



EALING LOCAL PLAN EXAMINATION RESPONSE TO INSPECTOR'S QUERIES

Build to rent housing (Action 4.8)

The appraisal results for Built to rent schemes can be found within Appendix 10 of the LPVS.

Within the lowest value area in the Borough (the first set of tables in Appendix 10, PDF page 150), the appraisal outputs indicate that 40% affordable housing could be viable in the following circumstances:

- BLV1: 6 out of 19 residential schemes
- BLV2: 11 out of 19 residential schemes
- BLV3: 14 out of 19 residential schemes
- BLV4: 17 out of 19 residential schemes

As can be noted in Appendix 10, the number of viable scenarios increases in the later tables, in line with higher rents that can be achieved in higher value areas.

Purpose built shared living (Action 4.9)

As noted in the LPVS, the Purpose Build Shared Living schemes typology (typology 20) generates a residual land value of £11.98 million, or £76.92 million per gross hectare assuming that 35% of units are delivered at 50% of market rent (which is then used to make a payment in lieu in line with London Plan Policy H14). Emerging Local Plan Policy HOU (part E) seeks an alternative approach which requires conventional C3 affordable housing in place of a payment in lieu.

If 40% of the floorspace is converted into conventional C3 affordable housing and the remaining floorspace is provided as shared housing at market rents, the residual land value falls to £10.11 million, or £68.25 million per gross hectare. The residual land value remains comfortably above all of the Benchmark Land Values tested in the study (which range from £0.5 million to £10 million per gross hectare, as noted in Table 4.42.1 of the LPVS).

Impact of substituting shared ownership with London Living Rent (Action 4.11)

During the Examination hearing, some representors indicated that the Council's housing strategy indicates that its preferred form of intermediate housing is London Living Rent, rather than shared ownership. Emerging Plan Policy HOU does not indicate a preference between these two tenures, simply stating the tenure split should be *"70% low-cost rented at social rent levels to 30% intermediate provision"*.

The LPVS tested a tenure split of 70% social rent and 30% intermediate housing in the form of shared ownership at a capital value of £4,682 per square metre (as noted in Table 4.9.1 of the LPVS).

Average London Living rents in Ealing in 2023/24 were as follows:

One beds: £230 per week
Two beds: £256 per week
Three beds: £280 per week

Using the same methodology as outlined in paragraphs 4.7 to 4.10 of the LPVS, these rents generate the following capital values. Table 1 also includes shared ownership values to ease comparison. The blended value for London Living Rent is £4,320 per square metre, which is marginally lower than the shared ownership blended value of £4,682 per square metre.

**Table 1: Blended capital values per square metre for London Living Rent**

Tenure	1 bed	2 bed	3 bed	Blended value ¹
London Living Rent	£5,244	£4,178	£3,729	£4,320
Shared ownership	£4,681	£4,681	£4,116	£4,682

We have re-tested the outputs in Appendix 7 of the LPVS assuming that the intermediate housing is delivered as London Living Rent. These outputs are attached to this note as Appendix A. Although the residual land values are marginally lower when the intermediate housing is delivered as London Living Rent (as is to be expected given the marginally lower capital value), there is very little change in the pattern of viable and unviable outcomes when looking across the outputs as a whole.

BNP Paribas Real Estate
29 Augst 2025

¹ Assumes a unit split of 50% one beds, 40% two beds and 10% three beds in line with the assumptions underlying the values outlined in the LPVS.



**APPENDIX A: REVISED APPRAISAL OUTPUTS SUBSTITUTING LONDON LIVING RENT FOR
SHARED OWNERSHIP**

Note: the relevant Appendix in the LPVS for comparison purposes is Appendix 7.

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	281,909	267,921	253,934	239,946	225,959	211,971	197,984	183,996	170,009	156,021	142,034
2 Two unit scheme (houses)	2	£364,613	563,817	535,842	507,867	479,892	451,918	423,943	395,967	367,992	340,017	312,042	284,067
3 Four unit scheme (houses)	4	£395,705	914,802	869,261	823,720	778,179	732,639	687,098	641,557	596,017	550,476	504,935	459,395
4 Seven unit scheme (flats)	7	£675,863	873,147	810,670	748,195	685,719	623,242	560,767	498,291	435,815	373,339	310,863	248,387
5 Nine unit scheme (flats)	9	£527,358	980,080	909,536	838,992	768,448	697,904	627,359	556,815	486,271	415,727	345,183	274,639
6 Ten unit scheme (houses)	10	£1,026,684	2,534,422	2,408,761	2,283,101	2,157,440	2,031,780	1,906,119	1,780,458	1,654,798	1,529,137	1,403,476	1,277,816
7 Ten unit scheme (flats)	10	£612,333	1,230,243	1,142,193	1,054,144	966,094	878,045	789,995	701,946	613,896	525,847	437,797	349,747
8 Twenty unit scheme (houses and flats)	20	£1,907,861	3,717,576	3,501,979	3,286,381	3,070,783	2,855,187	2,639,589	2,423,991	2,208,395	1,992,797	1,777,199	1,561,601
9 Twenty unit scheme (flats)	20	£1,139,629	2,412,794	2,239,362	2,065,930	1,892,498	1,719,066	1,545,633	1,372,201	1,198,768	1,025,336	851,904	678,472
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,756,053	3,491,320	3,226,588	2,961,855	2,697,122	2,432,390	2,167,658	1,902,925	1,638,192	1,373,460	1,108,727
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	5,495,862	5,092,239	4,688,616	4,284,993	3,881,371	3,477,748	3,074,125	2,670,502	2,264,873	1,858,922	1,452,970
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	3,301,315	2,932,908	2,564,501	2,196,096	1,827,689	1,459,283	1,090,877	722,471	354,064	14,871	393,221
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,258,422	6,752,142	6,245,864	5,739,586	5,233,308	4,727,028	4,220,750	3,714,472	3,208,193	2,701,640	2,192,441
14 Seventy unit scheme (flats - higher density)	70	£703,635	4,814,006	4,278,526	3,743,046	3,207,567	2,672,087	2,136,607	1,601,128	1,065,648	530,168	5,637	555,570
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	7,286,034	6,473,292	5,660,550	4,845,333	4,026,044	3,206,755	2,387,466	1,568,177	748,888	71,398	904,608
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	9,714,101	8,993,193	8,272,287	7,551,380	6,830,472	6,109,566	5,388,659	4,667,751	3,946,845	3,225,938	2,505,031
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	11,226,364	9,873,466	8,520,569	7,167,671	5,814,773	4,461,876	3,108,979	1,745,536	377,928	1,003,685	2,390,645
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,263,446	8,464,864	6,666,282	4,865,771	3,047,647	1,229,523	596,930	2,440,782	4,290,973	6,162,935	8,034,897
19 Five hundred unit scheme (flats)	500	£14,652,373	19,964,510	16,476,077	12,978,517	9,480,957	5,983,397	2,485,837	1,056,717	4,648,941	8,241,163	11,874,901	15,524,480
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405
25 Office development	-	£4,239,691	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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	281,909	267,921	253,934	239,946	225,959	211,971	197,984	183,996	170,009	156,021	142,034
2 Two unit scheme (houses)	2	£238,519	563,817	535,842	507,867	479,892	451,918	423,943	395,967	367,992	340,017	312,042	284,067
3 Four unit scheme (houses)	4	£258,858	914,802	869,261	823,720	778,179	732,639	687,098	641,557	596,017	550,476	504,935	459,395
4 Seven unit scheme (flats)	7	£442,129	873,147	810,670	748,195	685,719	623,242	560,767	498,291	435,815	373,339	310,863	248,387
5 Nine unit scheme (flats)	9	£374,419	980,080	909,536	838,992	768,448	697,904	627,359	556,815	486,271	415,727	345,183	274,639
6 Ten unit scheme (houses)	10	£671,625	2,534,422	2,408,761	2,283,101	2,157,440	2,031,780	1,906,119	1,780,458	1,654,798	1,529,137	1,403,476	1,277,816
7 Ten unit scheme (flats)	10	£400,569	1,230,243	1,142,193	1,054,144	966,094	878,045	789,995	701,946	613,896	525,847	437,797	349,747
8 Twenty unit scheme (houses and flats)	20	£1,248,065	3,717,576	3,501,979	3,286,381	3,070,783	2,855,187	2,639,589	2,423,991	2,208,395	1,992,797	1,777,199	1,561,601
9 Twenty unit scheme (flats)	20	£745,511	2,412,794	2,239,362	2,065,930	1,892,498	1,719,066	1,545,633	1,372,201	1,198,768	1,025,336	851,904	678,472
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,756,053	3,491,320	3,226,588	2,961,855	2,697,122	2,432,390	2,167,658	1,902,925	1,638,192	1,373,460	1,108,727
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	5,495,862	5,092,239	4,688,616	4,284,993	3,881,371	3,477,748	3,074,125	2,670,502	2,264,873	1,858,922	1,452,970
12 Fifty unit scheme (flats - higher density)	50	£780,872	3,301,315	2,932,908	2,564,501	2,196,096	1,827,689	1,459,283	1,090,877	722,471	354,064	14,871	393,221
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	7,258,422	6,752,142	6,245,864	5,739,586	5,233,308	4,727,028	4,220,750	3,714,472	3,208,193	2,701,640	2,192,441
14 Seventy unit scheme (flats - higher density)	70	£460,296	4,814,006	4,278,526	3,743,046	3,207,567	2,672,087	2,136,607	1,601,128	1,065,648	530,168	5,637	555,570
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	7,286,034	6,473,292	5,660,550	4,845,333	4,026,044	3,206,755	2,387,466	1,568,177	748,888	71,398	904,608
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	9,714,101	8,993,193	8,272,287	7,551,380	6,830,472	6,109,566	5,388,659	4,667,751	3,946,845	3,225,938	2,505,031
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	11,226,364	9,873,466	8,520,569	7,167,671	5,814,773	4,461,876	3,108,979	1,745,536	377,928	1,003,685	2,390,645
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,263,446	8,464,864	6,666,282	4,865,771	3,047,647	1,229,523	596,930	2,440,782	4,290,973	6,162,935	8,034,897
19 Five hundred unit scheme (flats)	500	£9,585,136	19,964,510	16,476,077	12,978,517	9,480,957	5,983,397	2,485,837	1,056,717	4,648,941	8,241,163	11,874,901	15,524,480
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405
25 Office development	-	£2,773,477	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£3,565,943

