

# New Southwark Plan Evidence Base: Housing **Policy Additional Small Sites Viability Testing**



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### 1 Introduction and background

- The London Borough of Southwark ('the Council') is currently preparing the New Southwark Plan ('NSP'), which will replace the current local plan comprised of the Core Strategy (2011) and the saved policies of the Southwark Plan (2007). The Council published the Proposed Submission Version of the NSP for consultation between 13 November 2017 and 27 February 2018. Since this consultation, the Council has incorporated revisions to some of its policies. As a consequence the Council commissioned BNP Paribas Real Estate ('BNPPRE') to undertake further viability sensitivity testing to consider any potential implications of the proposed policy changes, which was set out in the Further Viability Sensitivity Testing December 2018 ('FVST 2018'). This work built on the BNPPRE "New Southwark Plan Evidence Base: Housing Policy Viability Update Study 2017 provided an update to the September 2015 "New Southwark Plan Evidence Base: Housing Policy Viability Study" ('2015 Viability Study') produced by BNPPRE on behalf of the Council, published in October 2015.
- Subsequent to the production of the FVST 2018, the Council has further commissioned BNPPRE to undertake additional viability testing in relation to small sites (10 units or less) based on the findings of our FVST 2018. This note sets out the approach to and findings of BNPPRE's additional viability testing of the viability of small site typologies in the London Borough of Southwark ('LBS') to accommodate the proposed payment-in-lieu ('PIL') of Policy P1 (Social rented and intermediate housing) in the NSP Proposed Submission Draft Version: Amended Policies 2019 ('NSP 2019'). The Council published the NSP 2019 for consultation on 23 January 2019 until 17 May 2019.
- In terms of methodology, we have adopted standard residual valuation approaches to test the impact on viability of the emerging draft NSP policies, which is in line with the earlier policy testing underpinning the NSP in 2018, 2017 and 2015 and accords with the recommended approach in the National Planning Policy Framework ('NPPF') and National Planning Practice Guidance ('NPPG'). The study compares the residual land values of a range of small development typologies on sites throughout the LBS to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the emerging NSP policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that these policy requirements will not adversely impact on scheme viability.
- 1.4 However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis to allow schemes to come forward in the context of their site specific variations.
- 1.5 The residual appraisal method is also used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, CIL and S106) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.6 In light of the above, we would highlight that the purpose of this viability study is to test the Council's emerging policies by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements and contributions expected from development should not undermine the deliverability of the plan (para 34).
- 1.7 The viability analysis in this study provides a high level understanding of the viability of potential development sites in the context of the cumulative impact of the Council's emerging planning policies. It should be noted that some sites may require more detailed site and scheme specific viability analysis when they come forward through the development



management process. In line with the requirements of the NPPF and NPPG, it will be up to applicants to demonstrate to the Council whether particular circumstances justify the need for a viability assessment at the application stage.



### 2 Key policy change tested

- 2.1 In line with its current policy approach, the Council have set out in Policy 1 (Social rented and intermediate housing) that in exceptional circumstances, "where affordable housing cannot be provided on-site or off-site a cash payment towards the delivery of new council homes will be required. The value of any in lieu payments will be based on the cost of meeting an on-site affordable housing requirement and should provide no financial benefit to the applicant."
- 2.2 Policy P1 also requires that small developments (10 units or less units) contribute towards the affordable housing:
  - "2. Development that creates 10 homes or less must provide the maximum viable amount with a minimum of 35% towards the delivery of new council social rented or intermediate homes subject to viability as set out in Table 1 through financial contributions".
- 2.3 The Council currently applies a figure of £100,000 per habitable room figure as a starting point for negotiations on PIL of on-site and off-site affordable housing i.e. subject to viability. This figure was set in the Council's Draft 2011 Affordable Housing SPD. This identifies that:
  - "a minimum of £100,000 of pooled contribution per habitable room of affordable housing will be required. To ensure that the maximum reasonable proportion of affordable housing is negotiated on each development we will determine the exact amount required (above £100 000 per affordable habitable room) using a robust viability assessment."
- 2.4 We note however that the emerging Draft London Plan seeks tariff contributions from minor developments, defined as 9 units or less. In this regard, the Council is seeking to reflect this change to Policy P1 in the Submission NSP in line with the emerging Draft London Plan.
- As part of the testing undertaken in the FVST 2018, the Council expressed interest in reviewing their current PIL charge per affordable habitable room. Section 3 (paras 3.42 3.47) of our FVST 2018, sets out our findings and proposals for an updated PIL. In order to establish the likely contribution chargeable for affordable housing, we tested the residential typologies both with and without affordable housing to establish the cost of delivering affordable housing to schemes in the borough. We then undertook further analysis to establish this as an average cost per habitable room of delivering affordable housing on-site in the borough. We set out our full analysis of this testing in Appendix 7 of the same report.
- 2.6 Based on the Council's Policy P1 approach that there can be no financial advantage to the developer in not delivering the affordable housing on-site, and in light of the results of our testing in the FVST 2018 viability work, we suggested that the Council considered adopting a nuanced approach to affordable housing contributions, subject to viability, as follows:
  - CIL Zone 1: £250,000 per Habitable Room;
  - CIL Zone 2: £130,000 per Habitable Room; and
  - CIL Zone 3: £82,000 per Habitable Room.
- 2.7 This study undertakes additional sensitivity testing building on the FVST 2018 viability work, to test not only whether small sites can accommodation affordable housing on-site but also as an alternative the ability of small sites to accommodate financial contributions towards affordable housing as required by Policy P1 (Social rented and intermediate housing) in the NSP 2019. The testing also takes into consideration the cost implications associated with other policy requirements and standards as set out in both the emerging NSP and the adopted London Plan.



### 3 Methodology

### **Typologies**

3.1 Given that the NSP Update Study 2017 and FVST 2018 only assessed the viability of developments with over 10 units, we have run appraisals on seven new typologies. These typologies reflect the range of sizes/types of development and densities of small schemes across the LBS. In establishing these typologies, the Council have reviewed historic planning applications as well as having regard to development likely to come forward. These typologies are therefore reflective of developments that have been consented/delivered as well as those the Council expects to come forward in Southwark in future. Details of the schemes appraised are provided in tables 2.2.1 and 2.2.2 below.

Table 2.2.1 Additional small sites residential typologies

Typology No.	No. Resi units	Description of Development	Gross site area (Ha)
9	6	New Build Flats	0.02
10	7	Partial demolition, conversion of retained and development of extension to form flats	0.029
11	7	New Build Flats	0.123
12	7	New Build Flats	0.04
13	8	Change of use to Flats	0.12
14	9	New Build Flats	0.021
15	9	New Build Flats	0.04

Table 2.2.2 Additional small sites unit mix (across all tenures taken together)

Typology No.	1 Bed flat	2 bed flat	3 bed flat	4 bed flat
Unit size (NIA)	46 sq m	65 sq m	85 sq m	95 sq m
9	33%	67%		
10	100%			
11	43%	57%		
12	43%	57%		
13		100%		
14		89%		11%
15	22%	67%	11%	

### **Appraisal inputs**

- 3.2 In line with the testing undertaken in the FVST 2018, we have maintained the inputs to the appraisals of the small sites typologies as per the NSP Update Study 2017 wherever possible and appropriate to do so. This ensures consistency in the Council's evidence base documents. The only element identified as requiring further information not contained within the previous testing is the build cost assumptions.
- 3.3 The LBS has commissioned CDM Project Services ('CDM') to provide this additional cost consultancy advice in relation to the build costs and extra over costs associated with policy requirements to supplement the advice provided in the NSP Update Study 2017. As with the other inputs these costs are as at the third quarter 2017. We summarise the costs adopted in the study as advised by CDM below. For full details and breakdown of all the costs see **Appendix 1** for a copy of CDM's report.



3.4 CDM have advised that an allowance for external works of between 7.5% and 10% would be reasonable based on the average of such costs on the benchmarks considered. They have recommended 7.5% be applied to the smaller site areas and 10% on the larger site areas. They have also included allowances of 0.35% of base build costs for part M4 of the Building Regulations and the requirements of Policy P6, 0.4% for SUDs and water attenuation and a further 2.5% for existing energy policies.

Table 3.4.1: Residential build costs adopted in typology testing

Typology No.	Height	Gross to net	All in Residential (C3) costs per sq m
9	4	80%	£2,778
10	4	80%	£2,333
11	4	80%	£2,786
12	4	80%	£2,722
13	4	80%	£1,819
14	5	80%	£2,667
15	4	80%	£2,667

### Approach to testing

- In order to test the impact of requiring affordable housing contributions from small sites we have undertaken two sets of viability testing. For the first set testing we ran appraisals of the seven new small site residential typologies allowing for the emerging NSP policy requirements and the delivery of on-site affordable housing as summarised below:
  - A range of different affordable housing levels (0%, 10%, 15%, 20%, 25%. 30%, 35%, 40%, 45% 50% and 100%;
  - rented vs intermediate tenure splits (71%:29% (equating to 25%:10% in line with Policy DM1) as well as sensitivity testing 75%:25% and 60%:40%);
  - Tenures (Rented accommodation as social rent or LAR and intermediate accommodation as shared ownership); and
  - Intermediate affordability criteria (Southwark and GLA intermediate income thresholds).
  - In all scenarios rented affordable housing (social rent or LAR) provided as three bedroom family units.
- As in our previous studies the methodology adopted for reporting the results of this testing is a 'traffic light' system. Each page of the full results in **Appendix 2** show the residual land value generated by the scheme (based on the particular combination of affordable housing percentage, sales values and costs), in the grey boxes at the top of the page, and compares this to the high, medium and low benchmark land values for each CIL Zone, identified in the yellow boxes on the right hand side of the page. The comparison is then set out in the series of summary tables against the respective benchmark land value in which:
  - Green shading indicates that scheme is viable (where the residual land value is more than 20% higher than the benchmark land value);
  - Orange shading indicates that the scheme generates a residual value less than the benchmark value incorporating a 20% premium but greater than or equal to the Existing Use Value1; and
  - Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).



3.7 An example of the layout and different affordable housing scenarios tested to present the appraisal outputs in this study is provided below in figure 3.7.1. The underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices. In this particular residential development typology (Typology 9 (6 Units at 300 dwellings per Ha) is tested at high Zone 1 residential values. The appraisal results demonstrate that the scheme could currently viably deliver between 40% and 45% affordable housing where shared ownership is delivered at the LBS' income thresholds and between 45% and 50% where shared ownership is delivered at the GLA's income thresholds, when measured against benchmark land value 1.

Figure 3.7.1 Example of results tables where affordable housing is provided onsite as part of the scheme (Appendix 2)

LB SOUTHWARK HOUSING POLICY VIABILITY S	TUDY UPDATE - SM.	ALL SITES TESTING	<b>;</b>	CIL Zone	1
	Site typology 9			Value Area	High
	-				
	No Units	6	Sales value infla	tion	0%
	Site Area	0.02 Ha	Build cost inflation	on	0%
Residual land values:	,		<u></u>		

SR and SO at SR and SO at LAR and SO at LAR and SO at % of AH as council Income **GLA Income** council Income **GLA Income** % of AH rented thresholds thresholds thresholds thresholds SR and LLR LAR and LLR £3,902,133 £3,433,312 £3,902,133 £3,445,191 £3,902,133 £3,434,103 £3,902,133 £3,445,982 £3,902,133 £3,435,070 £3,902,133 £3,435,86 10% 71% 25% 71% £2,730,080 £2.759.778 £2.732.058 £2.761.756 £2.734.475 £2.736.454 71% £2,495,670 £2,261,258 £2,302,836 £2,264,028 £2,305,606 £2,267,412 £2,270,181 £2,037,045 £1,803,910 £1,570,774 -£773,896 40% 45% 71% 71% £2,026,848 £1,792,437 £2,077,531 £1,849,455 £2.074.365 50% 100% 71% £1,558,026 -£799.836 £1,617,423 £1,621,380 -£670.912 £1,566,817 -£781 94 10% 75% £3,435,161 15% 75% £3.198.122 £3.213.713 £3.199.368 £3,214,959 £3,200,429 £3.201.675 75% 75% 75% £2,728,780 £2,754,766 £2,730,858 £2,756,844 £2,732,626 £2,734,704 £2,494,110 £2,259,440 £2,069,671 £1,840,612 £1,611,555 £2,024,769 40% £2,066,347 £1,836,873 £2,028,094 £1,793,838 £2,034,247 £1,800,761 £1.797.02 10% 60% £3,434,975 £3.451.605 £3,435,639 £3,452,271 £3,437,436 £3,438,100 15% 60% £3,201,396 £2,967,816 £3,205,087 £2,972,739 60% £2,775,815 £2,550,550 £2,777,477 £2,740,390 60% 60% 60% £2,267,079 £2,269,406 £2,327,614 £2,278,020 £1.578.648 £1.581.97

