822	1,671	1,521	1,370	1,220	1,069	918	768	617	466	316
6	Ten unit scheme (houses)	1,009	£671,625	3,014	2,835	2,656	2,477	2,298	2,119	1,941	1,762	1,583	1,404	1,225
7	Ten unit scheme (flats)	843	£400,569	1,910	1,759	1,608	1,458	1,307	1,156	1,006	855	705	554	403
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,367	2,202	2,036	1,871	1,705	1,540	1,374	1,209	1,043	878	712
9	Twenty unit scheme (flats)	1,680	£745,511	1,905	1,757	1,609	1,460	1,312	1,163	1,015	867	718	569	420
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,838	1,703	1,567	1,431	1,296	1,160	1,024	889	753	617	482
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,563	1,427	1,292	1,156	1,021	885	750	614	479	343	208
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,424	1,289	1,153	1,018	882	747	611	474	338	201	65
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,572	1,458	1,343	1,229	1,115	1,000	886	771	657	542	428
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,568	1,433	1,297	1,162	1,026	891	755	618	482	345	209
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,396	1,262	1,129	995	861	728	594	461	327	193	58
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,835	1,702	1,569	1,436	1,302	1,169	1,036	903	769	636	502
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,268	1,146	1,024	902	780	657	535	412	289	166	43
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,006	893	779	664	550	435	320	206	91	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	891	775	659	543	427	311	195	79	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943		Residual land values										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,937	2,751	2,565	2,378	2,192	2,005	1,819	1,633	1,446	1,260	1,074
2	Two unit scheme (houses)	215	£127,780	3,234	3,048	2,862	2,675	2,489	2,303	2,116	1,930	1,744	1,557	1,371
3	Four unit scheme (houses)	350	£138,676	3,424	3,237	3,051	2,865	2,678	2,492	2,306	2,119	1,933	1,747	1,560
4	Seven unit scheme (flats)	598	£236,858	1,989	1,839	1,688	1,537	1,387	1,236	1,085	935	784	634	483
5	Nine unit scheme (flats)	675	£200,584	2,080	1,929	1,778	1,628	1,477	1,326	1,176	1,025	875	724	573
6	Ten unit scheme (houses)	1,009	£359,804	3,323	3,144	2,965	2,786	2,607	2,428	2,250	2,071	1,892	1,713	1,534
7	Ten unit scheme (flats)	843	£214,593	2,130	1,980	1,829	1,678	1,528	1,377	1,227	1,076	925	775	624
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,676	2,511	2,345	2,180	2,014	1,849	1,683	1,518	1,352	1,187	1,021
9	Twenty unit scheme (flats)	1,680	£399,386	2,111	1,963	1,815	1,666	1,518	1,369	1,221	1,073	924	775	626
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,993	1,857	1,722	1,586	1,450	1,315	1,179	1,043	908	772	636
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,820	1,685	1,549	1,414	1,278	1,143	1,007	872	736	601	465
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,527	1,392	1,256	1,121	985	850	714	577	441	304	168
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,701	1,587	1,472	1,358	1,243	1,129	1,014	900	786	671	557
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,606	1,470	1,335	1,199	1,064	928	792	656	519	383	246
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,499	1,365	1,232	1,098	964	831	697	564	430	296	161
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,945	1,812	1,679	1,546	1,413	1,280	1,147	1,013	880	746	612
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,346	1,223	1,101	979	857	735	612	489	366	243	120
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,058	944	830	716	601	487	372	257	143	27	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	994	878	762	646	530	414	298	182	64	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178



### BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA		Residual land values								
Description	Floor areas	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889		2,490	2,287	2,085	1,882	1,680	1,477	1,274	1,072	869	666	464
2 Two unit scheme (houses)	215	£238,519		3,045	2,842	2,639	2,437	2,234	2,032	1,829	1,626	1,424	1,221	1,018
3 Four unit scheme (houses)	350	£258,858		3,406	3,203	3,001	2,798	2,595	2,393	2,190	1,987	1,785	1,582	1,380
4 Seven unit scheme (flats)	598	£442,129		1,914	1,750	1,586	1,422	1,258	1,094	930	766	602	438	274
5 Nine unit scheme (flats)	675	£374,419		2,091	1,926	1,762	1,598	1,434	1,270	1,106	942	778	614	450
6 Ten unit scheme (houses)	1,009	£671,625		3,330	3,135	2,940	2,746	2,551	2,356	2,162	1,967	1,772	1,577	1,383
7 Ten unit scheme (flats)	843	£400,569		2,178	2,014	1,850	1,686	1,522	1,358	1,194	1,030	866	702	538
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065		2,661	2,481	2,301	2,121	1,940	1,760	1,580	1,400	1,220	1,039	859
9 Twenty unit scheme (flats)	1,680	£745,511		2,170	2,008	1,847	1,685	1,523	1,362	1,200	1,038	877	715	554
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713		2,082	1,934	1,786	1,638	1,491	1,343	1,195	1,047	899	751	603
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057		1,811	1,663	1,515	1,367	1,219	1,071	923	775	628	480	332
12 Fifty unit scheme (flats - higher density)	3,925	£870,872		1,672	1,524	1,376	1,229	1,081	933	785	637	488	339	190
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959		1,782	1,657	1,532	1,407	1,282	1,157	1,032	907	783	658	533