				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 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	345,921	328,732	311,544	294,356	277,168	259,980	242,793	225,604	208,416	191,228	174,040	
2 Two unit scheme (houses)	2	£364,613	691,841	657,465	623,090	588,713	554,337	519,961	485,584	451,208	416,831	382,456	348,080	
3 Four unit scheme (houses)	4	£395,705	1,123,213	1,067,252	1,011,291	955,330	899,368	843,407	787,446	731,484	675,523	619,562	563,600	
4 Seven unit scheme (flats)	7	£675,863	1,166,843	1,089,681	1,012,521	935,360	858,200	781,038	703,878	626,717	549,557	472,395	395,233	
5 Nine unit scheme (flats)	9	£572,358	1,311,703	1,224,578	1,137,453	1,050,328	963,202	876,077	788,952	701,826	614,701	527,575	440,450	
6 Ten unit scheme (houses)	10	£1,026,684	3,117,616	2,962,796	2,807,975	2,653,155	2,498,335	2,343,515	2,188,695	2,033,874	1,879,054	1,724,234	1,569,413	
7 Ten unit scheme (flats)	10	£612,333	1,644,158	1,535,412	1,426,667	1,317,922	1,209,177	1,100,431	991,686	882,940	774,196	665,450	556,705	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	4,725,504	4,459,510	4,193,516	3,927,523	3,661,529	3,395,535	3,129,541	2,863,548	2,597,554	2,331,560	2,065,566	
9 Twenty unit scheme (flats)	20	£1,139,629	3,229,004	3,015,364	2,801,723	2,588,083	2,374,441	2,160,777	1,946,336	1,731,894	1,517,452	1,303,010	1,088,569	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,011,466	4,683,964	4,356,461	4,028,957	3,701,454	3,373,950	3,046,447	2,718,943	2,391,440	2,063,936	1,736,433	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	7,459,338	6,957,541	6,455,745	5,953,949	5,452,152	4,950,354	4,448,557	3,946,761	3,444,964	2,943,167	2,441,370	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	5,091,857	4,636,469	4,181,082	3,725,693	3,268,101	2,809,584	2,351,158	1,892,732	1,434,305	975,879	517,453	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,721,278	9,091,858	8,462,436	7,833,015	7,203,593	6,574,171	5,944,750	5,315,328	4,685,908	4,056,486	3,427,065	
14 Seventy unit scheme (flats - higher density)	70	£703,635	7,416,348	6,754,441	6,092,533	5,430,625	4,765,598	4,099,274	3,432,950	2,766,626	2,100,302	1,433,978	767,654	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	11,271,896	10,259,861	9,247,826	8,235,790	7,223,755	6,211,719	5,199,684	4,187,649	3,168,026	2,147,143	1,126,259	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	13,240,465	12,345,946	11,451,428	10,556,540	9,658,859	8,761,177	7,863,496	6,965,816	6,068,135	5,170,454	4,272,773	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	18,028,706	16,345,640	14,662,573	12,979,506	11,294,901	9,599,495	7,904,090	6,208,684	4,513,278	2,817,873	1,112,252	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	19,392,937	17,137,880	14,882,823	12,627,767	10,372,710	8,117,654	5,862,597	3,604,474	1,323,951	-	970,109	
19 Five hundred unit scheme (flats)	500	£14,652,373	36,478,849	32,188,262	27,897,675	23,607,088	19,316,502	15,022,121	10,888,809	6,355,497	2,022,185	-	2,381,157	
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	
25 Office development	-	£4,239,691	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£6,656,344

[illegible]

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	345,921	328,732	311,544	294,356	277,168	259,980	242,793	225,504	208,416	191,228	174,040
2 Two unit scheme (houses)	-	-	£127,780	691,841	657,465	623,090	588,713	554,337	519,961	485,584	451,208	416,831	382,456	348,080
3 Four unit scheme (houses)	-	-	£138,676	1,123,213	1,067,252	1,011,291	955,330	899,368	843,407	787,446	731,484	675,523	619,562	563,600
4 Seven unit scheme (flats)	-	-	£236,858	1,166,848	1,089,681	1,012,521	935,360	858,200	781,038	703,878	626,717	549,557	472,395	395,233
5 Nine unit scheme (flats)	-	-	£200,584	1,311,703	1,224,578	1,137,453	1,050,328	963,202	876,077	788,952	701,826	614,701	527,575	440,450
6 Ten unit scheme (houses)	-	-	£359,804	3,117,616	2,962,796	2,807,975	2,653,155	2,498,335	2,343,515	2,188,695	2,033,874	1,879,054	1,724,234	1,569,413
7 Ten unit scheme (flats)	-	-	£214,593	1,644,158	1,535,412	1,426,667	1,317,922	1,209,177	1,100,431	991,686	882,940	774,196	665,450	556,705
8 Twenty unit scheme (houses and flats)	-	-	£668,614	4,725,504	4,459,510	4,193,516	3,927,523	3,661,529	3,395,535	3,129,541	2,863,548	2,597,554	2,331,560	2,065,565
9 Twenty unit scheme (flats)	-	-	£399,386	3,229,004	3,015,364	2,801,723	2,588,083	2,374,441	2,160,777	1,946,336	1,731,894	1,517,452	1,303,010	1,088,569
10 Thirty unit scheme (flats with retail use on ground floor)	-	-	£502,352	5,011,466	4,683,964	4,356,461	4,028,957	3,701,454	3,373,950	3,046,447	2,718,943	2,391,440	2,063,936	1,736,433
11 Fifty unit scheme (flats - lower density)	-	-	£1,285,225	7,459,338	6,957,541	6,455,745	5,953,948	5,452,152	4,950,354	4,448,557	3,946,761	3,444,964	2,943,167	2,441,370
12 Fifty unit scheme (flats - higher density)	-	-	£466,544	5,091,857	4,636,469	4,181,082	3,725,693	3,268,010	2,809,584	2,351,158	1,892,732	1,434,305	975,879	517,453
13 Seventy unit scheme (Industrial/employment led scheme)	-	-	£954,633	9,721,278	9,091,858	8,462,438	7,833,015	7,203,593	6,574,171	5,944,750	5,315,328	4,685,908	4,056,486	3,427,065
14 Seventy unit scheme (flats - higher density)	-	-	£246,590	4,176,348	6,754,441	6,092,533	5,430,625	4,765,598	4,099,274	3,432,950	2,766,626	2,100,302	1,433,978	767,654
15 One hundred unit scheme (flats - lower density)	-	-	£1,051,953	11,271,896	10,259,861	9,247,826	8,235,790	7,223,755	6,211,719	5,199,684	4,187,649	3,168,026	2,147,143	1,126,259
16 One hundred unit scheme (flats - higher density)	-	-	£999,738	13,240,465	12,345,946	11,451,428	10,556,540	9,658,859	8,761,177	7,863,496	6,965,816	6,068,135	5,170,454	4,272,773
17 Two hundred unit scheme (flats) with GF retail	-	-	£1,435,292	18,028,706	16,345,640	14,662,573	12,979,506	11,294,901	9,599,495	7,904,900	6,208,684	4,513,278	2,817,873	1,112,252
18 Three hundred unit scheme (flats) with GF retail	-	-	£1,366,945	19,392,937	17,137,880	14,882,823	12,627,767	10,372,710	8,117,654	5,862,597	3,604,474	1,323,951	-	970,109
19 Five hundred unit scheme (flats)	-	-	£5,134,958	36,478,849	32,188,262	27,897,675	23,607,088	19,316,502	15,022,121	10,688,809	6,355,497	2,022,185	-	2,381,157
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405
25 Office development	-	-	£1,485,810	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	-	£3,565,943	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	-	£3,565,943	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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	345,921	328,732	311,544	294,356	277,168	259,980	242,793	225,604	208,416	191,228	174,040						
2	Two unit scheme (houses)	2	£17,917	691,841	657,465	623,090	588,713	554,337	519,961	485,584	451,208	416,831	382,456	348,080						
3	Four unit scheme (houses)	4	£19,444	1,123,213	1,067,252	1,011,291	955,330	899,368	843,407	787,446	731,484	675,523	619,562	563,600						
4	Seven unit scheme (flats)	7	£33,211	1,166,843	1,089,681	1,012,521	935,360	858,200	781,038	703,878	626,717	549,557	472,395	395,233						
5	Nine unit scheme (flats)	9	£28,125	1,311,703	1,224,578	1,137,453	1,050,328	963,202	876,077	788,952	701,826	614,701	527,575	440,450						
6	Ten unit scheme (houses)	10	£50,450	3,117,616	2,962,796	2,807,975	2,653,155	2,498,335	2,343,515	2,188,695	2,033,874	1,879,054	1,724,234	1,569,413						
7	Ten unit scheme (flats)	10	£30,089	1,644,158	1,535,412	1,426,667	1,317,922	1,209,177	1,100,431	991,686	882,940	774,196	665,450	556,705						
8	Twenty unit scheme (houses and flats)	20	£93,750	4,725,504	4,459,510	4,193,516	3,927,523	3,661,529	3,395,535	3,129,541	2,863,548	2,597,554	2,331,560	2,065,565						
9	Twenty unit scheme (flats)	20	£56,000	3,229,004	3,015,364	2,801,723	2,588,083	2,374,441	2,160,777	1,946,336	1,731,894	1,517,452	1,303,010	1,088,569						
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,011,466	4,683,964	4,356,461	4,028,957	3,701,454	3,373,950	3,046,447	2,718,943	2,391,440	2,063,936	1,736,433						
11	Fifty unit scheme (flats - lower density)	50	£180,208	7,459,338	6,957,541	6,455,745	5,953,948	5,452,152	4,950,354	4,448,557	3,946,761	3,444,964	2,943,167	2,441,370						
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,091,857	4,636,469	4,181,082	3,725,693	3,268,010	2,809,584	2,351,158	1,892,732	1,434,305	975,879	517,453						
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,721,278	9,091,858	8,462,436	7,833,015	7,203,593	6,574,171	5,944,750	5,315,328	4,685,908	4,056,486	3,427,065						
14	Seventy unit scheme (flats - higher density)	70	£34,576	7,416,348	6,754,441	6,092,533	5,430,625	4,765,598	4,096,274	3,432,950	2,766,626	2,100,302	1,433,978	767,654						
15	One hundred unit scheme (flats - lower density)	100	£147,500	17,211,896	10,259,861	9,247,826	8,235,790	7,223,755	6,211,719	5,199,684	4,187,649	3,168,026	2,147,143	1,126,259						
16	One hundred unit scheme (flats - higher density)	100	£140,179	13,240,465	12,345,946	11,451,428	10,556,540	9,658,859	8,761,177	7,863,496	6,965,816	6,068,135	5,170,454	4,272,773						
17	Two hundred unit scheme (flats) with GF retail	200	£201,250	18,028,706	16,345,640	14,662,573	12,979,506	11,294,901	9,599,495	7,904,090	6,208,684	4,513,278	2,817,873	1,112,252						
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	19,392,937	17,137,880	14,882,823	12,627,767	10,372,710	8,117,654	5,862,597	3,604,474	1,323,951	-	970,109	-	3,282,905				
19	Five hundred unit scheme (flats)	500	£720,000	36,478,849	32,188,262	27,897,675	23,607,088	19,316,502	15,022,121	10,888,809	6,355,497	2,022,185	-	2,381,157	-	6,832,673				
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	- 26,296,405	- 26,296,405	- 26,296,405	- 26,296,405	- 26,296,405	- 26,296,405	- 26,296,405	- 26,296,405	- 26,296,405	- 26,296,405	- 26,296,405						
25	Office development	-	£208,333	- 13,152,052	- 13,152,052	- 13,152,052	- 13,152,052	- 13,152,052	- 13,152,052	- 13,152,052	- 13,152,052	- 13,152,052	- 13,152,052	- 13,152,052						
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911						
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952						
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743						