Residual Land values compared to benchmark land values Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,102,133	£2,102,133	£2,102,133	£2,102,133	£2,102,133	£2,102,133
10%	71%	£1,633,312	£1,645,191	£1,634,103	£1,645,982	£1,635,070	£1,635,861
15%	71%	£1,398,901	£1,416,720	£1,400,088	£1,417,907	£1,401,538	£1,402,725
20%	71%	£1,164,491	£1,188,249	£1,166,073	£1,189,832	£1,168,006	£1,169,590
25%	71%	£930,080	£959,778	£932,058	£961,756	£934,475	£936,454
30%	71%	£695,670	£731,306	£698,043	£733,681	£700,943	£703,318
35%	71%	£461,258	£502,836	£464,028	£505,606	£467,412	£470,181
40%	71%	£226,848	£274,365	£230,013	£277,531	£233,880	£237,045
45%	71%	-£7,563	£45,894	-£4,001	£49,455	£348	£3,910
50%	71%	-£241,974	-£182,577	-£238,016	-£178,620	-£233,183	-£229,226
100%	71%	-£2,599,836	-£2,478,966	-£2,591,782	-£2,470,912	-£2,581,949	-£2,573,896
10%	75%	£1,632,792	£1,643,186	£1,633,623	£1,644,018	£1,634,331	£1,635,161
15%	75%	£1,398,122	£1,413,713	£1,399,368	£1,414,959	£1,400,429	£1,401,675
20%	75%	£1,163,452	£1,184,240	£1,165,113	£1,185,902	£1,166,527	£1,168,190
25%	75%	£928,780	£954,766	£930,858	£956,844	£932,626	£934,704
30%	75%	£694,110	£725,293	£696,603	£727,786	£698,725	£701,218
35%	75%	£459,440	£495,820	£462,348	£498,729	£464,823	£467,732
40%	75%	£224,769	£266,347	£228,094	£269,671	£230,922	£234,247
45%	75%	-£9,901	£36,873	-£6,162	£40,612	-£2,979	£761
50%	75%	-£244,571	-£192,600	-£240,416	-£188,445	-£236,880	-£232,726
10%	60%	£1,634,975	£1,651,605	£1,635,639	£1,652,271	£1,637,436	£1,638,100
15%	60%	£1,401,396	£1,426,342	£1,402,393	£1,427,339	£1,405,087	£1,406,085
20%	60%	£1,167,816	£1,201,078	£1,169,146	£1,202,407	£1,172,739	£1,174,068
25%	60%	£934,237	£975,815	£935,899	£977,477	£940,390	£942,052
30%	60%	£700,658	£750,550	£702,653	£752,545	£708,042	£710,036
35%	60%	£467,079	£525,287	£469,406	£527,614	£475,693	£478,020
40%	60%	£233,500	£300,023	£236,159	£302,682	£243,345	£246,004
45%	60%	-£80	£74,759	£2,912	£77,751	£10,996	£13,988
50%	60%	-£233,658	-£150,504	-£230,334	-£147,180	-£221,352	-£218,029



- 3.8 For the second set of testing we undertook appraisals of the seven new small site residential typologies allowing for the emerging NSP policy requirements, but with no onsite-affordable housing, instead including the suggested PIL updated rates recommended in the FVST 2019 as follows:
  - CIL Zone 1: £250,000 per Habitable Room;
  - CIL Zone 2: £130,000 per Habitable Room; and
  - CIL Zone 3: £82,000 per Habitable Room.
- 3.9 In order to establish whether it is the Council's policy requirement for affordable housing contributions under Policy P1, which impacts on the viability of some of the schemes identified as being unviable, we have undertaken a sensitivity test. This testing allows for no on-site affordable housing or PIL of affordable housing.
- 3.10 The results of the second set of viability appraisals and sensitivities testing the impact of PIL of affordable housing are presented in the same 'traffic light' system as identified for the first set of appraisals testing onsite affordable housing. The full results of our testing PIL are set out **Appendix 3**. An example of the layout of the appraisal outputs and analysis of the testing of PIL requirements on the small sites in this study is provided below in figure 3.10.1. As before the underlying assumptions on value growth and cost growth (if any) for each set of results are stated at the top of each page in the appendices. In this particular example each of the seven small site typologies is tested against the range of sales values in each of the CIL Zones in the LBS.

Figure 3.10.1 Example of results tables where affordable housing is provided onsite as part of the scheme (Appendix 2)

#### LB SOUTHWARK

HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING

Including Payments in Lieu of On-site Affordable Housing

Sales value inflation		0%
Build cost inflation		0%

#### Residual land values:

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£3,423,948	£3,197,599	£3,830,005	£3,884,605	£5,758,600	£6,167,762	£5,647,946
Zone 1	Medium	£1,569,178	£1,500,906	£1,732,850	£1,787,450	£3,018,599	£2,927,184	£2,660,291
Zone 1	Low	£955,016	£939,087	£1,038,428	£1,093,028	£2,111,314	£1,854,145	£1,671,001
Zone 2	High	£1,315,534	£1,326,695	£1,464,151	£1,508,919	£2,610,859	£2,434,894	£2,226,292
Zone 2	Medium	£517,123	£596,331	£561,403	£606,170	£1,431,388	£1,039,943	£940,215
Zone 2	Low	£173,192	£281,713	£172,527	£217,294	£923,308	£439,041	£386,212
Zone 3	High	£477,266	£582,998	£527,073	£564,409	£1,359,293	£953,357	£865,842
Zone 3	Medium	£354,434	£470,634	£388,189	£425,524	£1,177,836	£738,749	£667,984
Zone 3	Low	£170,185	£302,088	£179,862	£217,198	£905,651	£416,837	£371,197

Residual Land values compared to benchmark land values

Benchmark Z1 - High

CIL Zone	Value area	T9 - 6 Unit Development	T10 - 7 Unit Development	T11 - 7 Unit Development	T12 - 7 Unit Development	T13 - 8 Unit Development	T14 - 9 Unit Development	T15 - 9 Unit Development
Zone 1	High	£1,623,948	£587,599	-£7,194,995	£284,605	-£5,041,400	£4,268,762	£2,047,946
Zone 1	Medium	-£230,822	-£1,109,094	-£9,292,150	-£1,812,550	-£7,781,401	£1,028,184	£939,709
Zone 1	Low	-£844,984	-£1,670,913	-£9,986,572	-£2,506,972	-£8,688,686	-£44,855	-£1,928,999

Residual Land values compared to benchmark land values

£72,325,000

£90,000,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£1,977,448	£1,100,174	-£5,029,807	£991,605	-£2,920,400	£4,641,705	£2,754,946
Zone 1	Medium	£122,678	-£596,519	-£7,126,962	-£1,105,550	-£5,660,401	£1,401,127	-£232,709
Zone 1	Low	-£491,484	-£1,158,338	-£7,821,384	-£1,799,972	-£6,567,686	£328,087	-£1,221,999

Residual Land values compared to benchmark land values Benchmark Z1 - Low

£41,552,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£2,592,908	£1,992,591	-£1,260,115	£2,222,525	£772,360	£5,291,015	£3,985,866
Zone 1	Medium	£738,138	£295,898	-£3,357,270	£125,370	-£1,967,641	£2,050,437	£998,211
Zone 1	Low	£123,976	-£265,921	-£4,051,692	-£569,052	-£2,874,926	£977,398	£8,921



### 3.11 The appraisal results demonstrate that:

- Typologies 9, 10, 12, 14 and 15 could currently viably deliver PIL towards affordable housing at high residential values when measured against the high Zone 1 benchmark land value. Typology 14 also shows viability at medium sales values.
- At the medium Zone 1 benchmark land value, Typologies 9 and 14 also show viability at the medium and low value sales values respectively.
- At the low benchmark land value Typologies 9, 14 and 15 show viability at the low residential values, whilst Typologies 10 and 12 are viable at the medium sales values and Typology 8 is now viable at the high sales values.
- Viability is identified as being challenging in typology 11, regardless of the value area or benchmark land value considered.



### 4 Analysis of results and conclusions

- 4.1 We set out the results of our testing in **appendices 2** and **3**. The results in Appendix 2 set out our testing of small sites with affordable housing onsite, whilst the results in Appendix 3 set out the results of our testing with the relevant PIL contributions. The results of this testing have identified that in the majority of cases small schemes in LBS can viably accommodate the Council's proposed requirement for the identified contributions towards affordable housing in small sites. As with our previous testing, viability is identified as being challenging when measured against the highest benchmark land values and where lower sales values are achieved.
- We also note that Typologies 11 and 13 and to a lesser degree Typology 12 are identified to be unviable in the majority of instances, except when measured against the lowest benchmark land values. Our sensitivity testing in **Appendix 3** (i.e. where no onsite affordable housing or PIL are incorporated) confirms these schemes as having challenging viability regardless of the Council's affordable housing policy i.e. they are identified as being unviable with no affordable housing PIL contributions. In practice however, such sites are unlikely to come forward for residential development as they are more valuable in their existing or an alternative use.
- Further analysis of the results set out at **Appendix 3** identify that of the results identified as being viable in the sensitivity testing i.e. where no PIL of affordable housing are incorporated, only circa 20% of these scheme scenarios are unviable with the proposed PIL contributions as proposed. Given this, we consider that it is unlikely that the PIL contribution will be the defining factor in the viability of such schemes as identified by the results of our appraisals. Notwithstanding this, we would highlight that the Council's Policy P1 identifies the contribution sought will be the maximum viable amount subject to viability. Therefore, in our experience and opinion, the Council's flexible approach in the application of its affordable housing policy P1, provides an appropriate mechanism to deal with viability issues. We consider that this suitably allows for the consideration of the impact of evidenced scheme specific costs on the viability of delivering affordable housing on a scheme by scheme basis. This will therefore both ensure the delivery of small development sites the LBS, whilst providing the maximum viable quantum of much needed contributions towards affordable housing.
- 4.4 In light of the above we conclude that the policy requirements and contributions expected from small sites development under Policy P1 will "not undermine the deliverability of the plan" (NPPF para 34).



# Appendix 1 - CDM Project Services cost advice



### **Southwark Small Sites**

Draft Rev 2

**Report on High Level Assessment of Costs** 

**April 2019** 

# CDM Project Services

# Southwark Small Sites Cost Report

#### INTRODUCTION, METHODOLOGY AND ASSESSMENTS

CDM Project Services was formed 23 years ago and carries out cost management, project management and other related services both in the UK and overseas. The principal Stephen Brown is a Chartered Quantity Surveyor with over 40 years' experience, a majority as a Director and Partner of cost consultancy practices and for the past 11 years has been a Director of WT Partnership for which he still acts as a consultant and with whom he shares data. Stephen has carried out a large number cost estimate reviews including reviewing actual costs within Greater London area including advising on strategic plans for a number of London Boroughs

We have been requested by BNP Paribas to provide some high level cost assessments for seven small schemes in the London Borough of Southwark varying from 6 to 9 units

These types of schemes tend to be infill sites with other uses such as retail or commercial as part of the development and tend to be single core

The costs are at a high level based upon benchmark information and actual development costs may vary due to site shape, building plan, heights, external materials used, number of units per core, unit mix, site, proximity of adjoining properties, abnormal items and the like

The costs are to be provided on a cost per ft2 and m2 of gross internal floor area (GIA). GIA being measured in accordance with RICS codes of practice

The costs are based on 3<sup>rd</sup> Quarter 2017

#### **Policies**

We have reviewed the new and previous policies in terms of costs and have identified two which in our opinion will have a cost effect

- 1 Building Regulations part M4 and P6 homes for households with special needs
- 2 P52- Car parking and requirement for electric vehicle charging

### **BCIS** rates

In carrying out our assessment we have referred to BCIS

BCIS gives an indication of cost for residential of 3-5 storey as £1,718/m2 at 3<sup>rd</sup> Quarter 2017 within this Borough, to which needs to be added external works and site abnormal items, however in our opinion BCIS is not an appropriate basis due to the general UK basis of the data rather than London ,the historical basis of the data and the general nature of the data which will not generally reflect small infill developments

### London benchmarks

On carrying out our assessment we have referred to 6 similar projects within the Greater London area. The benchmark approach is carried out by benchmarking in accordance with The RICS codes of practice, utilising projects of a similar nature in London which best reflect the anticipated developments and is a mixture of actual costs, tendered costs and developer and quantity surveyor's estimates



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It should be understood when carrying out a benchmarking exercise different contractors and quantity surveyors price elements differently and include items in different sections so the exercise can only be used for indicative purposes only

The costs are based on present day out-tum costs as at 3rd Quarter 2017 and exclude inflation up to start on site.

The base cost estimate excludes cost of any demolitions and external works and separate allowances are indicated for these

The costs for site abnormal items such as asbestos removal, remediation, ground water, unforeseen obstructions and the like are excluded

The costs exclude professional fees, design fees, contingency, non –recoverable VAT, latent defects insurance, marketing suites, show units and the like

The method of procurement may affect the construction costs and WT Partnership have assumed single stage design and build method of procurement using a separate building contractor but excluding contractor's design fees. The costs do not include for a pre- construction services agreement being undertaken

The costs exclude any contribution to off-site energy strategies to meet carbon reductions

The costs exclude section 106, section 278 costs, highway adoption costs or the like

#### Residential

The average cost of the building element for a new build development for a 9 unit 4 storey scheme was £2,400 /m2

Change of use costs – we have benchmarked against several projects and the key issue here is extent of repairs and alteration and whether cladding is replaced. On the scheme tested the cladding was replaced so would expect a cost circa £1,600/m2

Demolition, conversion and extensions- we have benchmarked against several projects and the costs indicate circa £2,100.

In regard to the external works, this is not just hard and soft landscaping but also service connection and drainage and from the benchmarks this averaged circa 7.5% we would recommend the use of 7.5% for smaller site areas and 10% based on the larger site areas.

In our opinion an allowance of 0.40% should be added for SUDs and 2.5% add for existing energy policies as outlined below

Demolitions- Based on the demolition benchmarks we would expect to see a cost of circa £120/m2 of existing GIA

#### **New Policies**

P6 homes for households with special needs and Part M4 of the Building Regulations. In our opinion this policy will add 0.35 % to the overall construction cost



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P52- Car parking and requirement for electric vehicle charging, for a number of these schemes there is no requirement except potentially for scheme 13 which has existing car parking

### Existing Policies and other related items

In our opinion the following are not covered by the base rate and need to be added

**SUDs and attenuation**- the costs of Suds and attenuation are very much dictated by the size of the site, density and ground conditions. It is also dependant on the approach the developer undertakes e.g. using green roofs, permeable paving, simple rainwater harvesting, swales, or water storage etc.