14 Seventy unit scheme (flats - higher density)	5,705	£460,296		1,816	1,668	1,520	1,372	1,225	1,077	929	781	632	483	334
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622		1,642	1,496	1,350	1,204	1,058	912	766	621	475	329	183
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154		2,079	1,934	1,788	1,643	1,498	1,352	1,207	1,062	916	771	625
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179		1,498	1,365	1,231	1,097	964	830	696	562	428	294	159
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599		1,221	1,096	972	847	723	598	472	347	221	96	-
19 Five hundred unit scheme (flats)	43,200	£9,585,136		1,098	972	847	721	594	468	341	215	88	-	-
20 Two hundred unit Co-living scheme	5,200	£988,943		2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21 Large retail supermarket	3,000	£6,656,344		-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533		975	975	975	975	975	975	975	975	975	975	975
23 Data Centre	7,000	£5,524,766		-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£3,328,172		-	-	-	-	-	-	-	-	-	-	-
25 Office development	15,000	£2,773,477		-	-	-	-	-	-	-	-	-	-	-
26 Hotel development (160 rooms)	7,400	£1,231,424		116	116	116	116	116	116	116	116	116	116	116
27 Hotel development (100 rooms)	3,500	£776,574		60	60	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	6,000	£3,328,172		-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344		-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344		-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)				£500,000		Residual land values									
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 One unit scheme (houses)	108	£13,438	4,029	3,827	3,624	3,421	3,219	3,016	2,813	2,611	2,408	2,205	2,003		
2 Two unit scheme (houses)	215	£17,917	4,071	3,868	3,666	3,463	3,260	3,058	2,855	2,652	2,450	2,247	2,044		
3 Four unit scheme (houses)	350	£19,444	4,090	3,887	3,685	3,482	3,279	3,077	2,874	2,671	2,469	2,266	2,064		
4 Seven unit scheme (flats)	598	£33,211	2,598	2,434	2,270	2,106	1,942	1,778	1,614	1,450	1,286	1,122	958		
5 Nine unit scheme (flats)	675	£28,125	2,604	2,440	2,275	2,111	1,947	1,783	1,619	1,455	1,291	1,127	963		
6 Ten unit scheme (houses)	1,009	£50,450	3,945	3,751	3,556	3,361	3,167	2,972	2,777	2,583	2,388	2,193	1,998		
7 Ten unit scheme (flats)	843	£30,089	2,618	2,454	2,290	2,126	1,962	1,798	1,633	1,469	1,305	1,141	977		
8 Twenty unit scheme (houses and flats)	1,875	£93,750	3,277	3,096	2,916	2,736	2,556	2,376	2,196	2,015	1,835	1,655	1,475		
9 Twenty unit scheme (flats)	1,680	£56,000	2,580	2,419	2,257	2,095	1,934	1,772	1,611	1,449	1,287	1,126	964		
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,390	2,242	2,094	1,946	1,798	1,650	1,503	1,355	1,207	1,059	911		
11 Fifty unit scheme (flats - lower density)	4,325	£180,208	2,324	2,176	2,028	1,880	1,732	1,584	1,436	1,288	1,141	993	845		
12 Fifty unit scheme (flats - higher density)	3,925	£65,417	1,878	1,730	1,582	1,434	1,286	1,138	990	842	693	544	395		
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,038	1,913	1,788	1,664	1,539	1,414	1,289	1,164	1,039	914	789		
14 Seventy unit scheme (flats - higher density)	5,705	£34,576	1,891	1,743	1,595	1,447	1,299	1,151	1,003	855	707	558	409		
15 One hundred unit scheme (flats - lower density)	8,850	£147,500	1,847	1,701	1,555	1,409	1,264	1,118	972	826	680	534	388		
16 One hundred unit scheme (flats - higher density)	7,850	£140,179	2,299	2,153	2,008	1,863	1,718	1,572	1,427	1,282	1,136	991	845		
17 Two hundred unit scheme (flats) with GF retail	16,100	£201,250	1,652	1,519	1,385	1,251	1,117	984	850	716	582	448	313		
18 Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,324	1,199	1,075	950	825	700	575	449	324	198	72		
19 Five hundred unit scheme (flats)	43,200	£720,000	1,303	1,178	1,052	926	800	673	547	420	294	166	38		
20 Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477		
21 Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214		
22 Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385		
23 Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669		
24 Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-		
25 Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-		
26 Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270		
27 Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265		
28 Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439		
29 Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673		



Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value

£9,450

		£10,175,259 PER HA		Residual land values										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,936	1,717	1,498	1,279	1,060	841	622	403	185	-	-
2	Two unit scheme (houses)	215	£364,613	2,784	2,565	2,346	2,127	1,908	1,689	1,470	1,251	1,032	814	595
3	Four unit scheme (houses)	350	£395,705	3,340	3,121	2,902	2,684	2,465	2,246	2,027	1,808	1,589	1,370	1,151
4	Seven unit scheme (flats)	598	£675,863	1,792	1,614	1,437	1,259	1,082	904	727	549	372	194	17
5	Nine unit scheme (flats)	675	£572,358	2,066	1,888	1,711	1,533	1,356	1,178	1,001	823	646	468	291
6	Ten unit scheme (houses)	1,009	£1,026,684	3,294	3,083	2,873	2,662	2,452	2,241	2,031	1,820	1,610	1,399	1,189