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%

[illegible]

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

No	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	377,927	359,139	340,350	321,561	302,773	283,985	265,197	246,408	227,620	208,831	190,043	
2	Two unit scheme (houses)	2	£17,917	755,854	718,277	680,700	643,123	605,546	567,970	530,393	492,816	455,239	417,663	380,085	
3	Four unit scheme (houses)	4	£19,444	1,227,419	1,166,248	1,105,076	1,043,904	982,732	921,562	860,390	799,218	738,046	676,875	615,703	
4	Seven unit scheme (flats)	7	£33,211	1,313,690	1,229,187	1,144,683	1,060,181	975,677	891,175	806,671	722,168	637,665	553,162	468,659	
5	Nine unit scheme (flats)	9	£28,125	1,477,515	1,382,099	1,286,684	1,191,267	1,095,851	1,000,436	905,020	809,604	714,188	618,773	523,356	
6	Ten unit scheme (houses)	10	£50,450	3,409,214	3,239,814	3,070,413	2,901,013	2,731,613	2,562,212	2,392,812	2,223,413	2,054,012	1,884,612	1,715,212	
7	Ten unit scheme (flats)	10	£30,089	1,851,115	1,732,022	1,612,929	1,493,836	1,374,743	1,255,649	1,136,556	1,017,463	898,370	779,277	660,184	
8	Twenty unit scheme (houses and flats)	20	£93,750	5,229,468	4,938,277	4,647,084	4,355,892	4,064,700	3,773,508	3,482,316	3,191,124	2,899,932	2,608,740	2,317,548	
9	Twenty unit scheme (flats)	20	£56,000	3,635,592	3,401,622	3,167,653	2,933,683	2,699,712	2,465,742	2,231,772	1,997,803	1,763,509	1,528,563	1,293,616	
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,639,174	5,280,285	4,921,396	4,562,508	4,203,619	3,844,730	3,485,841	3,126,953	2,768,064	2,409,175	2,050,287	
11	Fifty unit scheme (flats - lower density)	50	£180,208	8,441,078	7,890,193	7,339,309	6,788,425	6,237,541	5,686,658	5,135,774	4,584,890	4,034,007	3,483,124	2,932,240	
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,982,798	5,482,864	4,982,929	4,482,994	3,983,059	3,483,124	2,981,298	2,477,862	1,974,425	1,470,990	967,553	
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	10,952,700	10,261,714	9,570,721	8,879,729	8,188,736	7,497,743	6,806,750	6,115,757	5,424,765	4,733,772	4,042,779	
14	Seventy unit scheme (flats - higher density)	70	£34,576	8,711,334	7,984,678	7,258,021	6,531,364	5,804,707	5,078,050	4,348,862	3,617,115	2,885,369	2,153,623	1,421,876	
15	One hundred unit scheme (flats - lower density)	100	£147,500	13,264,828	12,153,146	11,041,464	9,929,782	8,818,100	7,706,418	6,594,736	5,483,054	4,371,373	3,255,914	2,134,232	
16	One hundred unit scheme (flats - higher density)	100	£140,179	14,993,001	14,010,857	13,028,711	12,046,566	11,064,422	10,082,276	9,100,131	8,114,848	7,128,779	6,142,711	5,156,643	
17	Two hundred unit scheme (flats) with GF retail	200	£201,250	21,416,998	19,564,517	17,712,036	15,859,554	14,007,074	12,154,592	10,301,645	8,434,986	6,568,326	4,701,666	2,835,007	
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	23,910,485	21,446,025	18,981,564	16,507,800	14,024,506	11,541,212	9,057,919	6,574,624	4,091,331	1,586,626	- 938,168	
19	Five hundred unit scheme (flats)	500	£720,000	44,728,428	40,032,573	35,329,128	30,625,682	25,922,237	21,218,792	16,515,347	11,787,887	7,036,698	2,285,510	- 2,536,205	
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	
25	Office development	-	£208,333	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	