We have reviewed published papers and these indicated that the capital costs of SUDs would be circa £500 per unit or circa 0.30%

We have benchmarked against several projects and cannot give details of the projects as the information is confidential. We can however give post code and size of project-Large -E16- value £300M- 0.34%, Nine Elms-£149M - 0.32%, Nine Elms -£125M- 0.28%, Harrow £70M- 0.32%, E5- £11M- 0.44%, SW18 -£25M -0.58%, N17 £150M - 0.20%. This gives an average of circa 0.36%

There are many other projects we looked at where it is difficult to isolate and identify items of work relating to the policy requirements and as stated above there are also many options open to a developer to meet these requirements and our assessment can only be considered an opinion as to a reasonable allowance

# We are therefore of the opinion an allowance of 0.40% is a reasonable allowance to add for provision Suds and attenuation

**Energy Policy**. As this is a new requirement there is no historic information available to assess the cost impact. We arrived at our assessment based on a review of several publications- Zero Carbon Hub in partnership with Sweett- "Cost analysis of Achieving Zero Carbon Standard" published February 2014 and also published in Building Magazine dated 7<sup>th</sup> February 2014 and "Greater London Housing Standards Review Viability Assessment "by David Locke Associates, Hoare Lea and Gardiner and Theobald dated May 2015

From Sweett's paper the average UK cost to achieve zero carbon is circa £3100 per unit (based on an average of houses and apartments at 2016 price levels) and when you add a London regional weighting this is circa £3900 per unit for London which equates to circa 2% mark up on the average rates. When you consider the development corporation is within Greater London in our opinion a mark -up of 2.5% would appear appropriate to achieve the required CO2 reduction

The Element Energy/ Davis Langdon study of August 2013 predicted a cost of circa in 2016 of £4,000 per unit for 35% and £6,000 for 45% and the costs above work out around £3,000 per unit for 35% and £3900 per unit for 45% so a little lower but at a similar level

LBTH Carbon Policy Evidence Base prepared by Etude on behalf of The London Borough of Tower Hamlets dated August 2016 indicate an extra cost of between 0.6-



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2.40% which is an average 1.5% on apartment developments dependant on height and density for achieving The London Plan assuming off site carbon contributions

### In considering the above we would recommend an addition of circa 2.50% to the base cost

We are of the opinion other policies may require contributions from a developer but this can be dealt with in other ways via Section 106 or CIL

We enclose a spreadsheet setting out the recommended rates and effect of policies which is attached

CDM Project Services 16<sup>th</sup> April 2019



Appendix 2 - Appraisal results testing delivery of affordable housing onsite within small sites

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING
Site typology 9

 No Units
 6

 Site Area
 0.02 Ha

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,902,133	£3,902,133	£3,902,133	£3,902,133	£3,902,133	£3,902,133
10%	71%	£3,433,312	£3,445,191	£3,434,103	£3,445,982	£3,435,070	£3,435,861
15%	71%	£3,198,901	£3,216,720	£3,200,088	£3,217,907	£3,201,538	£3,202,725
20%	71%	£2,964,491	£2,988,249	£2,966,073	£2,989,832	£2,968,006	£2,969,590
25%	71%	£2,730,080	£2,759,778	£2,732,058	£2,761,756	£2,734,475	£2,736,454
30%	71%	£2,495,670	£2,531,306	£2,498,043	£2,533,681	£2,500,943	£2,503,318
35%	71%	£2,261,258	£2,302,836	£2,264,028	£2,305,606	£2,267,412	£2,270,181
40%	71%	£2,026,848	£2,074,365	£2,030,013	£2,077,531	£2,033,880	£2,037,045
45%	71%	£1,792,437	£1,845,894	£1,795,999	£1,849,455	£1,800,348	£1,803,910
50%	71%	£1.558.026	£1.617.423	£1.561.984	£1.621.380	£1.566.817	£1,570,774
100%	71%	-£799,836	-£678,966	-£791,782	-£670,912	-£781,949	-£773,896
10%	75%	£3,432,792	£3,443,186	£3,433,623	£3,444,018	£3,434,331	£3,435,161
15%	75%	£3,198,122	£3,213,713	£3,199,368	£3,214,959	£3,200,429	£3,201,675
20%	75%	£2.963.452	£2.984.240	£2.965.113	£2.985.902	£2.966.527	£2,968,190
25%	75%	£2,728,780	£2,754,766	£2,730,858	£2,756,844	£2,732,626	£2,734,704
30%	75%	£2,494,110	£2,525,293	£2.496.603	£2.527.786	£2,498,725	£2,501,218
35%	75%	£2,259,440	£2,295,820	£2,262,348	£2,298,729	£2,264,823	£2,267,732
40%	75%	£2.024.769	£2.066.347	£2.028.094	£2.069.671	£2.030.922	£2.034.247
45%	75%	£1,790,099	£1,836,873	£1,793,838	£1,840,612	£1,797,021	£1,800,761
50%	75%	£1,555,429	£1.607.400	£1.559.584	£1.611.555	£1.563.120	£1,567,274
10%	60%	£3,434,975	£3,451,605	£3,435,639	£3,452,271	£3,437,436	£3,438,100
15%	60%	£3.201.396	£3,226,342	£3,202,393	£3.227.339	£3,205,087	£3,206,085
20%	60%	£2.967.816	£3.001.078	£2,969,146	£3.002.407	£2.972.739	£2,974,068
25%	60%	£2.734.237	£2,775,815	£2.735.899	£2,777,477	£2.740.390	£2.742.052
30%	60%	£2,500,658	£2,550,550	£2,502,653	£2,552,545	£2,508,042	£2,510,036
35%	60%	£2,267,079	£2.325.287	£2,269,406	£2.327.614	£2,275,693	£2.278.020
40%	60%	£2,033,500	£2,100,023	£2,036,159	£2,102,682	£2,043,345	£2,046,004
45%	60%	£1.799.920	£1.874.759	£1.802.912	£1.877.751	£1.810.996	£1.813.988
50%	60%	£1 566 342	£1 649 496	£1 569 666	£1 652 820	£1 578 648	£1 581 971

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,102,133	£2,102,133	£2,102,133	£2,102,133	£2,102,133	£2,102,133
10%	71%	£1,633,312	£1,645,191	£1,634,103	£1,645,982	£1,635,070	£1,635,861
15%	71%	£1,398,901	£1,416,720	£1,400,088	£1,417,907	£1,401,538	£1,402,725
20%	71%	£1,164,491	£1,188,249	£1,166,073	£1,189,832	£1,168,006	£1,169,590
25%	71%	£930,080	£959,778	£932,058	£961,756	£934,475	£936,454
30%	71%	£695,670	£731,306	£698,043	£733,681	£700,943	£703,318
35%	71%	£461,258	£502,836	£464,028	£505,606	£467,412	£470,181
40%	71%	£226,848	£274,365	£230,013	£277,531	£233,880	£237,045
45%	71%	-£7,563	£45,894	-£4,001	£49,455	£348	£3,910
50%	71%	-£241,974	-£182,577	-£238,016	-£178,620	-£233,183	-£229,226
100%	71%						
10%	75%	£1,632,792	£1,643,186	£1,633,623	£1,644,018	£1,634,331	£1,635,161
15%	75%	£1,398,122	£1,413,713	£1,399,368	£1,414,959	£1,400,429	£1,401,675
20%	75%	£1,163,452	£1,184,240	£1,165,113	£1,185,902	£1,166,527	£1,168,190
25%	75%	£928,780	£954,766	£930,858	£956,844	£932,626	£934,704
30%	75%	£694,110	£725,293	£696,603	£727,786	£698,725	£701,218
35%	75%	£459,440	£495,820	£462,348	£498,729	£464,823	£467,732
40%	75%	£224,769	£266,347	£228,094	£269,671	£230,922	£234,247
45%	75%	-£9,901	£36,873	-£6,162	£40,612	-£2,979	£761
50%	75%	-£244,571	-£192,600	-£240,416	-£188,445	-£236,880	-£232,726
10%	60%	£1,634,975	£1,651,605	£1,635,639	£1,652,271	£1,637,436	£1,638,100
15%	60%	£1,401,396	£1,426,342	£1,402,393	£1,427,339	£1,405,087	£1,406,085
20%	60%	£1,167,816	£1,201,078	£1,169,146	£1,202,407	£1,172,739	£1,174,068
25%	60%	£934,237	£975,815	£935,899	£977,477	£940,390	£942,052
30%	60%	£700,658	£750,550	£702,653	£752,545	£708,042	£710,036
35%	60%	£467,079	£525,287	£469,406	£527,614	£475,693	£478,020
40%	60%	£233,500	£300,023	£236,159	£302,682	£243,345	£246,004
45%	60%	-£80	£74,759	£2,912	£77,751	£10,996	£13,988
50%	60%	-£233 658	-£150 504	-£230.334	-£147 180	-£221.352	-£218.029

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£2,455,633	£2,455,633	£2,455,633	£2,455,633	£2,455,633	£2,455,633
10%	71%	£1,986,812	£1,998,691	£1,987,603	£1,999,482	£1,988,570	£1,989,361
15%	71%	£1,752,401	£1,770,220	£1,753,588	£1,771,407	£1,755,038	£1,756,225
20%	71%	£1,517,991	£1,541,749	£1,519,573	£1,543,332	£1,521,506	£1,523,090
25%	71%	£1,283,580	£1,313,278	£1,285,558	£1,315,256	£1,287,975	£1,289,954
30%	71%	£1,049,170	£1,084,806	£1,051,543	£1,087,181	£1,054,443	£1,056,818
35%	71%	£814,758	£856,336	£817,528	£859,106	£820,912	£823,681
40%	71%	£580,348	£627,865	£583,513	£631,031	£587,380	£590,545
45%	71%	£345,937	£399,394	£349,499	£402,955	£353,848	£357,410
50%	71%	£111.526	£170.923	£115,484	£174.880	£120.317	£124,274
100%	71%	-£2,246,336			-£2,117,412		-£2,220,396
10%	75%	£1,986,292	£1,996,686	£1,987,123	£1,997,518	£1,987,831	£1,988,661
15%	75%	£1.751.622	£1.767.213	£1.752.868	£1.768.459	£1.753.929	£1,755,175
20%	75%	£1.516.952	£1.537.740	£1.518.613	£1,539,402	£1.520.027	£1,521,690
25%	75%	£1,282,280	£1,308,266	£1,284,358	£1.310.344	£1,286,126	£1,288,204
30%	75%	£1.047.610	£1.078.793	£1.050.103	£1.081.286	£1.052.225	£1.054.718
35%	75%	£812.940	£849.320	£815.848	£852.229	£818.323	£821,232
40%	75%	£578.269	£619.847	£581.594	£623.171	£584.422	£587,747
45%	75%	£343.599	£390.373	£347.338	£394.112	£350.521	£354,261
50%	75%	£108,929	£160,900	£113,084	£165,055	£116,620	£120,774
10%	60%	£1.988.475	£2.005.105	£1,989,139	£2.005.771	£1,990,936	£1,991,600
15%	60%	£1,754,896	£1,779,842	£1,755,893	£1,780,839	£1,758,587	£1,759,585
20%	60%	£1,521,316	£1,554,578	£1,522,646	£1,555,907	£1,526,239	£1,527,568
25%	60%	£1,287,737	£1,329,315	£1,289,399	£1,330,977	£1,293,890	£1,295,552
30%	60%	£1,054,158	£1,104,050	£1,056,153	£1,106,045	£1,061,542	£1,063,536
35%	60%	£820,579	£878,787	£822,906	£881,114	£829,193	£831,520
40%	60%	£587.000	£653.523	£589,659	£656.182	£596.845	£599.504
45%	60%	£353,420	£428,259	£356,412	£431,251	£364,496	£367,488
50%	60%	£119.842	£202 996	£123,166	£206.320	£132.148	£135,471