7	Ten unit scheme (flats)	843	£612,333	2,195	2,018	1,840	1,663	1,485	1,308	1,130	953	775	598	420
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,603	2,408	2,213	2,018	1,823	1,629	1,434	1,239	1,044	849	654
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,200	2,025	1,850	1,675	1,500	1,326	1,151	976	801	626	451
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,149	1,989	1,829	1,669	1,509	1,349	1,189	1,029	869	709	549
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,766	1,605	1,445	1,285	1,124	964	804	643	483	323	162
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,803	1,643	1,482	1,322	1,162	1,001	841	681	521	360	198
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,845	1,709	1,574	1,438	1,303	1,168	1,032	897	762	626	491
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,022	1,861	1,701	1,541	1,380	1,220	1,060	899	739	578	417
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,770	1,612	1,454	1,296	1,138	980	821	663	505	347	189
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,197	2,040	1,882	1,725	1,567	1,410	1,252	1,095	937	780	622
17	Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,640	1,495	1,350	1,205	1,060	914	769	624	479	333	187
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,377	1,242	1,106	971	836	701	565	429	293	156	20
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,187	1,052	916	780	644	507	370	233	97	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£6,656,344 PER HA		Residual land values										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,815	2,597	2,378	2,159	1,940	1,721	1,502	1,283	1,064	845	626
2	Two unit scheme (houses)	215	£238,519	3,370	3,151	2,932	2,713	2,495	2,276	2,057	1,838	1,619	1,400	1,181
3	Four unit scheme (houses)	350	£258,858	3,731	3,512	3,293	3,075	2,856	2,637	2,418	2,199	1,980	1,761	1,542
4	Seven unit scheme (flats)	598	£442,129	2,183	2,005	1,828	1,650	1,473	1,295	1,118	940	763	585	408
5	Nine unit scheme (flats)	675	£374,419	2,359	2,182	2,004	1,827	1,649	1,472	1,294	1,117	939	762	584
6	Ten unit scheme (houses)	1,009	£671,625	3,646	3,435	3,225	3,014	2,804	2,593	2,383	2,172	1,962	1,751	1,541
7	Ten unit scheme (flats)	843	£400,569	2,447	2,269	2,092	1,914	1,737	1,559	1,382	1,204	1,027	849	672
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,955	2,760	2,565	2,370	2,175	1,980	1,786	1,591	1,396	1,201	1,006
9	Twenty unit scheme (flats)	1,680	£745,511	2,434	2,260	2,085	1,910	1,735	1,560	1,385	1,210	1,036	861	686
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,325	2,165	2,005	1,845	1,685	1,525	1,365	1,205	1,045	885	725
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,059	1,899	1,738	1,578	1,418	1,257	1,097	937	776	616	456
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,920	1,760	1,600	1,439	1,279	1,119	958	798	638	477	316
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,991	1,856	1,720	1,585	1,450	1,314	1,179	1,044	908	773	637
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,064	1,904	1,744	1,583	1,423	1,263	1,102	942	782	621	460
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,887	1,729	1,572	1,413	1,255	1,097	939	781	622	464	306
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,323	2,165	2,008	1,850	1,693	1,535	1,378	1,220	1,063	905	748
17	Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,728	1,583	1,438	1,293	1,148	1,002	857	712	567	421	275
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,436	1,300	1,165	1,030	894	759	624	488	351	215	79
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,305	1,169	1,033	897	761	625	488	351	214	77	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943			Residual land values									
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,588	3,369	3,150	2,931	2,712	2,494	2,275	2,056	1,837	1,618	1,399
2	Two unit scheme (houses)	215	£127,780	3,885	3,666	3,447	3,229	3,010	2,791	2,572	2,353	2,134	1,915	1,696
3	Four unit scheme (houses)	350	£138,676	4,075	3,856	3,637	3,418	3,199	2,980	2,761	2,542	2,323	2,105	1,886
4	Seven unit scheme (flats)	598	£236,858	2,526	2,349	2,171	1,994	1,816	1,639	1,461	1,284	1,106	929	751
5	Nine unit scheme (flats)	675	£200,584	2,617	2,439	2,262	2,084	1,907	1,729	1,552	1,374	1,197	1,019	842
6	Ten unit scheme (houses)	1,009	£359,804	3,955	3,744	3,534	3,323	3,113	2,902	2,692	2,481	2,271	2,060	1,850
7	Ten unit scheme (flats)	843	£214,593	2,667	2,490	2,312	2,135	1,957	1,780	1,602	1,425	1,247	1,070	892
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,264	3,069	2,874	2,679	2,484	2,290	2,095	1,900	1,705	1,510	1,315
9	Twenty unit scheme (flats)	1,680	£399,386	2,640	2,466	2,291	2,116	1,941	1,766	1,591	1,416	1,242	1,067	892
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,480	2,320	2,160	2,000	1,840	1,680	1,520	1,360	1,200	1,040	880
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,317	2,156	1,996	1,836	1,675	1,515	1,355	1,194	1,034	874	713
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,023	1,863	1,703	1,542	1,382	1,222	1,061	901	741	580	419
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,120	1,985	1,849	1,714	1,578	1,443	1,308	1,172	1,037	902	766
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,102	1,941	1,781	1,621	1,460	1,300	1,140	979	819	658	497