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

Sales value £9,012 psm

AH tenure

Rented 70%

SO 30%

First Hms 0%

[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
1 One unit scheme (houses)	1	£178,889	409,933	389,544	369,156	348,766	328,378	307,990	287,600	267,212	246,823	226,435	206,046
2 Two unit scheme (houses)	2	£238,519	819,866	779,089	738,311	697,534	656,756	615,978	575,202	534,424	493,647	452,869	412,091
3 Four unit scheme (houses)	4	£258,858	1,331,625	1,265,243	1,198,861	1,132,480	1,066,098	999,715	933,334	866,952	800,570	734,189	667,806
4 Seven unit scheme (flats)	7	£442,129	1,460,538	1,368,692	1,276,847	1,185,001	1,093,155	1,001,310	909,464	817,619	725,774	633,928	542,082
5 Nine unit scheme (flats)	9	£374,419	1,643,327	1,539,620	1,435,914	1,332,207	1,228,501	1,124,794	1,021,088	917,382	813,675	709,969	606,266
6 Ten unit scheme (houses)	10	£671,625	3,700,811	3,516,831	3,332,851	3,148,871	2,964,890	2,780,911	2,596,930	2,412,951	2,228,970	2,044,991	1,861,010
7 Ten unit scheme (flats)	10	£400,569	2,058,073	1,928,632	1,799,191	1,669,750	1,540,309	1,410,868	1,281,426	1,151,985	1,022,545	893,104	763,662
8 Twenty unit scheme (houses and flats)	20	£1,248,065	5,733,432	5,417,042	5,100,651	4,784,262	4,467,871	4,151,481	3,835,090	3,518,701	3,202,310	2,885,920	2,569,530
9 Twenty unit scheme (flats)	20	£745,511	4,042,180	3,787,881	3,533,581	3,279,282	3,024,983	2,770,683	2,516,384	2,262,084	2,007,785	1,753,485	1,498,664
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,266,881	5,876,607	5,486,333	5,096,059	4,705,785	4,315,510	3,925,236	3,534,962	3,144,688	2,754,414	2,364,140
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	9,422,815	8,822,843	8,222,873	7,622,903	7,022,933	6,422,961	5,822,991	5,223,020	4,623,050	4,023,079	3,423,108
12 Fifty unit scheme (flats - higher density)	50	£870,872	6,873,740	6,329,558	5,784,776	5,240,294	4,695,812	4,151,330	3,606,847	3,062,366	2,514,546	1,966,100	1,417,653
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,184,136	11,431,572	10,679,007	9,926,443	9,173,878	8,421,314	7,668,750	6,916,186	6,163,622	5,411,058	4,658,493
14 Seventy unit scheme (flats - higher density)	70	£460,296	10,006,320	9,214,914	8,423,508	7,632,101	6,840,695	6,049,290	5,257,883	4,466,477	3,670,436	2,873,267	2,076,099
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	15,257,759	14,046,431	12,835,102	11,623,774	10,412,446	9,201,117	7,989,788	6,778,459	5,567,131	4,355,803	3,142,207
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	16,745,539	15,675,767	14,605,995	13,536,223	12,466,451	11,396,680	10,326,908	9,257,136	8,187,364	7,114,969	6,040,514
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	24,805,290	22,783,394	20,761,499	18,739,603	16,717,707	14,695,811	12,673,916	10,652,020	8,623,374	6,585,460	4,547,547
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	28,426,202	25,735,956	23,045,709	20,355,463	17,665,217	14,964,771	12,263,240	9,541,709	6,830,178	4,118,647	1,386,902
19 Five hundred unit scheme (flats)	500	£9,585,136	52,900,192	47,821,976	42,743,760	37,644,277	32,527,972	27,411,669	22,295,366	17,179,061	12,051,212	6,882,147	1,713,083
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405
25 Office development	-	£2,773,477	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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	409,933	389,544	369,156	348,766	328,378	307,990	287,600	267,212	246,823	226,435	206,046	
2 Two unit scheme (houses)	2	£17,917	819,866	779,089	738,311	697,534	656,756	615,978	575,202	534,424	493,647	452,869	412,091	
3 Four unit scheme (houses)	4	£19,444	1,331,625	1,265,243	1,198,861	1,132,480	1,066,098	999,715	933,334	866,952	800,570	734,189	667,806	
4 Seven unit scheme (flats)	7	£33,211	1,460,538	1,368,692	1,276,847	1,185,001	1,093,156	1,001,310	909,464	817,619	725,774	633,928	542,082	
5 Nine unit scheme (flats)	9	£28,125	1,643,327	1,539,620	1,435,914	1,332,207	1,228,501	1,124,794	1,021,088	917,382	813,675	709,969	606,262	
6 Ten unit scheme (houses)	10	£50,450	3,700,811	3,516,831	3,332,851	3,148,871	2,964,890	2,780,911	2,596,930	2,412,951	2,228,970	2,044,991	1,861,010	
7 Ten unit scheme (flats)	10	£30,089	2,058,073	1,928,632	1,799,191	1,669,750	1,540,309	1,410,868	1,281,426	1,151,986	1,022,545	893,104	763,662	
8 Twenty unit scheme (houses and flats)	20	£93,750	5,733,432	5,417,042	5,100,651	4,784,262	4,467,871	4,151,481	3,835,090	3,518,701	3,202,310	2,885,920	2,569,530	
9 Twenty unit scheme (flats)	20	£56,000	4,042,180	3,787,881	3,533,581	3,279,282	3,024,983	2,770,683	2,516,384	2,262,084	2,007,785	1,753,485	1,498,664	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,266,881	5,876,607	5,486,333	5,096,059	4,705,785	4,315,510	3,925,236	3,534,962	3,144,688	2,754,414	2,364,140	
11 Fifty unit scheme (flats - lower density)	50	£180,208	9,422,815	8,822,843	8,222,873	7,622,903	7,022,932	6,422,961	5,822,991	5,223,020	4,623,050	4,023,079	3,423,108	
12 Fifty unit scheme (flats - higher density)	50	£65,417	6,873,740	6,329,258	5,784,776	5,240,294	4,695,812	4,151,330	3,606,847	3,062,366	2,514,546	1,966,100	1,417,653	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	12,184,136	11,431,572	10,679,007	9,926,443	9,173,878	8,421,314	7,668,750	6,916,186	6,163,622	5,411,058	4,658,493	
14 Seventy unit scheme (flats - higher density)	70	£34,576	10,006,320	9,214,914	8,423,508	7,632,101	6,840,695	6,049,290	5,257,883	4,466,477	3,670,436	2,873,267	2,076,099	
15 One hundred unit scheme (flats - lower density)	100	£147,500	15,257,759	14,046,431	12,835,102	11,623,774	10,412,446	9,201,117	7,989,788	6,778,459	5,567,131	4,355,803	3,142,207	
16 One hundred unit scheme (flats - higher density)	100	£140,179	16,745,539	15,675,767	14,605,995	13,536,223	12,466,451	11,396,680	10,326,908	9,257,136	8,187,364	7,114,969	6,040,514	
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	24,805,290	22,783,394	20,761,499	18,739,603	16,717,707	14,695,811	12,673,916	10,652,020	8,623,374	6,585,460	4,547,547	
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	28,426,202	25,735,956	23,045,709	20,355,463	17,665,217	14,964,771	12,253,240	9,541,709	6,830,178	4,118,647	1,386,902	
19 Five hundred unit scheme (flats)	500	£720,000	52,900,192	47,821,976	42,743,760	37,644,277	32,527,972	27,411,669	22,295,366	17,179,061	12,051,212	6,882,147	1,713,083	
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	
25 Office development	-	£208,333	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	

			£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	419,950	397,961	375,972	353,983	331,994	310,005	288,016	266,027	244,038	222,049				
2	Two unit scheme (houses)	2	£364,613	883,878	839,900	795,922	751,944	707,966	663,988	620,010	576,032	532,054	488,075	444,098				
3	Four unit scheme (houses)	4	£395,705	1,435,831	1,364,239	1,292,647	1,221,054	1,149,463	1,077,870	1,006,278	934,686	863,093	791,502	719,909				
4	Seven unit scheme (flats)	7	£675,863	1,607,385	1,508,198	1,409,010	1,309,822	1,210,634	1,111,445	1,012,258	913,070	813,882	714,694	615,506				
5	Nine unit scheme (flats)	9	£572,358	1,809,139	1,697,141	1,585,145	1,473,147	1,361,151	1,249,153	1,137,157	1,025,159	913,162	801,165	689,167				
6	Ten unit scheme (houses)	10	£1,026,684	3,992,408	3,793,849	3,595,289	3,396,729	3,198,168	2,999,608	2,801,049	2,602,489	2,403,929	2,205,369	2,006,809				
7	Ten unit scheme (flats)	10	£612,333	2,285,030	2,125,241	1,985,453	1,845,664	1,705,875	1,566,086	1,426,297	1,286,508	1,146,719	1,006,930	867,141				
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,237,396	5,895,808	5,554,220	5,212,631	4,871,043	4,529,454	4,187,866	3,846,277	3,504,689	3,163,101	2,821,512				
9	Twenty unit scheme (flats)	20	£1,139,629	4,448,769	4,174,139	3,899,510	3,624,882	3,350,253	3,075,624	2,800,996	2,526,367	2,251,738	1,977,109	1,702,480				
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,894,587	6,472,928	6,051,268	5,629,609	5,207,950	4,786,291	4,364,632	3,942,971	3,521,312	3,099,653	2,677,994				
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	10,404,553	9,755,495	9,106,437	8,457,380	7,808,322	7,159,265	6,510,207	5,861,149	5,212,093	4,563,035	3,913,978				
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	7,764,681	7,175,652	6,586,623	5,997,594	5,408,565	4,819,536	4,230,506	3,641,478	3,052,449	2,461,210	1,867,754				
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,415,564	12,601,428	11,787,293	10,973,157	10,159,022	9,344,886	8,530,750	7,716,614	6,902,479	6,088,343	5,274,208				
14	Seventy unit scheme (flats - higher density)	70	£703,635	11,301,307	10,445,151	9,588,996	8,732,840	7,876,684	7,020,529	6,164,373	5,308,218	4,452,062	3,592,912	2,730,321				
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	17,240,133	15,935,295	14,628,740	13,317,766	12,006,790	10,695,816	9,384,840	8,073,865	6,762,890	5,451,915	4,140,940				
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	18,498,076	17,340,677	16,183,278	15,025,879	13,868,481	12,711,082	11,553,683	10,396,285	9,238,886	8,081,488	6,924,088				
17	Two hundred unit scheme (flats) with GF retail	200	£4,095,542	28,189,768	26,002,272	23,810,962	21,619,651	19,428,341	17,237,031	15,045,720	12,854,410	10,663,099	8,469,254	6,260,087				
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	32,941,919	30,025,887	27,109,856	24,193,823	21,277,791	18,361,760	15,445,728	12,508,793	9,569,025	6,629,256	3,689,488				
19	Five hundred unit scheme (flats)	500	£14,652,373	61,067,042	55,585,151	50,098,347	44,611,543	39,124,737	33,604,546	28,075,383	22,546,222	17,017,059	11,478,785	5,891,844				
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405				
25	Office development	-	£4,239,691	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052				
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911				
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952				
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743				