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,071,093	£3,071,093	£3,071,093	£3,071,093	£3,071,093	£3,071,093
10%	71%	£2,602,272	£2,614,151	£2,603,063	£2,614,942	£2,604,030	£2,604,821
15%	71%	£2,367,861	£2,385,680	£2,369,048	£2,386,867	£2,370,498	£2,371,685
20%	71%	£2,133,451	£2,157,209	£2,135,033	£2,158,792	£2,136,966	£2,138,550
25%	71%	£1,899,040	£1,928,738	£1,901,018	£1,930,716	£1,903,435	£1,905,414
30%	71%	£1,664,630	£1,700,266	£1,667,003	£1,702,641	£1,669,903	£1,672,278
35%	71%	£1,430,218	£1,471,796	£1,432,988	£1,474,566	£1,436,372	£1,439,141
40%	71%	£1,195,808	£1,243,325	£1,198,973	£1,246,491	£1,202,840	£1,206,005
45%	71%	£961,397	£1,014,854	£964,959	£1,018,415	£969,308	£972,870
50%	71%	£726,986	£786,383	£730,944	£790,340	£735,777	£739,734
100%	71%	-£1,630,876	-£1,510,006	-£1,622,822	-£1,501,952	-£1,612,989	-£1,604,936
10%	75%	£2,601,752	£2,612,146	£2,602,583	£2,612,978	£2,603,291	£2,604,121
15%	75%	£2,367,082	£2,382,673	£2,368,328	£2,383,919	£2,369,389	£2,370,635
20%	75%	£2,132,412	£2,153,200	£2,134,073	£2,154,862	£2,135,487	£2,137,150
25%	75%	£1,897,740	£1,923,726	£1,899,818	£1,925,804	£1,901,586	£1,903,664
30%	75%	£1,663,070	£1,694,253	£1,665,563	£1,696,746	£1,667,685	£1,670,178
35%	75%	£1,428,400	£1,464,780	£1,431,308	£1,467,689	£1,433,783	£1,436,692
40%	75%	£1,193,729	£1,235,307	£1,197,054	£1,238,631	£1,199,882	£1,203,207
45%	75%	£959,059	£1,005,833	£962,798	£1,009,572	£965,981	£969,721
50%	75%	£724,389	£776,360	£728,544	£780,515	£732,080	£736,234
10%	60%	£2,603,935	£2,620,565	£2,604,599	£2,621,231	£2,606,396	£2,607,060
15%	60%	£2,370,356	£2,395,302	£2,371,353	£2,396,299	£2,374,047	£2,375,045
20%	60%	£2.136.776	£2,170,038	£2.138.106	£2.171.367	£2.141.699	£2.143.028
25%	60%	£1,903,197	£1,944,775	£1,904,859	£1,946,437	£1,909,350	£1,911,012
30%	60%	£1,669,618	£1,719,510	£1,671,613	£1,721,505	£1,677,002	£1,678,996
35%	60%	£1,436,039	£1,494,247	£1,438,366	£1,496,574	£1,444,653	£1,446,980
40%	60%	£1,202,460	£1,268,983	£1,205,119	£1,271,642	£1,212,305	£1,214,964
45%	60%	£968,880	£1,043,719	£971,872	£1,046,711	£979,956	£982,948
50%	60%	£735 302	£818.456	£738.626	£821 780	£747.608	£750 931

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,349,653	£3,349,653	£3,349,653	£3,349,653	£3,349,653	£3,349,653
10%	71%	£2,880,832	£2,892,711	£2,881,623	£2,893,502	£2,882,590	£2,883,381
15%	71%	£2,646,421	£2,664,240	£2,647,608	£2,665,427	£2,649,058	£2,650,245
20%	71%	£2,412,011	£2,435,769	£2,413,593	£2,437,352	£2,415,526	£2,417,110
25%	71%	£2,177,600	£2,207,298	£2,179,578	£2,209,276	£2,181,995	£2,183,974
30%	71%	£1,943,190	£1,978,826	£1,945,563	£1,981,201	£1,948,463	£1,950,838
35%	71%	£1,708,778	£1,750,356	£1,711,548	£1,753,126	£1,714,932	£1,717,701
40%	71%	£1,474,368	£1,521,885	£1,477,533	£1,525,051	£1,481,400	£1,484,565
45%	71%	£1,239,957	£1,293,414	£1,243,519	£1,296,975	£1,247,868	£1,251,430
50%	71%	£1,005,546	£1,064,943	£1,009,504	£1,068,900	£1,014,337	£1,018,294
100%	71%						
10%	75%	£2,880,312	£2,890,706	£2,881,143	£2,891,538	£2,881,851	£2,882,681
15%	75%	£2,645,642	£2,661,233	£2,646,888	£2,662,479	£2,647,949	£2,649,195
20%	75%	£2,410,972	£2,431,760	£2,412,633	£2,433,422	£2,414,047	£2,415,710
25%	75%	£2,176,300	£2,202,286	£2,178,378	£2,204,364	£2,180,146	£2,182,224
30%	75%	£1,941,630	£1,972,813	£1,944,123	£1,975,306	£1,946,245	£1,948,738
35%	75%	£1,706,960	£1,743,340	£1,709,868	£1,746,249	£1,712,343	£1,715,252
40%	75%	£1,472,289	£1,513,867	£1,475,614	£1,517,191	£1,478,442	£1,481,767
45%	75%	£1,237,619	£1,284,393	£1,241,358	£1,288,132	£1,244,541	£1,248,281
50%	75%	£1,002,949	£1,054,920	£1,007,104	£1,059,075	£1,010,640	£1,014,794
10%	60%	£2,882,495	£2,899,125	£2,883,159	£2,899,791	£2,884,956	£2,885,620
15%	60%	£2,648,916	£2,673,862	£2,649,913	£2,674,859	£2,652,607	£2,653,605
20%	60%	£2,415,336	£2,448,598	£2,416,666	£2,449,927	£2,420,259	£2,421,588
25%	60%	£2,181,757	£2,223,335	£2,183,419	£2,224,997	£2,187,910	£2,189,572
30%	60%	£1,948,178	£1,998,070	£1,950,173	£2,000,065	£1,955,562	£1,957,556
35%	60%	£1,714,599	£1,772,807	£1,716,926	£1,775,134	£1,723,213	£1,725,540
40%	60%	£1,481,020	£1,547,543	£1,483,679	£1,550,202	£1,490,865	£1,493,524
45%	60%	£1,247,440	£1,322,279	£1,250,432	£1,325,271	£1,258,516	£1,261,508
50%	60%	£1.013.862	£1.097.016	£1.017.186	£1.100.340	£1.026.168	£1.029.491

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,556,153	£3,556,153	£3,556,153	£3,556,153	£3,556,153	£3,556,153
10%	71%	£3,087,332	£3,099,211	£3,088,123	£3,100,002	£3,089,090	£3,089,881
15%	71%	£2,852,921	£2,870,740	£2,854,108	£2,871,927	£2,855,558	£2,856,745
20%	71%	£2,618,511	£2,642,269	£2,620,093	£2,643,852	£2,622,026	£2,623,610
25%	71%	£2,384,100	£2,413,798	£2,386,078	£2,415,776	£2,388,495	£2,390,474
30%	71%	£2,149,690	£2,185,326	£2,152,063	£2,187,701	£2,154,963	£2,157,338
35%	71%	£1,915,278	£1,956,856	£1,918,048	£1,959,626	£1,921,432	£1,924,201
40%	71%	£1,680,868	£1,728,385	£1,684,033	£1,731,551	£1,687,900	£1,691,065
45%	71%	£1,446,457	£1,499,914	£1,450,019	£1,503,475	£1,454,368	£1,457,930
50%	71%	£1,212,046	£1,271,443	£1,216,004	£1,275,400	£1,220,837	£1,224,794
100%	71%		-£1,024,946				
10%	75%	£3,086,812	£3,097,206	£3,087,643	£3,098,038	£3,088,351	£3,089,181
15%	75%	£2,852,142	£2,867,733	£2,853,388	£2,868,979	£2,854,449	£2,855,695
20%	75%	£2,617,472	£2,638,260	£2,619,133	£2,639,922	£2,620,547	£2,622,210
25%	75%	£2,382,800	£2,408,786	£2,384,878	£2,410,864	£2,386,646	£2,388,724
30%	75%	£2,148,130	£2,179,313	£2,150,623	£2,181,806	£2,152,745	£2,155,238
35%	75%	£1,913,460	£1,949,840	£1,916,368	£1,952,749	£1,918,843	£1,921,752
40%	75%	£1,678,789	£1,720,367	£1,682,114	£1,723,691	£1,684,942	£1,688,267
45%	75%	£1,444,119	£1,490,893	£1,447,858	£1,494,632	£1,451,041	£1,454,781
50%	75%	£1,209,449	£1,261,420	£1,213,604	£1,265,575	£1,217,140	£1,221,294
10%	60%	£3,088,995	£3,105,625	£3,089,659	£3,106,291	£3,091,456	£3,092,120
15%	60%	£2,855,416	£2,880,362	£2,856,413	£2,881,359	£2,859,107	£2,860,105
20%	60%	£2,621,836	£2,655,098	£2,623,166	£2,656,427	£2,626,759	£2,628,088
25%	60%	£2,388,257	£2,429,835	£2,389,919	£2,431,497	£2,394,410	£2,396,072
30%	60%	£2,154,678	£2,204,570	£2,156,673	£2,206,565	£2,162,062	£2,164,056
35%	60%	£1,921,099	£1,979,307	£1,923,426	£1,981,634	£1,929,713	£1,932,040
40%	60%	£1,687,520	£1,754,043	£1,690,179	£1,756,702	£1,697,365	£1,700,024
45%	60%	£1,453,940	£1,528,779	£1,456,932	£1,531,771	£1,465,016	£1,468,008
50%	60%	£1,220,362	£1.303.516	£1,223,686	£1,306,840	£1,232,668	£1,235,991

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,766,453	£3,766,453	£3,766,453	£3,766,453	£3,766,453	£3,766,453
10%	71%	£3,297,632	£3,309,511	£3,298,423	£3,310,302	£3,299,390	£3,300,181
15%	71%	£3,063,221	£3,081,040	£3,064,408	£3,082,227	£3,065,858	£3,067,045
20%	71%	£2,828,811	£2,852,569	£2,830,393	£2,854,152	£2,832,326	£2,833,910
25%	71%	£2,594,400	£2,624,098	£2,596,378	£2,626,076	£2,598,795	£2,600,774
30%	71%	£2,359,990	£2,395,626	£2,362,363	£2,398,001	£2,365,263	£2,367,638
35%	71%	£2,125,578	£2,167,156	£2,128,348	£2,169,926	£2,131,732	£2,134,501
40%	71%	£1,891,168	£1,938,685	£1,894,333	£1,941,851	£1,898,200	£1,901,365
45%	71%	£1,656,757	£1,710,214	£1,660,319	£1,713,775	£1,664,668	£1,668,230
50%	71%	£1,422,346	£1,481,743	£1,426,304	£1,485,700	£1,431,137	£1,435,094
100%	71%	-£935.516	-£814.646	-£927.462	-£806.592		-£909.576
10%	75%	£3,297,112	£3,307,506	£3,297,943	£3,308,338	£3,298,651	£3,299,481
15%	75%	£3.062.442	£3.078.033	£3.063.688	£3,079,279	£3.064.749	£3.065.995
20%	75%	£2,827,772	£2,848,560	£2,829,433	£2,850,222	£2,830,847	£2,832,510
25%	75%	£2.593.100	£2.619.086	£2,595,178	£2,621,164	£2,596,946	£2,599,024
30%	75%	£2,358,430	£2,389,613	£2,360,923	£2,392,106	£2,363,045	£2,365,538
35%	75%	£2.123.760	£2,160,140	£2.126.668	£2.163.049	£2.129.143	£2.132.052
40%	75%	£1,889,089	£1,930,667	£1,892,414	£1,933,991	£1,895,242	£1,898,567
45%	75%	£1.654.419	£1.701.193	£1.658.158	£1.704.932	£1.661.341	£1,665,081
50%	75%	£1,419,749	£1,471,720	£1,423,904	£1,475,875	£1,427,440	£1,431,594
10%	60%	£3,299,295	£3,315,925	£3,299,959	£3,316,591	£3,301,756	£3,302,420
15%	60%	£3,065,716	£3,090,662	£3,066,713	£3,091,659	£3,069,407	£3,070,405
20%	60%	£2,832,136	£2,865,398	£2,833,466	£2,866,727	£2,837,059	£2,838,388
25%	60%	£2,598,557	£2,640,135	£2,600,219	£2,641,797	£2,604,710	£2,606,372
30%	60%	£2,364,978	£2,414,870	£2,366,973	£2,416,865	£2,372,362	£2,374,356
35%	60%	£2,131,399	£2,189,607	£2,133,726	£2,191,934	£2,140,013	£2,142,340
40%	60%	£1.897.820	£1.964.343	£1,900,479	£1.967.002	£1,907,665	£1.910.324
45%	60%	£1,664,240	£1,739,079	£1,667,232	£1,742,071	£1,675,316	£1,678,308
50%	60%	£1.430.662	£1.513.816	£1,433,986	£1.517.140	£1.442.968	£1.446.291

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	£3,343,273	£3,343,273	£3,343,273	£3,343,273	£3,343,273	£3,343,273
10%	71%	£2,874,452	£2,886,331	£2,875,243	£2,887,122	£2,876,210	£2,877,001
15%	71%	£2,640,041	£2,657,860	£2,641,228	£2,659,047	£2,642,678	£2,643,865
20%	71%	£2,405,631	£2,429,389	£2,407,213	£2,430,972	£2,409,146	£2,410,730
25%	71%	£2,171,220	£2,200,918	£2,173,198	£2,202,896	£2,175,615	£2,177,594
30%	71%	£1,936,810	£1,972,446	£1,939,183	£1,974,821	£1,942,083	£1,944,458
35%	71%	£1,702,398	£1,743,976	£1,705,168	£1,746,746	£1,708,552	£1,711,321
40%	71%	£1,467,988	£1,515,505	£1,471,153	£1,518,671	£1,475,020	£1,478,185
45%	71%	£1,233,577	£1,287,034	£1,237,139	£1,290,595	£1,241,488	£1,245,050
50%	71%	£999,166	£1,058,563	£1,003,124	£1,062,520	£1,007,957	£1,011,914
100%	71%	-£1,358,696			-£1,229,772		
10%	75%	£2,873,932	£2,884,326	£2,874,763	£2,885,158	£2,875,471	£2,876,301
15%	75%	£2,639,262	£2,654,853	£2,640,508	£2,656,099	£2,641,569	£2,642,815
20%	75%	£2,404,592	£2,425,380	£2,406,253	£2,427,042	£2,407,667	£2,409,330
25%	75%	£2,169,920	£2,195,906	£2,171,998	£2,197,984	£2,173,766	£2,175,844
30%	75%	£1,935,250	£1,966,433	£1,937,743	£1,968,926	£1,939,865	£1,942,358
35%	75%	£1,700,580	£1,736,960	£1,703,488	£1,739,869	£1,705,963	£1,708,872
40%	75%	£1,465,909	£1,507,487	£1,469,234	£1,510,811	£1,472,062	£1,475,387
45%	75%	£1,231,239	£1,278,013	£1,234,978	£1,281,752	£1,238,161	£1,241,901
50%	75%	£996,569	£1,048,540	£1,000,724	£1,052,695	£1,004,260	£1,008,414
10%	60%	£2,876,115	£2,892,745	£2,876,779	£2,893,411	£2,878,576	£2,879,240
15%	60%	£2,642,536	£2,667,482	£2,643,533	£2,668,479	£2,646,227	£2,647,225
20%	60%	£2,408,956	£2,442,218	£2,410,286	£2,443,547	£2,413,879	£2,415,208
25%	60%	£2,175,377	£2,216,955	£2,177,039	£2,218,617	£2,181,530	£2,183,192
30%	60%	£1,941,798	£1,991,690	£1,943,793	£1,993,685	£1,949,182	£1,951,176
35%	60%	£1,708,219	£1,766,427	£1,710,546	£1,768,754	£1,716,833	£1,719,160
40%	60%	£1,474,640	£1,541,163	£1,477,299	£1,543,822	£1,484,485	£1,487,144
45%	60%	£1,241,060	£1,315,899	£1,244,052	£1,318,891	£1,252,136	£1,255,128
50%	60%	£1.007.482	£1.090.636	£1.010.806	£1.093.960	£1.019.788	£1.023.111