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,990	1,833	1,675	1,516	1,358	1,200	1,042	884	725	567	409
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,433	2,276	2,118	1,961	1,803	1,646	1,488	1,331	1,173	1,016	858
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	1,806	1,660	1,515	1,370	1,225	1,080	934	789	644	499	352
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,487	1,352	1,217	1,081	946	811	675	539	403	266	130
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,408	1,272	1,136	1,000	864	728	591	454	317	180	42
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178



Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £9,888

£10,175,259 PER HA													
Residual land values													
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,261	2,026	1,791	1,556	1,320	1,085	850	615	380	145	-
2 Two unit scheme (houses)	215	£364,613	3,109	2,874	2,639	2,404	2,168	1,933	1,698	1,463	1,228	993	757
3 Four unit scheme (houses)	350	£395,705	3,666	3,431	3,195	2,960	2,725	2,490	2,255	2,019	1,784	1,549	1,314
4 Seven unit scheme (flats)	598	£675,863	2,060	1,869	1,678	1,488	1,297	1,106	915	724	533	342	151
5 Nine unit scheme (flats)	675	£572,358	2,334	2,143	1,952	1,762	1,571	1,380	1,189	998	807	616	425
6 Ten unit scheme (houses)	1,009	£1,026,684	3,610	3,383	3,157	2,931	2,704	2,478	2,252	2,026	1,799	1,573	1,347
7 Ten unit scheme (flats)	843	£612,333	2,464	2,273	2,082	1,891	1,700	1,509	1,318	1,127	936	746	555
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,897	2,687	2,478	2,268	2,058	1,849	1,639	1,430	1,220	1,011	801
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,464	2,276	2,088	1,900	1,712	1,524	1,336	1,148	960	772	584
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,393	2,221	2,049	1,876	1,704	1,532	1,360	1,188	1,015	843	671
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,014	1,841	1,668	1,496	1,323	1,150	977	805	632	459	287
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,051	1,878	1,706	1,533	1,360	1,188	1,015	842	669	497	324
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,053	1,907	1,762	1,616	1,471	1,325	1,179	1,033	887	741	596
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,270	2,097	1,924	1,752	1,579	1,406	1,233	1,061	888	715	542
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,014	1,844	1,674	1,505	1,335	1,164	994	823	653	482	312
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,441	2,271	2,102	1,932	1,762	1,593	1,423	1,253	1,084	914	744
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	1,868	1,712	1,556	1,400	1,244	1,087	930	773	617	460	303
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,592	1,446	1,299	1,153	1,007	861	715	569	423	276	128
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,392	1,247	1,102	956	809	663	517	369	222	75	-
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168
25 Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344 PER HA													
Residual land values													
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,141	2,906	2,671	2,435	2,200	1,965	1,730	1,495	1,259	1,024	789
2 Two unit scheme (houses)	215	£238,519	3,696	3,460	3,225	2,990	2,755	2,520	2,285	2,049	1,814	1,579	1,344
3 Four unit scheme (houses)	350	£258,858	4,057	3,822	3,586	3,351	3,116	2,881	2,646	2,410	2,175	1,940	1,705
4 Seven unit scheme (flats)	598	£442,129	2,451	2,260	2,069	1,879	1,688	1,497	1,306	1,115	924	733	542
5 Nine unit scheme (flats)	675	£374,419	2,628	2,437	2,246	2,055	1,864	1,673	1,482	1,291	1,100	909	718
6 Ten unit scheme (houses)	1,009	£671,625	3,962	3,735	3,509	3,283	3,056	2,830	2,604	2,378	2,151	1,925	1,699
7 Ten unit scheme (flats)	843	£400,569	2,715	2,524	2,333	2,142	1,951	1,760	1,570	1,379	1,188	997	806
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,249	3,039	2,829	2,620	2,410	2,201	1,991	1,782	1,572	1,363	1,153
9 Twenty unit scheme (flats)	1,680	£745,511	2,699	2,511	2,323	2,135	1,947	1,758	1,570	1,382	1,194	1,006	818
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,569	2,397	2,225	2,052	1,880	1,708	1,536	1,363	1,191	1,019	847
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,307	2,134	1,962	1,789	1,616	1,443	1,271	1,098	925	752	580
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,169	1,996	1,823	1,650	1,478	1,305	1,132	959	787	614	441
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,200	2,054	1,908	1,763	1,617	1,471	1,326	1,180	1,034	888	742
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,312	2,140	1,967	1,794	1,621	1,449	1,276	1,103	931	758	585
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,131	1,961	1,792	1,622	1,452	1,282	1,111	941	770	600	429
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,567	2,397	2,227	2,058	1,888	1,718	1,549	1,379	1,209	1,040	870
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	1,956	1,800	1,644	1,488	1,332	1,175	1,018	861	705	548	391
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,650	1,504	1,358	1,212	1,066	920	774	628	481	334	187
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,510	1,364	1,219	1,073	927	780	634	487	339	192	44
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602
23 Data Centre	7,000	£5,524,766	126	126	126	126	126	126	126	126	126	126	126