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	419,950	397,961	375,972	353,983	331,994	310,005	288,016	266,027	244,038	222,049	
2	Two unit scheme (houses)	2	£238,519	883,878	839,900	795,922	751,944	707,966	663,988	620,010	576,032	532,054	488,075	444,098	
3	Four unit scheme (houses)	4	£258,858	1,435,831	1,364,239	1,292,647	1,221,054	1,149,463	1,077,870	1,006,278	934,686	863,093	791,502	719,909	
4	Seven unit scheme (flats)	7	£442,129	1,607,385	1,508,198	1,409,010	1,309,822	1,210,634	1,111,445	1,012,258	913,070	813,882	714,694	615,506	
5	Nine unit scheme (flats)	9	£374,419	1,809,139	1,697,141	1,585,145	1,473,147	1,361,151	1,249,153	1,137,157	1,025,159	913,162	801,165	689,167	
6	Ten unit scheme (houses)	10	£671,625	3,992,408	3,793,849	3,595,289	3,396,729	3,198,168	2,999,608	2,801,049	2,602,489	2,403,929	2,205,369	2,006,809	
7	Ten unit scheme (flats)	10	£400,569	2,265,030	2,125,241	1,985,453	1,845,664	1,705,875	1,566,086	1,426,297	1,286,508	1,146,719	1,006,930	867,141	
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,237,396	5,895,808	5,554,220	5,212,631	4,871,043	4,529,454	4,187,866	3,846,277	3,504,689	3,163,101	2,821,512	
9	Twenty unit scheme (flats)	20	£745,511	4,448,769	4,174,139	3,899,510	3,624,882	3,350,253	3,075,624	2,800,996	2,526,367	2,251,738	1,977,109	1,702,480	
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,894,587	6,472,928	6,051,268	5,629,609	5,207,950	4,786,291	4,364,632	3,942,971	3,521,312	3,099,653	2,677,994	
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	10,404,553	9,755,495	9,106,437	8,457,380	7,808,322	7,159,265	6,510,207	5,861,149	5,212,093	4,563,035	3,913,978	
12	Fifty unit scheme (flats - higher density)	50	£870,872	7,764,681	7,175,652	6,586,623	5,997,594	5,408,565	4,819,536	4,230,506	3,641,478	3,052,449	2,461,210	1,867,754	
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,415,564	12,601,428	11,787,293	10,973,157	10,159,022	9,344,886	8,530,750	7,716,614	6,902,479	6,088,343	5,274,208	
14	Seventy unit scheme (flats - higher density)	70	£460,296	11,301,307	10,445,151	9,588,996	8,732,840	7,876,684	7,020,529	6,164,373	5,308,218	4,452,062	3,592,912	2,730,321	
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	17,240,133	15,935,295	14,628,740	13,317,766	12,006,790	10,695,816	9,384,840	8,073,865	6,762,890	5,451,915	4,140,940	
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	18,498,076	17,340,677	16,183,278	15,025,879	13,868,481	12,711,082	11,553,683	10,396,285	9,238,886	8,081,488	6,924,088	
17	Two hundred unit scheme (flats) with GF retail	200	£2,679,179	28,189,768	26,002,272	23,810,962	21,619,651	19,428,341	17,237,031	15,045,720	12,854,410	10,663,099	8,469,254	6,260,087	
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	32,941,919	30,025,887	27,109,856	24,193,823	21,277,791	18,361,760	15,445,728	12,508,793	9,569,025	6,629,256	3,689,488	
19	Five hundred unit scheme (flats)	500	£9,585,136	61,067,042	55,585,151	50,098,347	44,611,543	39,124,737	33,604,546	28,075,383	22,546,222	17,017,059	11,478,785	5,891,844	
20	Two hundred unit Co-living scheme	-	£988,943	1,982,719	1,982,719	1,982,719	1,982,719	1,982,719	1,982,719	1,982,719	1,982,719	1,982,719	1,982,719	1,982,719	
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	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	26,296,405	
25	Office development	-	£2,773,477	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	13,152,052	
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	

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%

			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	473,945	450,355	426,767	403,178	379,588	355,999	332,409	308,820	285,230	261,641	238,052	
2 Two unit scheme (houses)	2	£364,613	947,891	900,712	853,533	806,354	759,175	711,997	664,819	617,640	570,461	523,283	476,104	
3 Four unit scheme (houses)	4	£395,705	1,540,037	1,463,234	1,386,432	1,309,630	1,232,827	1,156,025	1,079,222	1,002,420	925,618	848,814	772,012	
4 Seven unit scheme (flats)	7	£675,863	1,754,233	1,647,702	1,541,173	1,434,643	1,328,112	1,221,582	1,115,051	1,008,521	901,991	795,460	688,930	
5 Nine unit scheme (flats)	9	£572,358	1,974,950	1,854,662	1,734,375	1,614,087	1,493,799	1,373,512	1,253,224	1,132,936	1,012,649	892,361	772,073	
6 Ten unit scheme (houses)	10	£1,026,684	4,284,006	4,070,866	3,857,726	3,644,586	3,431,447	3,218,307	3,005,167	2,792,027	2,578,888	2,365,748	2,152,608	
7 Ten unit scheme (flats)	10	£612,333	2,471,988	2,321,852	2,171,715	2,021,578	1,871,441	1,721,304	1,571,167	1,421,031	1,270,894	1,120,757	970,620	
8 Twenty unit scheme (houses and flats)	20	£1,907,861	6,741,360	6,374,574	6,007,788	5,641,001	5,274,214	4,907,427	4,540,641	4,173,854	3,807,067	3,440,280	3,073,494	
9 Twenty unit scheme (flats)	20	£1,139,629	4,855,357	4,560,398	4,265,440	3,970,481	3,675,524	3,380,565	3,085,607	2,790,648	2,495,691	2,200,733	1,905,774	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,522,294	7,069,250	6,616,205	6,163,160	5,710,115	5,257,071	4,804,026	4,350,981	3,897,936	3,444,892	2,991,847	
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	11,384,188	10,687,624	9,990,002	9,291,857	8,593,713	7,895,568	7,197,424	6,499,280	5,801,135	5,102,991	4,404,846	
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	8,655,623	8,022,046	7,388,470	6,754,894	6,121,318	5,487,742	4,854,165	4,220,590	3,587,014	2,953,437	2,317,854	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,639,266	13,765,542	12,891,818	12,018,094	11,144,164	10,268,457	9,392,750	8,517,043	7,641,336	6,765,628	5,889,921	
14 Seventy unit scheme (flats - higher density)	70	£773,635	12,596,293	11,675,388	10,754,483	9,833,579	8,912,673	7,991,769	7,070,863	6,149,959	5,229,054	4,308,149	3,384,543	
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	19,215,924	17,812,296	16,408,669	15,005,042	13,601,135	12,190,513	10,779,892	9,369,270	7,958,649	6,548,027	5,137,406	
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	20,250,612	19,005,587	17,760,562	16,515,536	15,270,511	14,025,485	12,780,459	11,535,434	10,290,409	9,045,382	7,800,357	
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	31,548,837	29,199,574	26,850,310	24,499,699	22,138,974	19,778,250	17,417,525	15,056,799	12,696,074	10,335,350	7,972,626	
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	37,457,636	34,315,819	31,174,001	28,032,182	24,890,365	21,748,547	18,606,729	15,464,912	12,307,872	9,139,867	5,971,861	
19 Five hundred unit scheme (flats)	500	£14,652,373	69,168,139	63,307,090	57,446,041	51,557,542	45,662,149	39,766,756	33,855,402	27,913,381	21,971,361	16,029,340	10,070,606	
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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	
25 Office development	-	£4,239,691	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	

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	473,945	450,355	426,767	403,178	379,588	355,999	332,409	308,820	285,230	261,641	238,052
2 Two unit scheme (houses)	2	£238,519	947,891	900,712	853,533	806,354	759,175	711,997	664,819	617,640	570,461	523,283	476,104
3 Four unit scheme (houses)	4	£258,858	1,540,037	1,463,234	1,386,432	1,309,630	1,232,827	1,156,025	1,079,222	1,002,420	925,618	848,814	772,012
4 Seven unit scheme (flats)	7	£442,129	1,754,233	1,647,702	1,541,173	1,434,643	1,328,112	1,221,582	1,115,051	1,008,521	901,991	795,460	688,930
5 Nine unit scheme (flats)	9	£374,419	1,974,950	1,854,662	1,734,375	1,614,087	1,493,799	1,373,512	1,253,224	1,132,936	1,012,649	892,361	772,071
6 Ten unit scheme (houses)	10	£671,625	4,284,006	4,070,866	3,857,726	3,644,586	3,431,447	3,218,307	3,005,167	2,792,027	2,578,888	2,365,748	2,152,608
7 Ten unit scheme (flats)	10	£400,569	2,471,988	2,321,852	2,171,715	2,021,578	1,871,441	1,721,304	1,571,167	1,421,031	1,270,894	1,120,757	970,620
8 Twenty unit scheme (houses and flats)	20	£1,248,065	6,741,360	6,374,574	6,007,788	5,641,001	5,274,214	4,907,427	4,540,641	4,173,854	3,807,067	3,440,280	3,073,494
9 Twenty unit scheme (flats)	20	£745,511	4,855,357	4,560,398	4,265,440	3,970,481	3,675,524	3,380,565	3,085,607	2,790,648	2,495,691	2,200,733	1,905,774
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,522,294	7,089,250	6,616,205	6,163,160	5,710,115	5,257,071	4,804,026	4,350,981	3,897,936	3,444,892	2,991,847
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	11,384,188	10,687,624	9,990,002	9,291,857	8,593,713	7,895,568	7,197,424	6,499,280	5,801,135	5,102,991	4,404,846
12 Fifty unit scheme (flats - higher density)	50	£870,872	8,655,623	8,022,046	7,388,470	6,754,894	6,121,318	5,487,742	4,854,165	4,220,590	3,587,014	2,953,437	2,317,854
13 Seventy unit scheme (Industrial/Employment led scheme)	70	£1,781,959	14,639,266	13,765,542	12,891,818	12,018,094	11,144,164	10,268,457	9,392,750	8,517,043	7,641,336	6,765,628	5,889,921
14 Seventy unit scheme (flats - higher density)	70	£460,296	12,596,293	11,675,388	10,754,483	9,833,579	8,912,673	7,991,769	7,070,863	6,149,959	5,229,054	4,308,149	3,384,543
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	19,215,924	17,812,296	16,408,669	15,005,042	13,601,135	12,190,513	10,779,892	9,369,270	7,958,649	6,548,027	5,137,406
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	20,250,612	19,005,587	17,760,562	16,515,536	15,270,511	14,025,485	12,780,459	11,535,434	10,290,409	9,045,382	7,800,357
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	31,548,837	29,199,574	26,850,310	24,499,690	22,138,974	19,778,250	17,417,525	15,056,799	12,696,074	10,335,350	7,972,626
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	37,457,636	34,315,819	31,174,001	28,032,182	24,890,365	21,748,547	18,606,729	15,464,912	12,307,872	9,139,867	5,971,861
19 Five hundred unit scheme (flats)	500	£9,585,136	69,168,139	63,307,090	57,446,041	51,557,542	45,662,149	39,766,756	33,855,402	27,913,381	21,971,361	16,029,340	10,070,606
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	-	£6,856,344	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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229
25 Office development	-	£2,773,477	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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 £10,326 psm