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,632,653	£3,632,653	£3,632,653	£3,632,653	£3,632,653	£3,632,653
10%	71%	£3,163,832	£3,175,711	£3,164,623	£3,176,502	£3,165,590	£3,166,381
15%	71%	£2,929,421	£2,947,240	£2,930,608	£2,948,427	£2,932,058	£2,933,245
20%	71%	£2,695,011	£2,718,769	£2,696,593	£2,720,352	£2,698,526	£2,700,110
25%	71%	£2,460,600	£2,490,298	£2,462,578	£2,492,276	£2,464,995	£2,466,974
30%	71%	£2,226,190	£2,261,826	£2,228,563	£2,264,201	£2,231,463	£2,233,838
35%	71%	£1,991,778	£2,033,356	£1,994,548	£2,036,126	£1,997,932	£2,000,701
40%	71%	£1,757,368	£1,804,885	£1,760,533	£1,808,051	£1,764,400	£1,767,565
45%	71%	£1,522,957	£1,576,414	£1,526,519	£1,579,975	£1,530,868	£1,534,430
50%	71%	£1,288,546	£1,347,943	£1,292,504	£1,351,900	£1,297,337	£1,301,294
100%	71%	-£1,069,316	-£948,446	-£1,061,262			
10%	75%	£3,163,312	£3,173,706	£3,164,143	£3,174,538	£3,164,851	£3,165,681
15%	75%	£2,928,642	£2,944,233	£2,929,888	£2,945,479	£2,930,949	£2,932,195
20%	75%	£2,693,972	£2,714,760	£2,695,633	£2,716,422	£2,697,047	£2,698,710
25%	75%	£2,459,300	£2,485,286	£2,461,378	£2,487,364	£2,463,146	£2,465,224
30%	75%	£2,224,630	£2.255.813	£2,227,123	£2,258,306	£2,229,245	£2,231,738
35%	75%	£1,989,960	£2,026,340	£1,992,868	£2,029,249	£1,995,343	£1,998,252
40%	75%	£1.755.289	£1,796,867	£1.758.614	£1.800.191	£1.761.442	£1.764.767
45%	75%	£1.520.619	£1.567.393	£1.524.358	£1.571.132	£1.527.541	£1.531.281
50%	75%	£1,285,949	£1,337,920	£1,290,104	£1,342,075	£1,293,640	£1,297,794
10%	60%	£3,165,495	£3,182,125	£3,166,159	£3,182,791	£3,167,956	£3,168,620
15%	60%	£2.931.916	£2.956.862	£2,932,913	£2.957.859	£2.935.607	£2,936,605
20%	60%	£2,698,336	£2,731,598	£2,699,666	£2,732,927	£2,703,259	£2,704,588
25%	60%	£2.464.757	£2.506.335	£2,466,419	£2.507.997	£2.470.910	£2,472,572
30%	60%	£2,231,178	£2,281,070	£2,233,173	£2,283,065	£2,238,562	£2,240,556
35%	60%	£1.997.599	£2.055.807	£1,999,926	£2.058.134	£2.006.213	£2,008,540
40%	60%	£1,764,020	£1,830,543	£1,766,679	£1,833,202	£1,773,865	£1,776,524
45%	60%	£1.530.440	£1.605.279	£1.533.432	£1.608.271	£1.541.516	£1,544,508
50%	60%	£1 296 862	£1 380 016	£1.300.186	£1 383 340	£1 309 168	£1 312 491

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£3,766,453	£3,766,453	£3,766,453	£3,766,453	£3,766,453	£3,766,453
10%	71%	£3,297,632	£3.309.511	£3.298.423	£3.310.302	£3,299,390	£3,300,181
15%	71%	£3,063,221	£3,081,040	£3,064,408	£3,082,227	£3,065,858	£3,067,045
20%	71%	£2.828.811	£2.852.569	£2.830.393	£2.854.152	£2.832.326	£2,833,910
25%	71%	£2,594,400	£2,624,098	£2,596,378	£2,626,076	£2,598,795	£2,600,774
30%	71%	£2,359,990	£2,395,626	£2,362,363	£2,398,001	£2,365,263	£2,367,638
35%	71%	£2,125,578	£2,167,156	£2,128,348	£2,169,926	£2,131,732	£2,134,501
40%	71%	£1,891,168	£1,938,685	£1,894,333	£1,941,851	£1,898,200	£1,901,365
45%	71%	£1,656,757	£1,710,214	£1,660,319	£1,713,775	£1,664,668	£1,668,230
50%	71%	£1,422,346	£1,481,743	£1,426,304	£1,485,700	£1,431,137	£1,435,094
100%	71%	-£935,516	-£814,646	-£927,462	-£806,592	-£917,629	-£909,576
10%	75%	£3,297,112	£3,307,506	£3,297,943	£3,308,338	£3,298,651	£3,299,481
15%	75%	£3,062,442	£3,078,033	£3,063,688	£3,079,279	£3,064,749	£3,065,995
20%	75%	£2,827,772	£2,848,560	£2,829,433	£2,850,222	£2,830,847	£2,832,510
25%	75%	£2,593,100	£2,619,086	£2,595,178	£2,621,164	£2,596,946	£2,599,024
30%	75%	£2,358,430	£2,389,613	£2,360,923	£2,392,106	£2,363,045	£2,365,538
35%	75%	£2,123,760	£2,160,140	£2,126,668	£2,163,049	£2,129,143	£2,132,052
40%	75%	£1,889,089	£1,930,667	£1,892,414	£1,933,991	£1,895,242	£1,898,567
45%	75%	£1,654,419	£1,701,193	£1,658,158	£1,704,932	£1,661,341	£1,665,081
50%	75%	£1.419.749	£1,471,720	£1,423,904	£1.475.875	£1,427,440	£1,431,594
10%	60%	£3,299,295	£3.315.925	£3,299,959	£3.316.591	£3,301,756	£3,302,420
15%	60%	£3,065,716	£3,090,662	£3,066,713	£3,091,659	£3,069,407	£3,070,405
20%	60%	£2.832.136	£2.865.398	£2.833.466	£2.866.727	£2.837.059	£2.838.388
25%	60%	£2,598,557	£2,640,135	£2,600,219	£2,641,797	£2,604,710	£2,606,372
30%	60%	£2,364,978	£2,414,870	£2,366,973	£2,416,865	£2,372,362	£2,374,356
35%	60%	£2,131,399	£2,189,607	£2,133,726	£2,191,934	£2,140,013	£2,142,340
40%	60%	£1.897.820	£1.964.343	£1.900.479	£1.967.002	£1,907,665	£1,910,324
45%	60%	£1,664,240	£1,739,079	£1,667,232	£1,742,071	£1,675,316	£1,678,308
50%	60%	£1.430.662	£1 513 816	£1.433.086	£1 517 140	£1.442.968	£1 446 201

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING
Site typology 9

6 0.02 Ha

	CIL Zone	1
	Value Area	Med
Sales value inflation		0
Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,047,364	£2,047,364	£2,047,364	£2,047,364	£2,047,364	£2,047,364
10%	71%	£1,763,523	£1,775,402	£1,764,810	£1,776,689	£1,765,207	£1,766,495
15%	71%	£1,621,603	£1,639,422	£1,623,534	£1,641,353	£1,624,129	£1,626,060
20%	71%	£1,479,683	£1,503,441	£1,482,257	£1,506,016	£1,483,052	£1,485,627
25%	71%	£1,337,763	£1,367,461	£1,340,981	£1,370,679	£1,341,974	£1,345,192
30%	71%	£1,195,843	£1,231,481	£1,199,705	£1,235,343	£1,200,896	£1,204,758
35%	71%	£1,053,922	£1,095,500	£1,058,429	£1,100,005	£1,059,818	£1,064,323
40%	71%	£912.003	£959.519	£917.152	£964.668	£918.740	£923.890
45%	71%	£770,083	£823,538	£775,876	£829,332	£777,663	£783,455
50%	71%	£628.162	£687.559	£634.599	£693.995	£636.585	£643.021
100%	71%	-£804,881	-£684,011	-£791,782	-£670,912	-£787,742	-£774,644
10%	75%	£1.762.979	£1.773.373	£1.764.330	£1.774.725	£1.764.452	£1.765.805
15%	75%	£1,620,786	£1,636,378	£1,622,814	£1,638,406	£1,622,997	£1,625,025
20%	75%	£1,478,594	£1,499,383	£1,481,298	£1,502,086	£1,481,542	£1,484,245
25%	75%	£1,336,401	£1,362,387	£1,339,781	£1,365,767	£1,340,086	£1,343,466
30%	75%	£1,194,210	£1,225,393	£1,198,265	£1,229,447	£1,198,631	£1,202,686
35%	75%	£1,052,017	£1,088,397	£1,056,748	£1,093,128	£1,057,176	£1,061,907
40%	75%	£909.825	£951,402	£915.231	£956.809	£915.720	£921.127
45%	75%	£767,632	£814,407	£773,715	£820,489	£774,265	£780,348
50%	75%	£625,440	£677,412	£632,199	£684,170	£632,809	£639,568
10%	60%	£1,765,266	£1,781,896	£1,766,347	£1,782,978	£1,767,624	£1,768,705
15%	60%	£1,624,216	£1,649,163	£1,625,839	£1,650,784	£1,627,754	£1,629,376
20%	60%	£1,483,167	£1,516,429	£1,485,330	£1,518,591	£1,487,884	£1,490,046
25%	60%	£1,342,118	£1,383,696	£1,344,822	£1,386,399	£1,348,014	£1,350,718
30%	60%	£1,201,069	£1,250,962	£1,204,314	£1,254,206	£1,208,144	£1,211,388
35%	60%	£1,060,020	£1,118,228	£1,063,805	£1,122,013	£1,068,274	£1,072,059
40%	60%	£918,972	£985,495	£923,297	£989,820	£928,404	£932,730
45%	60%	£777,923	£852,761	£782,789	£857,628	£788,534	£793,400
50%	60%	£636.874	£720.029	£642.280	£725.435	£648.665	£654.071

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£247,364	£247,364	£247,364	£247,364	£247,364	£247,364
10%	71%	-£36,477	-£24,598	-£35,190	-£23,311	-£34,793	-£33,505
15%	71%	-£178,397	-£160,578	-£176,466	-£158,647	-£175,871	-£173,940
20%	71%	-£320,317	-£296,559	-£317,743	-£293,984	-£316,948	-£314,373
25%	71%		-£432,539				-£454,808
30%	71%	-£604,157	-£568,519	-£600,295	-£564,657	-£599,104	-£595,242
35%	71%		-£704,500				-£735,677
40%	71%		-£840,481	-£882,848			-£876,110
45%	71%		-£976,462				-£1,016,545
50%	71%	-£1,171,838	-£1,112,441	-£1,165,401	-£1,106,005	-£1,163,415	-£1,156,979
100%	71%		-£2,484,011				-£2,574,644
10%	75%	-£37,021	-£26,627	-£35,670	-£25,275	-£35,548	-£34,195
15%	75%	-£179,214	-£163,622	-£177,186	-£161,594	-£177,003	-£174,975
20%	75%	-£321,406	-£300,617	-£318,702	-£297,914	-£318,458	-£315,755
25%	75%	-£463,599	-£437,613	-£460,219	-£434,233	-£459,914	-£456,534
30%	75%		-£574,607				-£597,314
35%	75%	-£747,983	-£711,603	-£743,252	-£706,872	-£742,824	-£738,093
40%	75%		-£848,598				-£878,873
45%	75%	-£1,032,368	-£985,593	-£1,026,285		-£1,025,735	-£1,019,652
50%	75%		-£1,122,588				-£1,160,432
10%	60%	-£34,734	-£18,104	-£33,653	-£17,022	-£32,376	-£31,295
15%	60%	-£175,784	-£150,837	-£174,161	-£149,216	-£172,246	-£170,624
20%	60%		-£283,571		-£281,409		-£309,954
25%	60%		-£416,304				-£449,282
30%	60%		-£549,038				-£588,612
35%	60%		-£681,772				-£727,941
40%	60%	-£881,028	-£814,505		-£810,180	-£871,596	-£867,270
45%	60%		-£947,239				-£1,006,600
50%	60%		-£1 079 971		-£1 074 565		-£1 145 929