24 Office development	30,000	£3,328,172	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227
25 Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27 Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943													
Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values			35% AH	40% AH	45% AH	50% AH
									25% AH	30% AH					
1	One unit scheme (houses)	108	£95,835	3,913	3,678	3,443	3,208	2,973	2,738	2,502	2,267	2,032	1,797	1,562	
2	Two unit scheme (houses)	215	£127,780	4,211	3,975	3,740	3,505	3,270	3,035	2,800	2,564	2,329	2,094	1,859	
3	Four unit scheme (houses)	350	£138,676	4,400	4,165	3,930	3,695	3,459	3,224	2,989	2,754	2,519	2,283	2,048	
4	Seven unit scheme (flats)	598	£236,858	2,795	2,604	2,413	2,222	2,031	1,840	1,649	1,458	1,267	1,077	886	
5	Nine unit scheme (flats)	675	£200,584	2,885	2,694	2,503	2,312	2,121	1,931	1,740	1,549	1,358	1,167	976	
6	Ten unit scheme (houses)	1,009	£359,804	4,271	4,044	3,818	3,592	3,365	3,139	2,913	2,687	2,460	2,234	2,008	
7	Ten unit scheme (flats)	843	£214,593	2,936	2,745	2,554	2,363	2,172	1,981	1,790	1,599	1,409	1,218	1,027	
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,558	3,348	3,138	2,929	2,719	2,510	2,300	2,091	1,881	1,672	1,462	
9	Twenty unit scheme (flats)	1,680	£399,386	2,905	2,717	2,529	2,341	2,153	1,965	1,776	1,588	1,400	1,212	1,024	
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,723	2,551	2,379	2,207	2,035	1,862	1,690	1,518	1,346	1,174	1,001	
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,564	2,392	2,219	2,046	1,874	1,701	1,528	1,355	1,183	1,010	837	
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,272	2,099	1,926	1,753	1,581	1,408	1,235	1,062	890	717	544	
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,328	2,183	2,037	1,892	1,746	1,600	1,454	1,309	1,163	1,017	871	
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,350	2,177	2,004	1,832	1,659	1,486	1,313	1,141	968	795	622	
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,234	2,064	1,895	1,725	1,555	1,385	1,214	1,044	873	703	532	
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,677	2,508	2,338	2,168	1,998	1,829	1,659	1,489	1,320	1,150	980	
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,034	1,878	1,722	1,566	1,409	1,252	1,095	939	782	625	469	
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,702	1,556	1,410	1,264	1,118	972	826	680	533	386	239	
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,613	1,467	1,322	1,176	1,030	883	737	590	442	295	147	
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-	
22	Comparison retail	5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	
23	Data Centre	7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	492	
24	Office development	30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	
25	Office development	15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193	
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163	
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184	
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59	
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178	



Maximum CIL rates  
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £10,326

£10,175,259 PER HA														
Residual land values														
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£273,460	2,587	2,335	2,084	1,832	1,581	1,329	1,078	826	575	324	72	
2 Two unit scheme (houses)	215	£364,613	3,434	3,183	2,932	2,680	2,429	2,177	1,926	1,674	1,423	1,171	920	
3 Four unit scheme (houses)	350	£395,705	3,991	3,740	3,488	3,237	2,985	2,734	2,482	2,231	1,980	1,728	1,477	
4 Seven unit scheme (flats)	598	£675,863	2,329	2,124	1,920	1,716	1,511	1,307	1,103	898	694	490	285	
5 Nine unit scheme (flats)	675	£572,358	2,603	2,398	2,194	1,990	1,785	1,581	1,377	1,172	968	764	559	
6 Ten unit scheme (houses)	1,009	£1,026,684	3,925	3,683	3,441	3,199	2,957	2,715	2,473	2,231	1,989	1,747	1,505	
7 Ten unit scheme (flats)	843	£612,333	2,732	2,528	2,323	2,119	1,915	1,711	1,506	1,302	1,098	893	689	
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,190	2,966	2,742	2,518	2,293	2,069	1,845	1,621	1,397	1,172	948	
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,729	2,528	2,326	2,125	1,924	1,722	1,521	1,320	1,118	917	716	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,636	2,452	2,268	2,083	1,899	1,715	1,530	1,346	1,161	977	793	
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,260	2,075	1,890	1,706	1,521	1,336	1,151	966	781	596	411	
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,299	2,114	1,929	1,744	1,559	1,374	1,188	1,003	818	633	448	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,261	2,105	1,949	1,793	1,637	1,481	1,325	1,169	1,013	857	700	
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,518	2,333	2,148	1,962	1,777	1,592	1,407	1,222	1,037	852	666	
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,258	2,076	1,894	1,712	1,530	1,348	1,166	983	800	618	435	
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,685	2,503	2,321	2,139	1,958	1,776	1,594	1,412	1,230	1,048	866	
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	2,097	1,929	1,762	1,594	1,427	1,259	1,091	923	755	587	418	
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,805	1,649	1,493	1,336	1,179	1,022	866	709	552	395	237	