AH tenure

Rented 70%

SO 30%

First Hms 0%

[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
1 One unit scheme (houses)	1	£178,889	505,951	480,762	455,572	430,383	405,193	380,003	354,813	329,624	304,434	279,245	254,055
2 Two unit scheme (houses)	2	£238,519	1,011,902	961,523	911,144	860,764	810,385	760,006	709,627	659,247	608,868	558,489	508,110
3 Four unit scheme (houses)	4	£258,858	1,644,243	1,562,321	1,480,217	1,398,205	1,316,192	1,234,180	1,152,166	1,070,153	988,141	906,128	824,115
4 Seven unit scheme (flats)	7	£442,129	1,901,081	1,787,208	1,673,335	1,559,462	1,445,590	1,331,717	1,217,844	1,103,972	990,099	876,226	762,354
5 Nine unit scheme (flats)	9	£374,419	2,140,762	2,012,183	1,883,606	1,755,027	1,626,449	1,497,870	1,369,293	1,240,714	1,112,136	983,557	854,980
6 Ten unit scheme (houses)	10	£671,625	4,575,603	4,347,883	4,120,163	3,892,444	3,664,725	3,437,004	3,209,285	2,981,566	2,753,846	2,526,126	2,298,406
7 Ten unit scheme (flats)	10	£400,569	2,678,945	2,518,461	2,357,976	2,197,491	2,037,007	1,876,522	1,716,038	1,555,553	1,395,068	1,234,583	1,074,098
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,245,324	6,853,340	6,461,355	6,069,370	5,677,385	5,285,400	4,893,416	4,501,430	4,109,446	3,717,461	3,325,477
9 Twenty unit scheme (flats)	20	£745,511	5,261,944	4,946,657	4,631,369	4,316,082	4,000,794	3,685,506	3,370,218	3,054,931	2,739,643	2,424,356	2,109,068
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,150,001	7,665,570	7,181,141	6,696,711	6,212,280	5,727,851	5,243,421	4,758,991	4,274,560	3,790,131	3,305,701
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	12,359,172	11,613,859	10,868,547	10,123,235	9,377,922	8,631,872	7,884,641	7,137,409	6,390,178	5,642,947	4,895,716
12 Fifty unit scheme (flats - higher density)	50	£870,872	9,546,564	8,868,440	8,190,317	7,512,194	6,834,071	6,155,948	5,477,824	4,799,701	4,121,578	3,443,455	2,765,332
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,862,222	14,927,351	13,992,479	13,057,608	12,122,737	11,187,865	10,252,994	9,317,471	8,380,193	7,442,915	6,505,636
14 Seventy unit scheme (flats - higher density)	70	£460,296	13,891,279	12,905,625	11,919,971	10,934,316	9,948,662	8,963,008	7,977,354	6,991,700	6,006,046	5,020,391	4,034,737
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	21,191,714	19,689,297	18,186,880	16,684,463	15,182,046	13,679,628	12,174,944	10,664,676	9,154,408	7,644,139	6,133,871
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	22,003,150	20,670,497	19,337,845	18,005,192	16,672,541	15,339,888	14,007,236	12,674,583	11,341,930	10,009,278	8,676,625
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	34,907,908	32,390,691	29,873,473	27,356,252	24,839,039	22,319,469	19,789,328	17,259,189	14,729,049	12,198,910	9,668,770
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	41,955,024	38,604,581	35,238,146	31,870,542	28,502,938	25,135,335	21,767,731	18,400,127	15,032,524	11,665,946	8,254,234
19 Five hundred unit scheme (flats)	500	£9,585,136	77,269,236	71,003,133	64,737,028	58,470,925	52,199,560	45,895,580	39,591,598	33,280,542	26,925,663	20,570,783	14,215,904
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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229
25 Office development	-	£2,773,477	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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	505,951	480,762	455,572	430,383	405,193	380,003	354,813	329,624	304,434	279,245	254,055
2 Two unit scheme (houses)	-	£127,780	1,011,902	961,523	911,144	860,764	810,385	760,006	709,627	659,247	608,868	558,489	508,110
3 Four unit scheme (houses)	-	£138,676	1,644,243	1,562,321	1,480,217	1,398,205	1,316,192	1,234,180	1,152,166	1,070,153	988,141	906,128	824,115
4 Seven unit scheme (flats)	-	£236,858	1,901,081	1,787,208	1,673,335	1,559,462	1,445,590	1,331,717	1,217,844	1,103,972	990,099	876,226	762,354
5 Nine unit scheme (flats)	-	£200,584	2,140,762	2,012,183	1,883,606	1,755,027	1,626,449	1,497,870	1,369,293	1,240,714	1,112,136	983,557	854,980
6 Ten unit scheme (houses)	-	£359,804	4,575,603	4,347,883	4,120,163	3,892,444	3,664,725	3,437,004	3,209,285	2,981,566	2,753,846	2,526,126	2,298,406
7 Ten unit scheme (flats)	-	£214,593	2,678,945	2,518,461	2,357,976	2,197,491	2,037,007	1,876,522	1,716,038	1,555,553	1,395,068	1,234,583	1,074,098
8 Twenty unit scheme (houses and flats)	-	£668,614	7,275,324	6,853,340	6,461,355	6,069,370	5,677,385	5,285,400	4,893,416	4,501,430	4,109,446	3,717,461	3,325,477
9 Twenty unit scheme (flats)	-	£399,386	5,261,944	4,946,657	4,631,369	4,316,082	4,000,794	3,685,506	3,370,218	3,054,931	2,739,643	2,424,356	2,109,068
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,150,001	7,665,570	7,181,141	6,696,711	6,212,280	5,727,851	5,243,421	4,758,991	4,274,560	3,790,131	3,305,701
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	12,359,172	11,613,859	10,868,547	10,123,235	9,377,922	8,631,872	7,884,641	7,137,409	6,390,178	5,642,947	4,895,716
12 Fifty unit scheme (flats - higher density)	-	£466,544	9,546,564	8,868,440	8,190,317	7,512,194	6,834,071	6,155,948	5,477,824	4,799,701	4,121,578	3,443,455	2,765,332
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,862,222	14,927,351	13,992,479	13,057,608	12,122,737	11,187,865	10,252,994	9,317,471	8,380,193	7,442,915	6,505,636
14 Seventy unit scheme (flats - higher density)	-	£246,590	13,891,279	12,905,625	11,919,971	10,934,316	9,948,662	8,963,008	7,977,354	6,991,700	6,006,046	5,020,391	4,034,737
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	21,191,714	19,689,297	18,186,880	16,684,463	15,182,046	13,679,628	12,174,944	10,664,676	9,154,408	7,644,139	6,133,871
16 One hundred unit scheme (flats - higher density)	-	£999,738	22,003,150	20,670,497	19,337,845	18,005,192	16,672,541	15,339,888	14,007,236	12,674,583	11,341,930	10,009,278	8,676,625
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	34,907,908	32,390,691	29,873,473	27,356,256	24,839,039	22,319,469	19,789,328	17,259,189	14,729,049	12,198,910	9,668,770
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	41,955,024	38,604,581	35,238,146	31,870,542	28,502,938	25,135,335	21,767,731	18,400,127	15,032,524	11,665,946	8,254,234
19 Five hundred unit scheme (flats)	-	£514,958	77,269,236	71,003,133	64,737,028	58,470,925	52,199,560	45,895,580	39,591,598	33,280,542	26,925,663	20,570,783	14,215,904
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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229
25 Office development	-	£1,485,810	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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	505,951	480,762	455,572	430,383	405,193	380,003	354,813	329,624	304,434	279,245	254,055	
2 Two unit scheme (houses)	2	£17,917	1,011,902	961,523	911,144	860,764	810,385	760,006	709,627	659,247	608,868	558,489	508,110	
3 Four unit scheme (houses)	4	£19,444	1,644,243	1,562,231	1,480,217	1,398,205	1,316,192	1,234,180	1,152,166	1,070,153	988,141	906,128	824,115	
4 Seven unit scheme (flats)	7	£33,211	1,901,081	1,787,208	1,673,335	1,559,462	1,445,590	1,331,717	1,217,844	1,103,972	990,099	876,226	762,353	
5 Nine unit scheme (flats)	9	£28,125	2,140,762	2,012,183	1,883,606	1,755,027	1,626,449	1,497,870	1,369,293	1,240,714	1,112,136	983,557	854,980	
6 Ten unit scheme (houses)	10	£50,450	4,575,603	4,347,883	4,120,163	3,892,444	3,664,725	3,437,006	3,209,286	2,981,566	2,753,846	2,526,126	2,298,406	
7 Ten unit scheme (flats)	10	£30,089	2,678,945	2,518,461	2,357,976	2,197,491	2,037,007	1,876,522	1,716,038	1,555,553	1,395,068	1,234,583	1,074,098	
8 Twenty unit scheme (houses and flats)	20	£93,750	7,245,324	6,853,340	6,461,355	6,069,370	5,677,385	5,285,400	4,893,416	4,501,431	4,109,446	3,717,461	3,325,477	
9 Twenty unit scheme (flats)	20	£56,000	4,946,944	4,661,369	4,316,082	4,000,794	3,685,506	3,370,218	3,054,931	2,739,643	2,424,356	2,109,068		
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,150,001	7,665,570	7,181,141	6,696,711	6,212,280	5,727,851	5,243,421	4,758,991	4,274,560	3,790,131	3,305,701	
11 Fifty unit scheme (flats - lower density)	50	£180,208	12,359,172	11,613,859	10,868,547	10,123,235	9,377,922	8,631,872	7,884,641	7,137,409	6,390,178	5,642,947	4,895,716	
12 Fifty unit scheme (flats - higher density)	50	£65,417	9,546,564	8,868,440	8,190,317	7,512,194	6,834,071	6,155,948	5,477,824	4,799,701	4,121,578	3,443,455	2,765,332	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,862,222	14,927,351	13,992,479	13,057,608	12,122,737	11,187,865	10,252,994	9,317,471	8,380,193	7,442,915	6,505,636	
14 Seventy unit scheme (flats - higher density)	70	£34,576	13,891,279	12,905,625	11,919,971	10,934,316	9,948,662	8,963,008	7,977,354	6,991,700	6,006,046	5,020,391	4,034,737	
15 One hundred unit scheme (flats - lower density)	100	£147,500	21,191,714	19,689,297	18,186,880	16,684,463	15,182,046	13,679,629	12,174,944	10,664,676	9,154,408	7,644,139	6,133,871	
16 One hundred unit scheme (flats - higher density)	100	£140,179	22,003,150	20,670,497	19,337,845	18,005,192	16,672,541	15,339,888	14,007,236	12,674,583	11,341,930	10,009,278	8,676,625	
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	34,907,908	32,390,691	29,873,473	27,356,256	24,839,039	22,319,822	19,789,328	17,259,189	14,729,049	12,198,910	9,668,770	
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	41,955,024	38,604,581	35,238,146	31,870,542	28,502,938	25,135,335	21,767,731	18,400,127	15,032,524	11,668,916	8,254,324	
19 Five hundred unit scheme (flats)	500	£720,000	77,269,236	71,003,133	64,737,028	58,470,925	52,199,560	45,895,580	39,591,598	33,280,542	26,925,663	20,570,783	14,215,904	
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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	
25 Office development	-	£208,333	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	