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£600,864	£600,864	£600,864	£600,864	£600,864	£600,864
10%	71%	£317,023	£328,902	£318,310	£330,189	£318,707	£319,995
15%	71%	£175,103	£192,922	£177,034	£194,853	£177,629	£179,560
20%	71%	£33,183	£56,941	£35,757	£59,516	£36,552	£39,127
25%	71%	-£108,737	-£79,039	-£105,519	-£75,821	-£104,526	-£101,308
30%	71%	-£250,657	-£215,019	-£246,795	-£211,157	-£245,604	-£241,742
35%	71%		-£351,000				
40%	71%	-£534,497	-£486,981	-£529,348	-£481,832	-£527,760	-£522,610
45%	71%		-£622,962				
50%	71%	-£818,338	-£758,941	-£811,901	-£752,505	-£809,915	-£803,479
100%	71%		-£2,130,511		-£2,117,412		-£2,221,144
10%	75%	£316,479	£326,873	£317,830	£328,225	£317,952	£319,305
15%	75%	£174,286	£189,878	£176,314	£191,906	£176,497	£178,525
20%	75%	£32,094	£52,883	£34,798	£55,586	£35,042	£37,745
25%	75%	-£110,099	-£84,113	-£106,719	-£80,733	-£106,414	-£103,034
30%	75%	-£252,290	-£221,107	-£248,235	-£217,053	-£247,869	-£243,814
35%	75%		-£358,103		-£353,372	-£389,324	
40%	75%	-£536,675	-£495,098	-£531,269	-£489,691	-£530,780	
45%	75%		-£632,093				
50%	75%	-£821,060	-£769,088	-£814,301			-£806,932
10%	60%	£318,766	£335,396	£319,847	£336,478	£321,124	£322,205
15%	60%	£177,716	£202,663	£179,339	£204,284	£181,254	£182,876
20%	60%	£36,667	£69,929	£38,830	£72,091	£41,384	£43,546
25%	60%	-£104,382	-£62,804	-£101,678	-£60,101	-£98,486	-£95,782
30%	60%	-£245,431	-£195,538	-£242,186	-£192,294	-£238,356	-£235,112
35%	60%	-£386,480	-£328,272		-£324,487	-£378,226	-£374,441
40%	60%		-£461,005				
45%	60%		-£593,739				
50%	60%		-£726.471				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,216,324	£1,216,324	£1,216,324	£1,216,324	£1,216,324	£1,216,324
10%	71%	£932,483	£944,362	£933,770	£945,649	£934,167	£935,455
15%	71%	£790,563	£808,382	£792,494	£810,313	£793,089	£795,020
20%	71%	£648,643	£672,401	£651,217	£674,976	£652,012	£654,587
25%	71%	£506,723	£536,421	£509,941	£539,639	£510,934	£514,152
30%	71%	£364,803	£400,441	£368,665	£404,303	£369,856	£373,718
35%	71%	£222,882	£264,460	£227,389	£268,965	£228,778	£233,283
40%	71%	£80,963	£128,479	£86,112	£133,628	£87,700	£92,850
45%	71%	-£60,957	-£7,502	-£55,164	-£1,708	-£53,377	-£47,585
50%	71%	-£202.878	-£143.481	-£196.441	-£137.045	-£194.455	-£188.019
100%	71%		-£1,515,051		-£1,501,952		-£1,605,684
10%	75%	£931.939	£942.333	£933.290	£943.685	£933.412	£934.765
15%	75%	£789,746	£805,338	£791,774	£807,366	£791,957	£793,985
20%	75%	£647.554	£668.343	£650,258	£671.046	£650,502	£653,205
25%	75%	£505,361	£531,347	£508,741	£534,727	£509,046	£512,426
30%	75%	£363,170	£394,353	£367,225	£398.407	£367,591	£371.646
35%	75%	£220.977	£257.357	£225.708	£262.088	£226,136	£230.867
40%	75%	£78.785	£120.362	£84.191	£125.769	£84.680	£90.087
45%	75%	-£63,408	-£16,633	-£57,325	-£10,551	-£56,775	-£50,692
50%	75%	-£205.600	-£153.628	-£198.841	-£146.870	-£198.231	-£191.472
10%	60%	£934.226	£950.856	£935.307	£951.938	£936.584	£937.665
15%	60%	£793.176	£818.123	£794,799	£819.744	£796,714	£798.336
20%	60%	£652.127	£685,389	£654.290	£687.551	£656.844	£659,006
25%	60%	£511.078	£552,656	£513.782	£555.359	£516.974	£519.678
30%	60%	£370.029	£419.922	£373,274	£423.166	£377,104	£380,348
35%	60%	£228.980	£287,188	£232.765	£290.973	£237,234	£241.019
40%	60%	£87.932	£154,455	£92 257	£158.780	£97.364	£101,690
45%	60%	-£53.117	£21.721	-£48.251	£26.588	-£42.506	-£37.640
E00/	600/	C404.466	C444 044	C400.700	CADE COE	C400 07E	C476.000

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,494,884	£1,494,884	£1,494,884	£1,494,884	£1,494,884	£1,494,884
10%	71%	£1,211,043	£1,222,922	£1,212,330	£1,224,209	£1,212,727	£1,214,015
15%	71%	£1,069,123	£1,086,942	£1,071,054	£1,088,873	£1,071,649	£1,073,580
20%	71%	£927,203	£950,961	£929,777	£953,536	£930,572	£933,147
25%	71%	£785,283	£814,981	£788,501	£818,199	£789,494	£792,712
30%	71%	£643,363	£679,001	£647,225	£682,863	£648,416	£652,278
35%	71%	£501,442	£543,020	£505,949	£547,525	£507,338	£511,843
40%	71%	£359,523	£407,039	£364,672	£412,188	£366,260	£371,410
45%	71%	£217,603	£271,058	£223,396	£276,852	£225,183	£230,975
50%	71%	£75,682	£135,079	£82,119	£141,515	£84,105	£90,541
100%	71%						
10%	75%	£1,210,499	£1,220,893	£1,211,850	£1,222,245	£1,211,972	£1,213,325
15%	75%	£1,068,306	£1,083,898	£1,070,334	£1,085,926	£1,070,517	£1,072,545
20%	75%	£926,114	£946,903	£928,818	£949,606	£929,062	£931,765
25%	75%	£783,921	£809,907	£787,301	£813,287	£787,606	£790,986
30%	75%	£641,730	£672,913	£645,785	£676,967	£646,151	£650,206
35%	75%	£499,537	£535,917	£504,268	£540,648	£504,696	£509,427
40%	75%	£357,345	£398,922	£362,751	£404,329	£363,240	£368,647
45%	75%	£215,152	£261,927	£221,235	£268,009	£221,785	£227,868
50%	75%	£72,960	£124,932	£79,719	£131,690	£80,329	£87,088
10%	60%	£1,212,786	£1,229,416	£1,213,867	£1,230,498	£1,215,144	£1,216,225
15%	60%	£1,071,736	£1,096,683	£1,073,359	£1,098,304	£1,075,274	£1,076,896
20%	60%	£930,687	£963,949	£932,850	£966,111	£935,404	£937,566
25%	60%	£789,638	£831,216	£792,342	£833,919	£795,534	£798,238
30%	60%	£648,589	£698,482	£651,834	£701,726	£655,664	£658,908
35%	60%	£507,540	£565,748	£511,325	£569,533	£515,794	£519,579
40%	60%	£366,492	£433,015	£370,817	£437,340	£375,924	£380,250
45%	60%	£225,443	£300,281	£230,309	£305,148	£236,054	£240,920
50%	60%	£84.394	£167.549	£89.800	£172.955	£96.185	£101.591

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,701,384	£1,701,384	£1,701,384	£1,701,384	£1,701,384	£1,701,384
10%	71%	£1,417,543	£1,429,422	£1,418,830	£1,430,709	£1,419,227	£1,420,515
15%	71%	£1,275,623	£1,293,442	£1,277,554	£1,295,373	£1,278,149	£1,280,080
20%	71%	£1,133,703	£1,157,461	£1,136,277	£1,160,036	£1,137,072	£1,139,647
25%	71%	£991,783	£1,021,481		£1,024,699	£995,994	£999,212
30%	71%	£849,863	£885,501	£853,725	£889,363	£854,916	£858,778
35%	71%	£707,942	£749,520	£712,449	£754,025	£713,838	£718,343
40%	71%	£566,023	£613,539	£571,172	£618,688	£572,760	£577,910
45%	71%	£424,103	£477,558	£429,896	£483,352	£431,683	£437,475
50%	71%	£282,182	£341,579	£288,619	£348,015	£290,605	£297,041
100%	71%		-£1,029,991				-£1,120,624
10%	75%	£1,416,999	£1,427,393	£1,418,350	£1,428,745	£1,418,472	£1,419,825
15%	75%	£1,274,806	£1,290,398	£1,276,834	£1,292,426	£1,277,017	£1,279,045
20%	75%	£1,132,614	£1,153,403	£1,135,318	£1,156,106	£1,135,562	£1,138,265
25%	75%	£990,421	£1,016,407	£993,801	£1,019,787	£994,106	£997,486
30%	75%	£848,230	£879,413	£852,285	£883,467	£852,651	£856,706
35%	75%	£706,037	£742,417	£710,768	£747,148	£711,196	£715,927
40%	75%	£563,845	£605,422	£569,251	£610,829	£569,740	£575,147
45%	75%	£421,652	£468,427	£427,735	£474,509	£428,285	£434,368
50%	75%	£279,460	£331,432	£286,219	£338,190	£286,829	£293,588
10%	60%	£1,419,286	£1,435,916	£1,420,367	£1,436,998	£1,421,644	£1,422,725
15%	60%	£1,278,236	£1,303,183	£1,279,859	£1,304,804	£1,281,774	£1,283,396
20%	60%	£1,137,187	£1,170,449	£1,139,350	£1,172,611	£1,141,904	£1,144,066
25%	60%	£996,138	£1,037,716	£998,842	£1,040,419	£1,002,034	£1,004,738
30%	60%	£855,089	£904,982	£858,334	£908,226	£862,164	£865,408
35%	60%	£714,040	£772,248	£717,825	£776,033	£722,294	£726,079
40%	60%	£572,992	£639,515	£577,317	£643,840	£582,424	£586,750
45%	60%	£431,943	£506,781	£436,809	£511,648	£442,554	£447,420
50%	60%	£290.894	£374.049	£296,300	£379,455	£302.685	£308.091

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,911,684	£1,911,684	£1,911,684	£1,911,684	£1,911,684	£1,911,684
10%	71%	£1,627,843	£1,639,722	£1,629,130	£1,641,009	£1,629,527	£1,630,815
15%	71%	£1,485,923	£1,503,742	£1,487,854	£1,505,673	£1,488,449	£1,490,380
20%	71%	£1,344,003	£1,367,761	£1,346,577	£1,370,336	£1,347,372	£1,349,947
25%	71%	£1,202,083	£1,231,781	£1,205,301	£1,234,999	£1,206,294	£1,209,512
30%	71%	£1,060,163	£1,095,801	£1,064,025	£1,099,663	£1,065,216	£1,069,078
35%	71%	£918,242	£959,820	£922,749	£964,325	£924,138	£928,643
40%	71%	£776,323	£823,839	£781,472	£828,988	£783,060	£788,210
45%	71%	£634,403	£687,858	£640,196	£693,652	£641,983	£647,775
50%	71%	£492,482	£551,879	£498,919	£558,315	£500,905	£507,341
100%	71%		-£819,691				-£910,324
10%	75%	£1,627,299	£1,637,693	£1,628,650	£1,639,045	£1,628,772	£1,630,125
15%	75%	£1,485,106	£1,500,698	£1,487,134	£1,502,726	£1,487,317	£1,489,345
20%	75%	£1,342,914	£1,363,703	£1,345,618	£1,366,406	£1,345,862	£1,348,565
25%	75%	£1,200,721	£1,226,707	£1,204,101	£1,230,087	£1,204,406	£1,207,786
30%	75%	£1,058,530	£1,089,713	£1,062,585	£1,093,767	£1,062,951	£1,067,006
35%	75%	£916,337	£952,717	£921,068	£957,448	£921,496	£926,227
40%	75%	£774,145	£815,722	£779,551	£821,129	£780,040	£785,447
45%	75%	£631,952	£678,727	£638,035	£684,809	£638,585	£644,668
50%	75%	£489,760	£541,732	£496,519	£548,490	£497,129	£503,888
10%	60%	£1,629,586	£1,646,216	£1,630,667	£1,647,298	£1,631,944	£1,633,025
15%	60%	£1,488,536	£1,513,483	£1,490,159	£1,515,104	£1,492,074	£1,493,696
20%	60%	£1,347,487	£1,380,749	£1,349,650	£1,382,911	£1,352,204	£1,354,366
25%	60%	£1,206,438	£1,248,016	£1,209,142	£1,250,719	£1,212,334	£1,215,038
30%	60%	£1,065,389	£1,115,282	£1,068,634	£1,118,526	£1,072,464	£1,075,708
35%	60%	£924,340	£982,548	£928,125	£986,333	£932,594	£936,379
40%	60%	£783,292	£849,815	£787,617	£854,140	£792,724	£797,050
45%	60%	£642,243	£717,081	£647,109	£721,948	£652,854	£657,720
EON/	600/	CEO4 404	CE04 240	CEOC COO	CE00 7EE	CE42 ODE	CE40 204