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,597	1,442	1,286	1,131	975	818	662	505	347	189	32	
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£3,527,423	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-	
24 Office development	30,000	£5,087,629	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	
25 Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28	
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-	
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344 PER HA														
Residual land values														
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 One unit scheme (houses)	108	£178,889	3,466	3,215	2,963	2,712	2,460	2,209	1,958	1,706	1,455	1,203	952	
2 Two unit scheme (houses)	215	£238,519	4,021	3,770	3,518	3,267	3,015	2,764	2,512	2,261	2,009	1,758	1,507	
3 Four unit scheme (houses)	350	£258,858	4,382	4,131	3,879	3,628	3,376	3,125	2,873	2,622	2,371	2,119	1,868	
4 Seven unit scheme (flats)	598	£442,129	2,720	2,515	2,311	2,107	1,902	1,698	1,494	1,289	1,085	881	676	
5 Nine unit scheme (flats)	675	£374,419	2,896	2,692	2,487	2,283	2,079	1,874	1,670	1,466	1,261	1,057	853	
6 Ten unit scheme (houses)	1,009	£671,625	4,277	4,035	3,793	3,551	3,309	3,067	2,825	2,583	2,341	2,099	1,857	
7 Ten unit scheme (flats)	843	£400,569	2,983	2,779	2,575	2,371	2,166	1,962	1,758	1,553	1,349	1,145	940	
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,542	3,318	3,094	2,870	2,645	2,421	2,197	1,973	1,748	1,524	1,300	
9 Twenty unit scheme (flats)	1,680	£745,511	2,963	2,762	2,561	2,359	2,158	1,957	1,756	1,554	1,353	1,152	950	
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,812	2,628	2,444	2,259	2,075	1,891	1,706	1,522	1,337	1,153	969	
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,553	2,368	2,184	1,999	1,814	1,629	1,444	1,259	1,074	889	704	
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,417	2,231	2,046	1,861	1,676	1,491	1,306	1,121	936	750	565	
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,408	2,252	2,096	1,940	1,784	1,628	1,472	1,316	1,160	1,003	847	
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,560	2,375	2,190	2,005	1,820	1,635	1,450	1,265	1,079	894	709	
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,375	2,193	2,011	1,829	1,647	1,465	1,283	1,101	918	735	552	
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,811	2,629	2,447	2,265	2,083	1,901	1,719	1,538	1,356	1,174	993	
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,184	2,017	1,850	1,682	1,515	1,347	1,179	1,011	843	674	506	
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,864	1,708	1,551	1,395	1,238	1,081	924	768	611	454	296	
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,715	1,559	1,404	1,248	1,092	936	779	622	465	307	149	
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	
22 Comparison retail	5,200	£2,307,533	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	
23 Data Centre	7,000	£5,524,766	126	126	126	126	126	126	126	126	126	126	126	
24 Office development	30,000	£3,328,172	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	
25 Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116	
27 Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60	
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-	
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943													
Description			Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values			35% AH	40% AH	45% AH	50% AH
										25% AH	30% AH					
1	One unit scheme (houses)		108	£95,835	4,239	3,987	3,736	3,485	3,233	2,982	2,730	2,479	2,227	1,976	1,724	
2	Two unit scheme (houses)		215	£127,780	4,536	4,285	4,033	3,782	3,530	3,279	3,027	2,776	2,524	2,273	2,022	
3	Four unit scheme (houses)		350	£138,676	4,725	4,474	4,223	3,971	3,720	3,468	3,217	2,965	2,714	2,462	2,211	
4	Seven unit scheme (flats)		598	£236,858	3,063	2,859	2,654	2,450	2,246	2,041	1,837	1,633	1,428	1,224	1,020	
5	Nine unit scheme (flats)		675	£200,584	3,154	2,949	2,745	2,541	2,336	2,132	1,928	1,723	1,519	1,315	1,110	
6	Ten unit scheme (houses)		1,009	£359,804	4,586	4,344	4,102	3,860	3,618	3,376	3,134	2,892	2,650	2,408	2,166	
7	Ten unit scheme (flats)		843	£214,593	3,204	3,000	2,796	2,591	2,387	2,183	1,978	1,774	1,570	1,365	1,161	
8	Twenty unit scheme (houses and flats)		1,875	£668,614	3,851	3,627	3,403	3,179	2,954	2,730	2,506	2,282	2,057	1,833	1,609	
9	Twenty unit scheme (flats)		1,680	£399,386	3,169	2,968	2,767	2,566	2,364	2,163	1,962	1,760	1,559	1,358	1,156	
10	Thirty unit scheme (flats with retail use on ground floor)		2,818	£502,352	2,967	2,783	2,598	2,414	2,229	2,045	1,861	1,676	1,492	1,308	1,123	
11	Fifty unit scheme (flats - lower density)		4,325	£1,285,225	2,811	2,626	2,441	2,257	2,072	1,887	1,702	1,517	1,332	1,146	961	
12	Fifty unit scheme (flats - higher density)		3,925	£466,544	2,520	2,334	2,149	1,964	1,779	1,594	1,409	1,224	1,039	853	668	
13	Seventy unit scheme (Industrial/employment led scheme)		6,425	£954,633	2,536	2,380	2,224	2,068	1,913	1,757	1,601	1,445	1,288	1,132	976	
14	Seventy unit scheme (flats - higher density)		5,705	£246,590	2,598	2,413	2,228	2,043	1,857	1,672	1,487	1,302	1,117	932	747	
15	One hundred unit scheme (flats - lower density)		8,850	£1,051,953	2,478	2,296	2,114	1,932	1,750	1,569	1,386	1,204	1,021	838	655	