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%

			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	511,168	484,377	457,588	430,797	404,008	377,218	350,428	323,638	296,848	270,058
2 Two unit scheme (houses)	2	£364,613	1,075,915	1,022,335	968,755	915,176	861,596	808,015	754,435	700,856	647,276	593,696	540,116
3 Four unit scheme (houses)	4	£395,705	1,748,449	1,661,226	1,574,003	1,486,780	1,399,556	1,312,333	1,225,110	1,137,887	1,050,664	963,441	876,218
4 Seven unit scheme (flats)	7	£675,863	2,047,928	1,926,713	1,805,498	1,684,283	1,563,068	1,441,853	1,320,638	1,199,423	1,078,207	956,992	835,777
5 Nine unit scheme (flats)	9	£572,358	2,306,573	2,169,704	2,032,836	1,895,967	1,759,098	1,622,229	1,485,361	1,348,492	1,211,623	1,074,754	937,886
6 Ten unit scheme (houses)	10	£1,026,684	4,867,200	4,624,901	4,382,601	4,140,302	3,898,002	3,655,703	3,413,403	3,171,104	2,928,804	2,686,505	2,444,205
7 Ten unit scheme (flats)	10	£612,333	2,885,904	2,715,071	2,544,238	2,373,405	2,202,573	2,031,740	1,860,908	1,690,075	1,519,243	1,348,410	1,177,577
8 Twenty unit scheme (houses and flats)	20	£1,907,861	7,749,288	7,332,105	6,914,923	6,497,740	6,080,556	5,663,373	5,246,191	4,829,007	4,411,824	3,994,641	3,577,459
9 Twenty unit scheme (flats)	20	£1,139,629	5,668,532	5,332,915	4,997,298	4,661,681	4,326,064	3,990,447	3,654,831	3,319,213	2,983,596	2,647,979	2,312,362
10 Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,777,707	8,261,892	7,746,077	7,230,261	6,714,446	6,198,630	5,682,815	5,167,000	4,651,184	4,135,369	3,619,553
11 Fifty unit scheme (flats - lower density)	50	£3,667,333	13,334,156	12,540,094	11,746,032	10,951,971	10,157,909	9,363,848	8,569,787	7,775,539	6,979,220	6,182,903	5,386,584
12 Fifty unit scheme (flats - higher density)	50	£1,331,263	10,437,505	9,714,835	8,992,164	8,269,494	7,546,824	6,824,154	6,101,483	5,378,813	4,656,143	3,933,473	3,210,802
13 Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	17,085,197	16,089,160	15,093,141	14,097,121	13,101,102	12,105,083	11,109,063	10,113,043	9,117,024	8,120,200	7,121,351
14 Seventy unit scheme (flats - higher density)	70	£773,635	15,186,265	14,135,862	13,085,458	12,035,055	10,984,651	9,934,248	8,883,845	7,833,440	6,783,037	5,732,634	4,682,230
15 One hundred unit scheme (flats - lower density)	100	£3,001,701	23,167,504	21,566,298	19,965,092	18,363,885	16,762,678	15,161,471	13,560,264	11,959,059	10,350,167	8,740,252	7,130,337
16 One hundred unit scheme (flats - higher density)	100	£2,852,706	23,755,687	22,335,408	20,915,128	19,494,849	18,074,570	16,654,291	15,234,012	13,813,732	12,393,453	10,973,173	9,552,895
17 Two hundred unit scheme (flats) with GF retail	200	£4,095,542	38,266,979	35,581,808	32,896,637	30,211,466	27,526,296	24,841,124	22,155,953	19,461,579	16,762,025	14,062,471	11,362,916
18 Three hundred unit scheme (flats) with GF retail	300	£3,900,516	46,431,796	42,857,515	39,283,232	35,708,902	32,115,512	28,522,123	24,928,733	21,335,344	17,741,955	14,148,565	10,556,606
19 Five hundred unit scheme (flats)	500	£14,652,373	85,368,065	78,699,175	72,028,017	65,356,858	58,685,700	52,014,541	45,311,832	38,599,264	31,879,964	25,112,226	18,344,489
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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229
25 Office development	-	£4,239,691	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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	537,958	511,168	484,377	457,588	430,797	404,008	377,218	350,428	323,638	296,848	270,058
2 Two unit scheme (houses)	2	£238,519	1,075,915	1,022,335	968,755	915,176	861,596	808,015	754,435	700,856	647,276	593,696	540,116
3 Four unit scheme (houses)	4	£258,858	1,748,449	1,661,226	1,574,003	1,486,780	1,399,556	1,312,333	1,225,110	1,137,887	1,050,664	963,441	876,218
4 Seven unit scheme (flats)	7	£442,129	2,047,928	1,926,713	1,805,498	1,684,283	1,563,068	1,441,853	1,320,638	1,199,423	1,078,207	956,992	835,778
5 Nine unit scheme (flats)	9	£374,419	2,306,573	2,169,704	2,032,836	1,895,967	1,759,098	1,622,229	1,485,361	1,348,492	1,211,623	1,074,754	937,886
6 Ten unit scheme (houses)	10	£671,625	4,867,200	4,624,901	4,382,601	4,140,302	3,898,002	3,655,703	3,413,403	3,171,104	2,928,804	2,686,505	2,444,205
7 Ten unit scheme (flats)	10	£400,569	2,885,904	2,715,071	2,544,238	2,373,405	2,202,573	2,031,740	1,860,908	1,690,075	1,519,243	1,348,410	1,177,577
8 Twenty unit scheme (houses and flats)	20	£1,248,065	7,749,288	7,332,105	6,914,923	6,497,740	6,080,556	5,663,373	5,246,191	4,829,007	4,411,824	3,994,641	3,577,459
9 Twenty unit scheme (flats)	20	£745,511	5,668,532	5,332,915	4,997,298	4,661,681	4,326,064	3,990,447	3,654,831	3,319,213	2,983,596	2,647,979	2,312,362
10 Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,777,707	8,261,892	7,746,077	7,230,261	6,714,446	6,198,630	5,682,815	5,167,000	4,651,184	4,135,368	3,619,552
11 Fifty unit scheme (flats - lower density)	50	£2,399,057	13,334,156	12,540,094	11,746,032	10,951,971	10,157,909	9,363,848	8,569,787	7,775,539	6,979,220	6,182,903	5,386,584
12 Fifty unit scheme (flats - higher density)	50	£870,872	10,437,505	9,714,835	8,992,164	8,269,494	7,546,824	6,824,154	6,101,483	5,378,813	4,656,143	3,933,473	3,210,802
13 Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	17,085,179	16,089,160	15,093,141	14,097,121	13,101,102	12,105,083	11,109,063	10,113,043	9,117,024	8,120,200	7,121,351
14 Seventy unit scheme (flats - higher density)	70	£460,296	15,186,265	14,135,862	13,085,458	12,035,055	10,984,651	9,934,248	8,883,845	7,833,440	6,783,037	5,732,634	4,682,230
15 One hundred unit scheme (flats - lower density)	100	£1,963,622	23,167,504	21,566,298	19,965,092	18,363,885	16,762,678	15,161,471	13,560,264	11,959,059	10,358,167	8,740,252	7,130,337
16 One hundred unit scheme (flats - higher density)	100	£1,866,154	23,755,687	22,335,408	20,915,128	19,494,849	18,074,570	16,654,291	15,234,012	13,813,732	12,393,453	10,973,173	9,552,895
17 Two hundred unit scheme (flats) with GF retail	200	£2,679,179	38,266,979	35,581,803	32,896,637	30,211,466	27,526,296	24,841,124	22,155,953	19,461,579	16,762,025	14,062,471	11,362,916
18 Three hundred unit scheme (flats) with GF retail	300	£2,551,599	46,431,796	42,857,515	39,283,232	35,708,902	32,115,512	28,522,123	24,928,733	21,335,344	17,741,955	14,148,565	10,536,606
19 Five hundred unit scheme (flats)	500	£958,536	85,368,085	78,699,175	72,028,017	65,356,858	58,685,700	52,014,541	45,311,832	38,599,264	31,879,964	25,112,226	18,344,489
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	-	£6,856,344	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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229
25 Office development	-	£2,773,477	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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	537,958	511,168	484,377	457,588	430,797	404,008	377,218	350,428	323,638	296,848	270,058
2 Two unit scheme (houses)	-	£127,780	1,075,915	1,022,335	968,755	915,176	861,596	808,015	754,435	700,856	647,276	593,696	540,116
3 Four unit scheme (houses)	-	£138,676	1,748,449	1,661,226	1,574,003	1,486,780	1,399,556	1,312,333	1,225,110	1,137,887	1,050,664	963,441	876,218
4 Seven unit scheme (flats)	-	£236,858	2,047,928	1,926,713	1,805,498	1,684,283	1,563,068	1,441,853	1,320,638	1,199,423	1,078,207	956,992	835,778
5 Nine unit scheme (flats)	-	£200,584	2,306,573	2,169,704	2,032,836	1,895,967	1,759,098	1,622,229	1,485,361	1,348,492	1,211,623	1,074,754	937,886
6 Ten unit scheme (houses)	-	£359,804	4,867,200	4,624,901	4,382,601	4,140,302	3,898,002	3,655,703	3,413,403	3,171,104	2,928,804	2,686,505	2,444,205
7 Ten unit scheme (flats)	-	£214,953	2,885,904	2,715,071	2,544,238	2,373,405	2,202,573	2,031,740	1,860,908	1,690,075	1,519,243	1,348,410	1,177,577
8 Twenty unit scheme (houses and flats)	-	£668,614	7,749,288	7,332,105	6,914,923	6,497,740	6,080,556	5,663,373	5,246,191	4,829,007	4,411,824	3,994,641	3,577,459
9 Twenty unit scheme (flats)	-	£399,386	5,668,532	5,332,915	4,997,298	4,661,681	4,326,064	3,990,447	3,654,831	3,319,213	2,983,596	2,647,979	2,312,362
10 Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,777,707	8,261,892	7,746,077	7,230,261	6,714,446	6,198,630	5,682,815	5,167,000	4,651,184	4,135,368	3,619,552
11 Fifty unit scheme (flats - lower density)	-	£1,285,225	13,334,156	12,540,094	11,746,032	10,951,971	10,157,909	9,363,848	8,569,787	7,775,539	6,979,220	6,182,903	5,386,584
12 Fifty unit scheme (flats - higher density)	-	£466,544	10,437,505	9,714,835	8,992,164	8,269,494	7,546,824	6,824,154	6,101,483	5,378,813	4,656,143	3,933,473	3,210,802
13 Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	17,085,179	16,089,160	15,093,141	14,097,121	13,101,102	12,105,083	11,109,063	10,113,043	9,117,024	8,120,200	7,121,351
14 Seventy unit scheme (flats - higher density)	-	£246,590	15,186,265	14,135,862	13,085,458	12,035,055	10,984,651	9,934,248	8,883,845	7,833,440	6,783,037	5,732,634	4,682,230
15 One hundred unit scheme (flats - lower density)	-	£1,051,953	23,167,504	21,566,298	19,965,092	18,363,885	16,762,678	15,161,471	13,560,264	11,959,059	10,350,167	8,740,252	7,130,337
16 One hundred unit scheme (flats - higher density)	-	£999,738	23,755,687	22,335,408	20,915,128	19,494,849	18,074,570	16,654,291	15,234,012	13,813,732	12,393,453	10,973,173	9,552,895
17 Two hundred unit scheme (flats) with GF retail	-	£1,435,292	38,266,979	35,581,803	32,896,637	30,211,466	27,526,296	24,841,124	22,155,953	19,461,579	16,762,025	14,062,471	11,362,916
18 Three hundred unit scheme (flats) with GF retail	-	£1,366,945	46,431,796	42,857,515	39,283,232	35,708,952	32,125,512	28,522,123	24,928,733	21,335,344	17,741,955	14,148,565	10,536,606
19 Five hundred unit scheme (flats)	-	£5,134,958	85,368,085	78,699,175	72,028,017	65,356,858	58,685,700	52,014,541	45,311,832	38,599,264	31,879,964	25,112,226	18,344,489
20 Two hundred unit Co-living scheme	-	£259,797	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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229
25 Office development	-	£1,485,810	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911
29 Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952
30 Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743