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1,488,504	£1,488,504	£1,488,504	£1,488,504	£1,488,504	£1,488,504
10%	71%	£1,204,663	£1,216,542	£1,205,950	£1,217,829	£1,206,347	£1,207,635
15%	71%	£1,062,743	£1,080,562	£1,064,674	£1,082,493	£1,065,269	£1,067,200
20%	71%	£920,823	£944,581	£923,397	£947,156	£924,192	£926,767
25%	71%	£778,903	£808,601	£782,121	£811,819	£783,114	£786,332
30%	71%	£636,983	£672,621	£640,845	£676,483	£642,036	£645,898
35%	71%	£495,062	£536,640	£499,569	£541,145	£500,958	£505,463
40%	71%	£353,143	£400,659	£358,292	£405,808	£359,880	£365,030
45%	71%	£211,223	£264,678	£217,016	£270,472	£218,803	£224,595
50%	71%	£69,302	£128,699	£75,739	£135,135	£77,725	£84,161
100%	71%		-£1,242,871				-£1,333,504
10%	75%	£1,204,119	£1,214,513	£1,205,470	£1,215,865	£1,205,592	£1,206,945
15%	75%	£1,061,926	£1,077,518	£1,063,954	£1,079,546	£1,064,137	£1,066,165
20%	75%	£919,734	£940,523	£922,438	£943,226	£922,682	£925,385
25%	75%	£777,541	£803,527	£780,921	£806,907	£781,226	£784,606
30%	75%	£635,350	£666,533	£639,405	£670,587	£639,771	£643,826
35%	75%	£493,157	£529,537	£497,888	£534,268	£498,316	£503,047
40%	75%	£350,965	£392,542	£356,371	£397,949	£356,860	£362,267
45%	75%	£208,772	£255,547	£214,855	£261,629	£215,405	£221,488
50%	75%	£66,580	£118,552	£73,339	£125,310	£73,949	£80,708
10%	60%	£1,206,406	£1,223,036	£1,207,487	£1,224,118	£1,208,764	£1,209,845
15%	60%	£1,065,356	£1,090,303	£1,066,979	£1,091,924	£1,068,894	£1,070,516
20%	60%	£924,307	£957,569	£926,470	£959,731	£929,024	£931,186
25%	60%	£783,258	£824,836	£785,962	£827,539	£789,154	£791,858
30%	60%	£642,209	£692,102	£645,454	£695,346	£649,284	£652,528
35%	60%	£501,160	£559,368	£504,945	£563,153	£509,414	£513,199
40%	60%	£360,112	£426,635	£364,437	£430,960	£369,544	£373,870
45%	60%	£219,063	£293,901	£223,929	£298,768	£229,674	£234,540
50%	60%	£78.014	£161,169	£83,420	£166.575	£89.805	£95.211

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,777,884	£1,777,884	£1,777,884	£1,777,884	£1,777,884	£1,777,884
10%	71%	£1,494,043	£1,505,922	£1,495,330	£1,507,209	£1,495,727	£1,497,015
15%	71%	£1,352,123	£1,369,942	£1,354,054	£1,371,873	£1,354,649	£1,356,580
20%	71%	£1,210,203	£1,233,961	£1,212,777	£1,236,536	£1,213,572	£1,216,147
25%	71%	£1,068,283	£1,097,981	£1,071,501	£1,101,199	£1,072,494	£1,075,712
30%	71%	£926,363	£962,001	£930,225	£965,863	£931,416	£935,278
35%	71%	£784,442	£826,020	£788,949	£830,525	£790,338	£794,843
40%	71%	£642,523	£690,039	£647,672	£695,188	£649,260	£654,410
45%	71%	£500,603	£554,058	£506,396	£559,852	£508,183	£513,975
50%	71%	£358,682	£418,079	£365,119	£424,515	£367,105	£373,541
100%	71%	-£1,074,361	-£953,491	-£1,061,262	-£940,392	-£1,057,222	-£1,044,124
10%	75%	£1,493,499	£1,503,893	£1,494,850	£1,505,245	£1,494,972	£1,496,325
15%	75%	£1,351,306	£1,366,898	£1,353,334	£1,368,926	£1,353,517	£1,355,545
20%	75%	£1,209,114	£1,229,903	£1,211,818	£1,232,606	£1,212,062	£1,214,765
25%	75%	£1,066,921	£1,092,907	£1,070,301	£1,096,287	£1,070,606	£1,073,986
30%	75%	£924,730	£955,913	£928,785	£959,967	£929,151	£933,206
35%	75%	£782,537	£818,917	£787,268	£823,648	£787,696	£792,427
40%	75%	£640,345	£681,922	£645,751	£687,329	£646,240	£651,647
45%	75%	£498,152	£544,927	£504,235	£551,009	£504,785	£510,868
50%	75%	£355,960	£407,932	£362,719	£414,690	£363,329	£370,088
10%	60%	£1,495,786	£1,512,416	£1,496,867	£1,513,498	£1,498,144	£1,499,225
15%	60%	£1,354,736	£1,379,683	£1,356,359	£1,381,304	£1,358,274	£1,359,896
20%	60%	£1,213,687	£1,246,949	£1,215,850	£1,249,111	£1,218,404	£1,220,566
25%	60%	£1,072,638	£1,114,216	£1,075,342	£1,116,919	£1,078,534	£1,081,238
30%	60%	£931,589	£981,482	£934,834	£984,726	£938,664	£941,908
35%	60%	£790,540	£848,748	£794,325	£852,533	£798,794	£802,579
40%	60%	£649,492	£716,015	£653,817	£720,340	£658,924	£663,250
45%	60%	£508,443	£583,281	£513,309	£588,148	£519,054	£523,920
50%	60%	£367,394	£450,549	£372,800	£455,955	£379,185	£384.591

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,911,684	£1,911,684	£1,911,684	£1,911,684	£1,911,684	£1,911,684
10%	71%	£1,627,843	£1,639,722	£1,629,130	£1,641,009	£1,629,527	£1,630,815
15%	71%	£1,485,923	£1,503,742	£1,487,854	£1,505,673	£1,488,449	£1,490,380
20%	71%	£1,344,003	£1,367,761	£1,346,577	£1,370,336	£1,347,372	£1,349,947
25%	71%	£1,202,083	£1,231,781	£1,205,301	£1,234,999	£1,206,294	£1,209,512
30%	71%	£1,060,163	£1,095,801	£1,064,025	£1,099,663	£1,065,216	£1,069,078
35%	71%	£918,242	£959,820	£922,749	£964,325	£924,138	£928,643
40%	71%	£776,323	£823,839	£781,472	£828,988	£783,060	£788,210
45%	71%	£634,403	£687,858	£640,196	£693,652	£641,983	£647,775
50%	71%	£492,482	£551,879	£498,919	£558,315	£500,905	£507,341
100%	71%	-£940,561	-£819,691	-£927,462	-£806,592	-£923,422	-£910,324
10%	75%	£1,627,299	£1,637,693	£1,628,650	£1,639,045	£1,628,772	£1,630,125
15%	75%	£1,485,106	£1,500,698	£1,487,134	£1,502,726	£1,487,317	£1,489,345
20%	75%	£1,342,914	£1,363,703	£1,345,618	£1,366,406	£1,345,862	£1,348,565
25%	75%	£1,200,721	£1,226,707	£1,204,101	£1,230,087	£1,204,406	£1,207,786
30%	75%	£1,058,530	£1,089,713	£1,062,585	£1,093,767	£1,062,951	£1,067,006
35%	75%	£916,337	£952,717	£921,068	£957,448	£921,496	£926,227
40%	75%	£774,145	£815,722	£779,551	£821,129	£780,040	£785,447
45%	75%	£631,952	£678,727	£638,035	£684,809	£638,585	£644,668
50%	75%	£489,760	£541,732	£496,519	£548,490	£497,129	£503,888
10%	60%	£1,629,586	£1,646,216	£1,630,667	£1,647,298	£1,631,944	£1,633,025
15%	60%	£1,488,536	£1,513,483	£1,490,159	£1,515,104	£1,492,074	£1,493,696
20%	60%	£1,347,487	£1,380,749	£1,349,650	£1,382,911	£1,352,204	£1,354,366
25%	60%	£1,206,438	£1,248,016	£1,209,142	£1,250,719	£1,212,334	£1,215,038
30%	60%	£1,065,389	£1,115,282	£1,068,634	£1,118,526	£1,072,464	£1,075,708
35%	60%	£924,340	£982,548	£928,125	£986,333	£932,594	£936,379
40%	60%	£783,292	£849.815	£787.617	£854.140	£792.724	£797.050
45%	60%	£642,243	£717,081	£647,109	£721,948	£652,854	£657,720
50%	60%	£501 194	£584.349	£506 600	£589.755	£512 985	£518.391

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING
Site typology 9

6 0.02 Ha

	CIL Zone	1
	Value Area	Low
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,433,201	£1,433,201	£1,433,201	£1,433,201	£1,433,201	£1,433,201
10%	71%	£1,209,962	£1,221,842	£1,212,064	£1,223,943	£1,211,647	£1,213,749
15%	71%	£1,098,343	£1,116,162	£1,101,496	£1,119,315	£1,100,870	£1,104,023
20%	71%	£986,724	£1,010,483	£990,928	£1,014,686	£990,092	£994,297
25%	71%	£875,105	£904,802	£880,360	£910,058	£879,316	£884,571
30%	71%	£763,486	£799,123	£769,791	£805,429	£768,538	£774,844
35%	71%	£651,866	£693,443	£659,223	£700,800	£657,762	£665,118
40%	71%	£540,247	£587,764	£548,654	£596,172	£546,985	£555,392
45%	71%	£428,628	£482,084	£438,087	£491,542	£436,208	£445,667
50%	71%	£317.009	£376.405	£327.518	£386.914	£325.431	£335.940
100%	71%	-£813,169	-£692,299	-£791,782	-£670,912	-£796,031	-£774,644
10%	75%	£1,209,377	£1,219,772	£1,211,584	£1,221,979	£1,210,852	£1,213,059
15%	75%	£1,097,465	£1,113,057	£1,100,776	£1,116,367	£1,099,676	£1,102,987
20%	75%	£985,554	£1,006,342	£989,968	£1,010,756	£988,502	£992,916
25%	75%	£873,642	£899,628	£879,159	£905,145	£877,326	£882,843
30%	75%	£761,730	£792,913	£768,351	£799,534	£766,152	£772,772
35%	75%	£649,818	£686,198	£657,543	£693,922	£654,977	£662,701
40%	75%	£537,907	£579,483	£546,735	£588,311	£543,801	£552,629
45%	75%	£425,995	£472,769	£435,926	£482,701	£432,627	£442,558
50%	75%	£314.083	£366.054	£325.118	£377.089	£321.452	£332.487
10%	60%	£1,211,835	£1,228,466	£1,213,601	£1,230,232	£1,214,193	£1,215,959
15%	60%	£1,101,152	£1,126,098	£1,103,800	£1,128,747	£1,104,689	£1,107,338
20%	60%	£990,469	£1,023,731	£994,000	£1,027,263	£995,186	£998,717
25%	60%	£879,787	£921,363	£884,201	£925,777	£885,681	£890,095
30%	60%	£769,103	£818,996	£774,400	£824,292	£776,178	£781,475
35%	60%	£658,421	£716,629	£664,600	£722,808	£666,675	£672,854
40%	60%	£547,737	£614,261	£554,800	£621,323	£557,170	£564,233
45%	60%	£437,055	£511,894	£445,000	£519,839	£447,667	£455,612
50%	60%	£326.371	£409.526	£335,199	£418.354	£338.162	£346.990

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£366,799	-£366,799	-£366,799	-£366,799	-£366,799	-£366,799
10%	71%	-£590,038	-£578,158	-£587,936			
15%	71%	-£701,657	-£683,838	-£698,504			
20%	71%	-£813,276	-£789,517		-£785,314	-£809,908	
25%	71%	-£924,895	-£895,198				
30%	71%	-£1,036,514	-£1,000,877	-£1,030,209	-£994,571	-£1,031,462	-£1,025,156
35%	71%	-£1,148,134	-£1,106,557				
40%	71%	-£1,259,753	-£1,212,236	-£1,251,346	-£1,203,828	-£1,253,015	-£1,244,608
45%	71%	-£1,371,372	-£1,317,916				
50%	71%	-£1,482,991	-£1,423,595	-£1,472,482	-£1,413,086	-£1,474,569	-£1,464,060
100%	71%	-£2,613,169	-£2,492,299		-£2,470,912		-£2,574,644
10%	75%	-£590,623	-£580,228				
15%	75%	-£702,535	-£686,943	-£699,224		-£700,324	
20%	75%	-£814,446	-£793,658		-£789,244	-£811,498	-£807,084
25%	75%	-£926,358	-£900,372			-£922,674	
30%	75%	-£1,038,270	-£1,007,087				
35%	75%	-£1,150,182	-£1,113,802				
40%	75%	-£1,262,093	-£1,220,517				
45%	75%	-£1,374,005	-£1,327,231	-£1,364,074			
50%	75%	-£1,485,917	-£1,433,946	-£1,474,882	-£1,422,911	-£1,478,548	-£1,467,513
10%	60%	-£588,165	-£571,534				
15%	60%	-£698,848	-£673,902				
20%	60%	-£809,531	-£776,269			-£804,814	
25%	60%	-£920,213	-£878.637				
30%	60%	-£1,030,897	-£981,004		-£975,708	-£1,023,822	
35%	60%	-£1,141,579	-£1.083.371				
40%	60%	-£1,252,263	-£1,185,739				
45%	60%	-£1.362.945	-£1,288,106		-£1.280.161		-£1.344.388
50%	60%	-F1 473 620	-£1 390 474				-£1.453.010