16	One hundred unit scheme (flats - higher density)		7,850	£999,738	2,921	2,739	2,557	2,376	2,194	2,012	1,830	1,648	1,466	1,284	1,102	
17	Two hundred unit scheme (flats) with GF retail		16,100	£1,435,292	2,262	2,094	1,927	1,760	1,592	1,425	1,256	1,088	920	752	584	
18	Three hundred unit scheme (flats) with GF retail		23,000	£1,366,945	1,916	1,760	1,603	1,446	1,289	1,133	976	819	662	505	347	
19	Five hundred unit scheme (flats)		43,200	£5,134,958	1,818	1,662	1,507	1,351	1,195	1,039	882	725	568	410	252	
20	Two hundred unit Co-living scheme		5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	
21	Large retail supermarket		3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-	
22	Comparison retail		5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	
23	Data Centre		7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	492	
24	Office development		30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	
25	Office development		15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	
26	Hotel development (160 rooms)		7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193	
27	Hotel development (100 rooms)		3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163	
28	Light industrial scheme		6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184	
29	Industrial Scheme new build (50% plot ratio)		5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59	
30	Industrial scheme intensification (60% plot ratio)		6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178	



Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £10,764

£10,175,259 PER HA													
Residual land values													
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£273,460	2,912	2,644	2,377	2,109	1,841	1,573	1,306	1,038	770	503	235
2 Two unit scheme (houses)	215	£364,613	3,760	3,492	3,224	2,957	2,689	2,421	2,154	1,886	1,618	1,350	1,083
3 Four unit scheme (houses)	350	£395,705	4,316	4,049	3,781	3,513	3,246	2,978	2,710	2,442	2,175	1,907	1,639
4 Seven unit scheme (flats)	598	£675,863	2,597	2,379	2,162	1,944	1,726	1,508	1,291	1,073	855	637	420
5 Nine unit scheme (flats)	675	£572,358	2,871	2,653	2,436	2,218	2,000	1,782	1,565	1,347	1,129	911	694
6 Ten unit scheme (houses)	1,009	£1,026,684	4,241	3,983	3,726	3,468	3,210	2,952	2,694	2,436	2,178	1,920	1,663
7 Ten unit scheme (flats)	843	£612,333	3,001	2,783	2,565	2,347	2,130	1,912	1,694	1,476	1,259	1,041	823
8 Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,484	3,245	3,006	2,767	2,528	2,290	2,051	1,812	1,573	1,334	1,095
9 Twenty unit scheme (flats)	1,680	£1,139,629	2,993	2,779	2,564	2,350	2,135	1,921	1,706	1,492	1,277	1,063	848
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,880	2,683	2,487	2,290	2,094	1,897	1,701	1,504	1,308	1,111	914
11 Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,506	2,309	2,112	1,915	1,718	1,521	1,324	1,127	930	732	535
12 Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,547	2,350	2,152	1,955	1,757	1,560	1,362	1,165	967	770	572
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,469	2,303	2,136	1,970	1,804	1,637	1,471	1,304	1,138	972	805
14 Seventy unit scheme (flats - higher density)	5,705	£703,635	2,766	2,568	2,371	2,173	1,976	1,778	1,581	1,383	1,186	988	791
15 One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,502	2,308	2,114	1,919	1,725	1,531	1,337	1,143	948	753	558
16 One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,929	2,735	2,541	2,347	2,153	1,959	1,765	1,570	1,376	1,182	988
17 Two hundred unit scheme (flats) with GF retail	16,100	£4,095,542	2,325	2,146	1,967	1,788	1,609	1,431	1,252	1,072	893	713	533
18 Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	2,018	1,852	1,685	1,518	1,351	1,183	1,016	848	681	513	345
19 Five hundred unit scheme (flats)	43,200	£14,652,373	1,802	1,637	1,471	1,305	1,139	973	806	640	473	304	136
20 Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21 Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£3,527,423	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
23 Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24 Office development	30,000	£5,087,629	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168
25 Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055
26 Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27 Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28 Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344 PER HA													
Residual land values													
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	108	£178,889	3,792	3,524	3,256	2,989	2,721	2,453	2,185	1,918	1,650	1,382	1,115
2 Two unit scheme (houses)	215	£238,519	4,346	4,079	3,811	3,543	3,276	3,008	2,740	2,472	2,205	1,937	1,669
3 Four unit scheme (houses)	350	£258,858	4,707	4,440	4,172	3,904	3,637	3,369	3,101	2,833	2,566	2,298	2,030
4 Seven unit scheme (flats)	598	£442,129	2,988	2,770	2,553	2,335	2,117	1,899	1,682	1,464	1,246	1,028	811
5 Nine unit scheme (flats)	675	£374,419	3,164	2,947	2,729	2,511	2,293	2,076	1,858	1,640	1,422	1,205	987
6 Ten unit scheme (houses)	1,009	£671,625	4,593	4,335	4,077	3,820	3,562	3,304	3,046	2,788	2,530	2,272	2,015