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	537,958	511,168	484,377	457,588	430,797	404,008	377,218	350,428	323,638	296,848	270,058	
2 Two unit scheme (houses)	2	£17,917	1,075,915	1,022,335	968,755	915,176	861,596	808,015	754,435	700,856	647,276	593,696	540,116	
3 Four unit scheme (houses)	4	£19,444	1,748,449	1,661,226	1,574,003	1,486,780	1,399,556	1,312,333	1,225,110	1,137,887	1,050,664	963,441	876,218	
4 Seven unit scheme (flats)	7	£33,211	2,047,928	1,926,713	1,805,498	1,684,283	1,563,068	1,441,853	1,320,638	1,199,423	1,078,207	956,992	835,777	
5 Nine unit scheme (flats)	9	£28,125	2,306,573	2,169,704	2,032,836	1,895,967	1,759,098	1,622,229	1,485,361	1,348,492	1,211,623	1,074,754	937,886	
6 Ten unit scheme (houses)	10	£50,450	4,867,200	4,624,901	4,382,601	4,140,302	3,898,002	3,655,703	3,413,403	3,171,104	2,928,804	2,686,505	2,444,205	
7 Ten unit scheme (flats)	10	£30,089	2,885,904	2,715,071	2,544,238	2,373,405	2,202,573	2,031,740	1,860,908	1,690,075	1,519,243	1,348,410	1,177,577	
8 Twenty unit scheme (houses and flats)	20	£93,750	7,749,288	7,332,105	6,914,923	6,497,740	6,080,556	5,663,373	5,246,191	4,829,007	4,411,824	3,994,641	3,577,459	
9 Twenty unit scheme (flats)	20	£56,000	5,668,532	5,332,915	4,997,298	4,661,681	4,326,064	3,990,447	3,654,831	3,319,213	2,983,596	2,647,979	2,312,362	
10 Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,777,707	8,261,892	7,746,077	7,230,261	6,714,446	6,198,630	5,682,815	5,167,000	4,651,184	4,135,369	3,619,553	
11 Fifty unit scheme (flats - lower density)	50	£180,208	13,354,156	12,540,094	11,746,032	10,951,971	10,157,909	9,363,848	8,569,787	7,775,539	6,979,220	6,182,903	5,386,584	
12 Fifty unit scheme (flats - higher density)	50	£65,417	10,437,505	9,714,835	8,992,164	8,269,494	7,546,824	6,824,154	6,101,483	5,378,813	4,656,143	3,933,473	3,210,802	
13 Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	17,085,179	16,089,160	15,093,141	14,097,121	13,101,102	12,105,083	11,109,063	10,113,043	9,117,024	8,120,200	7,121,351	
14 Seventy unit scheme (flats - higher density)	70	£34,576	15,186,265	14,135,862	13,085,458	12,035,055	10,984,651	9,934,248	8,883,845	7,833,440	6,783,037	5,732,634	4,682,230	
15 One hundred unit scheme (flats - lower density)	100	£147,500	23,167,504	21,566,298	19,965,092	18,363,885	16,762,678	15,161,471	13,560,264	11,959,059	10,350,167	8,740,252	7,130,337	
16 One hundred unit scheme (flats - higher density)	100	£140,179	23,755,687	22,335,408	20,915,128	19,494,849	18,074,570	16,654,291	15,234,012	13,813,732	12,393,453	10,973,173	9,552,895	
17 Two hundred unit scheme (flats) with GF retail	200	£201,250	38,266,979	35,581,808	32,896,637	30,211,466	27,526,296	24,841,124	22,155,953	19,461,579	16,762,025	14,062,471	11,362,916	
18 Three hundred unit scheme (flats) with GF retail	300	£191,667	46,431,796	42,857,515	39,283,232	35,708,902	32,115,512	28,522,123	24,928,733	21,335,344	17,741,955	14,148,565	10,536,006	
19 Five hundred unit scheme (flats)	500	£720,000	85,368,085	78,699,175	72,028,017	65,356,858	58,685,700	52,014,541	45,311,832	38,599,264	31,879,964	25,112,226	18,344,489	
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	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	37,323,229	
25 Office development	-	£208,333	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	18,657,818	
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	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	2,670,911	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	3,543,952	
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	4,252,743	