7 Ten unit scheme (flats)	843	£400,569	3,252	3,034	2,816	2,599	2,381	2,163	1,945	1,728	1,510	1,292	1,074
8 Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,836	3,597	3,358	3,119	2,880	2,641	2,403	2,164	1,925	1,686	1,447
9 Twenty unit scheme (flats)	1,680	£745,511	3,228	3,013	2,799	2,584	2,370	2,155	1,941	1,726	1,512	1,297	1,083
10 Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	3,056	2,859	2,663	2,466	2,270	2,073	1,877	1,680	1,483	1,287	1,090
11 Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,800	2,602	2,405	2,208	2,011	1,814	1,617	1,420	1,223	1,025	828
12 Fifty unit scheme (flats - higher density)	3,925	£870,872	2,665	2,467	2,270	2,072	1,875	1,677	1,479	1,282	1,084	887	689
13 Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,616	2,449	2,283	2,117	1,950	1,784	1,617	1,451	1,285	1,118	952
14 Seventy unit scheme (flats - higher density)	5,705	£460,296	2,809	2,611	2,413	2,216	2,018	1,821	1,623	1,426	1,228	1,031	833
15 One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,619	2,425	2,231	2,037	1,843	1,648	1,454	1,260	1,065	870	675
16 One hundred unit scheme (flats - higher density)	7,850	£1,866,154	3,055	2,861	2,667	2,473	2,278	2,084	1,890	1,696	1,502	1,308	1,114
17 Two hundred unit scheme (flats) with GF retail	16,100	£2,679,179	2,413	2,234	2,055	1,876	1,697	1,519	1,340	1,160	981	801	621
18 Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	2,077	1,910	1,744	1,577	1,409	1,242	1,075	907	740	572	404
19 Five hundred unit scheme (flats)	43,200	£9,585,136	1,920	1,754	1,588	1,422	1,256	1,090	924	757	590	422	253
20 Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21 Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22 Comparison retail	5,200	£2,307,533	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602
23 Data Centre	7,000	£5,524,766	126	126	126	126	126	126	126	126	126	126	126
24 Office development	30,000	£3,328,172	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227
25 Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
26 Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27 Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28 Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29 Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30 Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£3,565,943													
Description		Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values			35% AH	40% AH	45% AH	50% AH
									25% AH	30% AH					
1	One unit scheme (houses)	108	£95,835	4,564	4,297	4,029	3,761	3,493	3,226	2,958	2,690	2,423	2,155	1,887	
2	Two unit scheme (houses)	215	£127,780	4,861	4,594	4,326	4,058	3,791	3,523	3,255	2,987	2,720	2,452	2,184	
3	Four unit scheme (houses)	350	£138,676	5,051	4,783	4,515	4,248	3,980	3,712	3,445	3,177	2,909	2,641	2,374	
4	Seven unit scheme (flats)	598	£236,858	3,332	3,114	2,896	2,678	2,461	2,243	2,025	1,807	1,590	1,372	1,154	
5	Nine unit scheme (flats)	675	£200,584	3,422	3,204	2,986	2,769	2,551	2,333	2,115	1,898	1,680	1,462	1,245	
6	Ten unit scheme (houses)	1,009	£359,804	4,902	4,644	4,387	4,129	3,871	3,613	3,355	3,097	2,839	2,581	2,324	
7	Ten unit scheme (flats)	843	£214,593	3,473	3,255	3,037	2,819	2,602	2,384	2,166	1,948	1,731	1,513	1,295	
8	Twenty unit scheme (houses and flats)	1,875	£668,614	4,145	3,906	3,667	3,428	3,189	2,950	2,712	2,473	2,234	1,995	1,756	
9	Twenty unit scheme (flats)	1,680	£399,386	3,434	3,219	3,005	2,790	2,576	2,361	2,147	1,932	1,718	1,503	1,289	
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,210	3,014	2,817	2,621	2,424	2,228	2,031	1,835	1,638	1,441	1,245	
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,057	2,860	2,663	2,466	2,269	2,072	1,875	1,678	1,480	1,283	1,085	
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,768	2,570	2,373	2,175	1,978	1,780	1,582	1,385	1,187	990	792	
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,744	2,578	2,412	2,245	2,079	1,913	1,746	1,580	1,414	1,247	1,080	
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,846	2,648	2,451	2,253	2,056	1,858	1,661	1,463	1,266	1,068	871	
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,722	2,528	2,334	2,140	1,946	1,752	1,557	1,363	1,168	973	778	
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	3,165	2,971	2,777	2,583	2,389	2,195	2,001	1,807	1,612	1,418	1,224	
17	Two hundred unit scheme (flats) with GF retail	16,100	£1,435,292	2,490	2,311	2,132	1,953	1,775	1,596	1,417	1,238	1,058	878	699	
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,128	1,962	1,795	1,628	1,461	1,293	1,126	959	791	624	455	
19	Five hundred unit scheme (flats)	43,200	£5,134,958	2,023	1,857	1,691	1,525	1,359	1,193	1,027	860	693	525	356	
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-	
22	Comparison retail	5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	
23	Data Centre	7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	492	
24	Office development	30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	
25	Office development	15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193	
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163	
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184	
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59	
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178	