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,299	-£13,299	-£13,299	-£13,299	-£13,299	-£13,299
10%	71%	-£236,538	-£224,658	-£234,436	-£222,557	-£234,853	-£232,751
15%	71%	-£348,157	-£330,338	-£345,004			
20%	71%	-£459,776	-£436,017				
25%	71%	-£571,395	-£541,698		-£536,442	-£567,184	
30%	71%	-£683,014	-£647,377	-£676,709	-£641,071	-£677,962	-£671,656
35%	71%	-£794,634	-£753,057				
40%	71%	-£906,253	-£858,736	-£897,846	-£850,328		-£891,108
45%	71%	-£1,017,872	-£964,416			-£1,010,292	
50%	71%	-£1,129,491	-£1,070,095	-£1,118,982	-£1,059,586	-£1,121,069	-£1,110,560
100%	71%	-£2,259,669	-£2,138,799				-£2,221,144
10%	75%	-£237,123	-£226,728	-£234,916	-£224,521	-£235,648	-£233,441
15%	75%	-£349.035	-£333.443	-£345.724		-£346,824	
20%	75%	-£460,946	-£440,158		-£435,744		-£453,584
25%	75%	-£572,858	-£546,872			-£569.174	
30%	75%	-£684,770	-£653,587				
35%	75%	-£796.682	-£760.302				
40%	75%	-£908,593	-£867,017				
45%	75%	-£1.020.505	-£973.731	-£1.010.574			
50%	75%	-£1,132,417	-£1,080,446		-£1,069,411	-£1,125,048	-£1,114,013
10%	60%	-£234,665	-£218,034	-£232,899	-£216,268	-£232,307	-£230,541
15%	60%	-£345,348	-£320,402	-£342,700		-£341,811	-£339,162
20%	60%	-£456,031	-£422,769			-£451,314	
25%	60%	-£566,713	-£525,137			-£560,819	-£556,405
30%	60%	-£677,397	-£627,504		-£622,208		
35%	60%	-£788,079	-£729,871				
40%	60%	-£898,763	-£832,239				
45%	60%	-£1,009,445	-£934,606				-£990,888
50%	60%	-£1.120.129	-£1.036.974				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£602,161	£602,161	£602,161	£602,161	£602,161	£602,161
10%	71%	£378,922	£390,802	£381,024	£392,903	£380,607	£382,709
15%	71%	£267,303	£285,122	£270,456	£288,275	£269,830	£272,983
20%	71%	£155,684	£179,443	£159,888	£183,646	£159,052	£163,257
25%	71%	£44,065	£73,762	£49,320	£79,018	£48,276	£53,531
30%	71%	-£67,554	-£31,917	-£61,249	-£25,611	-£62,502	-£56,196
35%	71%	-£179,174	-£137,597	-£171,817	-£130,240	-£173,278	-£165,922
40%	71%	-£290,793	-£243,276	-£282,386	-£234,868	-£284,055	-£275,648
45%	71%	-£402,412	-£348,956				
50%	71%	-£514.031	-£454.635				
100%	71%	-£1,644,209	-£1,523,339	-£1,622,822	-£1,501,952	-£1,627,071	-£1,605,684
10%	75%	£378,337	£388,732	£380,544	£390,939	£379,812	£382,019
15%	75%	£266,425	£282,017	£269,736	£285,327	£268,636	£271,947
20%	75%	£154,514	£175,302	£158,928	£179,716	£157,462	£161,876
25%	75%	£42,602	£68,588	£48,119	£74,105	£46,286	£51,803
30%	75%	-£69,310	-£38,127	-£62,689	-£31,506	-£64,888	-£58,268
35%	75%	-£181,222	-£144,842	-£173,497	-£137,118	-£176,063	-£168,339
40%	75%	-£293.133	-£251.557	-£284.305	-£242.729	-£287.239	-£278.411
45%	75%	-£405,045	-£358,271	-£395,114	-£348,339	-£398,413	-£388,482
50%	75%	-£516,957	-£464,986				
10%	60%	£380,795	£397,426	£382,561	£399,192	£383,153	£384,919
15%	60%	£270.112	£295,058	£272.760	£297.707	£273.649	£276,298
20%	60%	£159,429	£192,691	£162.960	£196.223	£164.146	£167.677
25%	60%	£48,747	£90,323	£53,161	£94,737	£54,641	£59,055
30%	60%	-£61.937	-£12.044	-£56.640	-£6.748	-£54.862	-£49.565
35%	60%	-£172,619	-£114,411	-£166,440	-£108,232	-£164,365	-£158,186
40%	60%	-£283.303	-£216,779	-£276.240	-£209.717	-£273.870	-£266.807
45%	60%	-£393.985	-£319.146				
E001	0000	CEO4 660	0404.644		0440.000		C404.050

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£880,721	£880,721	£880,721	£880,721	£880,721	£880,721
10%	71%	£657,482	£669,362	£659,584	£671,463	£659,167	£661,269
15%	71%	£545,863	£563,682	£549,016	£566,835	£548,390	£551,543
20%	71%	£434,244	£458,003	£438,448	£462,206	£437,612	£441,817
25%	71%	£322,625	£352,322	£327,880	£357,578	£326,836	£332,091
30%	71%	£211,006	£246,643	£217,311	£252,949	£216,058	£222,364
35%	71%	£99,386	£140,963	£106,743	£148,320	£105,282	£112,638
40%	71%	-£12,233	£35,284	-£3,826	£43,692	-£5,495	£2,912
45%	71%	-£123,852	-£70,396	-£114,393	-£60,938	-£116,272	-£106,813
50%	71%	-£235,471	-£176,075	-£224,962	-£165,566	-£227,049	-£216,540
100%	71%	-£1,365,649	-£1,244,779				-£1,327,124
10%	75%	£656,897	£667,292	£659,104	£669,499	£658,372	£660,579
15%	75%	£544,985	£560,577	£548,296	£563,887	£547,196	£550,507
20%	75%	£433,074	£453,862	£437,488	£458,276	£436,022	£440,436
25%	75%	£321,162	£347,148	£326,679	£352,665	£324,846	£330,363
30%	75%	£209,250	£240,433	£215,871	£247,054	£213,672	£220,292
35%	75%	£97,338	£133,718	£105,063	£141,442	£102,497	£110,221
40%	75%	-£14,573	£27,003	-£5,745	£35,831	-£8,679	£149
45%	75%	-£126.485	-£79.711	-£116.554	-£69.779	-£119.853	-£109.922
50%	75%	-£238,397	-£186,426	-£227,362	-£175,391	-£231,028	-£219,993
10%	60%	£659,355	£675,986	£661,121	£677,752	£661,713	£663,479
15%	60%	£548,672	£573,618	£551,320	£576,267	£552,209	£554,858
20%	60%	£437,989	£471,251	£441,520	£474,783	£442,706	£446,237
25%	60%	£327,307	£368,883	£331,721	£373,297	£333,201	£337,615
30%	60%	£216,623	£266,516	£221,920	£271,812	£223,698	£228,995
35%	60%	£105,941	£164,149	£112,120	£170,328	£114,195	£120,374
40%	60%	-£4,743	£61,781	£2,320	£68,843	£4,690	£11,753
45%	60%	-£115,425	-£40,586	-£107,480	-£32,641	-£104,813	-£96,868
50%	60%	-£226.109	-£142.954	-£217.281	-£134.126	-£214.318	-£205.490

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,087,221	£1,087,221	£1,087,221	£1,087,221	£1,087,221	£1,087,221
10%	71%	£863,982	£875,862	£866,084	£877,963	£865,667	£867,769
15%	71%	£752,363	£770,182	£755,516	£773,335	£754,890	£758,043
20%	71%	£640,744	£664,503	£644,948	£668,706	£644,112	£648,317
25%	71%	£529,125	£558,822	£534,380	£564,078	£533,336	£538,591
30%	71%	£417,506	£453,143	£423,811	£459,449	£422,558	£428,864
35%	71%	£305,886	£347,463	£313,243	£354,820	£311,782	£319,138
40%	71%	£194,267	£241,784	£202,674	£250,192	£201,005	£209,412
45%	71%	£82,648	£136,104	£92,107	£145,562	£90,228	£99,687
50%	71%	-£28,971	£30,425	-£18,462	£40,934	-£20,549	-£10,040
100%	71%	-£1,159,149	-£1,038,279				
10%	75%	£863,397	£873,792	£865,604	£875,999	£864,872	£867,079
15%	75%	£751,485	£767,077	£754,796	£770,387	£753,696	£757,007
20%	75%	£639,574	£660,362	£643,988	£664,776	£642,522	£646,936
25%	75%	£527,662	£553,648	£533,179	£559,165	£531,346	£536,863
30%	75%	£415,750	£446,933	£422,371	£453,554	£420,172	£426,792
35%	75%	£303,838	£340,218	£311,563	£347,942	£308,997	£316,721
40%	75%	£191,927	£233,503	£200,755	£242,331	£197,821	£206,649
45%	75%	£80,015	£126,789	£89,946	£136,721	£86,647	£96,578
50%	75%	-£31,897	£20,074	-£20,862	£31,109	-£24,528	-£13,493
10%	60%	£865,855	£882,486	£867,621	£884,252	£868,213	£869,979
15%	60%	£755,172	£780,118	£757,820	£782,767	£758,709	£761,358
20%	60%	£644,489	£677,751	£648,020	£681,283	£649,206	£652,737
25%	60%	£533,807	£575,383	£538,221	£579,797	£539,701	£544,115
30%	60%	£423,123	£473,016	£428,420	£478,312	£430,198	£435,495
35%	60%	£312,441	£370,649	£318,620	£376,828	£320,695	£326,874
40%	60%	£201,757	£268,281	£208,820	£275,343	£211,190	£218,253
45%	60%	£91,075	£165,914	£99,020	£173,859	£101,687	£109,632
50%	60%	-£19,609	£63,546	-£10,781	£72,374	-£7,818	£1.010

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,297,521	£1,297,521	£1,297,521	£1,297,521	£1,297,521	£1,297,521
10%	71%	£1,074,282	£1,086,162	£1,076,384	£1,088,263	£1,075,967	£1,078,069
15%	71%	£962,663	£980,482	£965,816	£983,635	£965,190	£968,343
20%	71%	£851,044	£874,803	£855,248	£879,006	£854,412	£858,617
25%	71%	£739,425	£769,122	£744,680	£774,378	£743,636	£748,891
30%	71%	£627,806	£663,443	£634,111	£669,749	£632,858	£639,164
35%	71%	£516,186	£557,763	£523,543	£565,120	£522,082	£529,438
40%	71%	£404,567	£452,084	£412,974	£460,492	£411,305	£419,712
45%	71%	£292,948	£346,404	£302,407	£355,862	£300,528	£309,987
50%	71%	£181,329	£240,725	£191,838	£251,234	£189,751	£200,260
100%	71%	-£948,849	-£827,979				-£910,324
10%	75%	£1,073,697	£1,084,092	£1,075,904	£1,086,299	£1,075,172	£1,077,379
15%	75%	£961,785	£977,377	£965,096	£980,687	£963,996	£967,307
20%	75%	£849,874	£870,662	£854,288	£875,076	£852,822	£857,236
25%	75%	£737,962	£763,948	£743,479	£769,465	£741,646	£747,163
30%	75%	£626,050	£657,233	£632,671	£663,854	£630,472	£637,092
35%	75%	£514,138	£550,518	£521,863	£558,242	£519,297	£527,021
40%	75%	£402,227	£443,803	£411,055	£452,631	£408,121	£416,949
45%	75%	£290,315	£337,089	£300,246	£347,021	£296,947	£306,878
50%	75%	£178,403	£230,374	£189,438	£241,409	£185,772	£196,807
10%	60%	£1,076,155	£1,092,786	£1,077,921	£1,094,552	£1,078,513	£1,080,279
15%	60%	£965,472	£990,418	£968,120	£993,067	£969,009	£971,658
20%	60%	£854,789	£888,051	£858,320	£891,583	£859,506	£863,037
25%	60%	£744,107	£785,683	£748,521	£790,097	£750,001	£754,415
30%	60%	£633,423	£683,316	£638,720	£688,612	£640,498	£645,795
35%	60%	£522,741	£580,949	£528,920	£587,128	£530,995	£537,174
40%	60%	£412,057	£478,581	£419,120	£485,643	£421,490	£428,553
45%	60%	£301,375	£376,214	£309,320	£384,159	£311,987	£319,932
E00/	600/	0400.004					

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£874,341	£874,341	£874,341	£874,341	£874,341	£874,341
10%	71%	£651,102	£662,982	£653,204	£665,083	£652,787	£654,889
15%	71%	£539,483	£557,302	£542,636	£560,455	£542,010	£545,163
20%	71%	£427,864	£451,623	£432,068	£455,826	£431,232	£435,437
25%	71%	£316,245	£345,942	£321,500	£351,198	£320,456	£325,711
30%	71%	£204,626	£240,263	£210,931	£246,569	£209,678	£215,984
35%	71%	£93,006	£134,583	£100,363	£141,940	£98,902	£106,258
40%	71%	-£18,613	£28,904	-£10,206	£37,312	-£11,875	-£3,468
45%	71%	-£130.232	-£76.776	-£120.773	-£67.318	-£122.652	-£113.193
50%	71%	-£241,851	-£182,455	-£231,342	-£171,946	-£233,429	-£222,920
100%	71%	-£1.372.029	-£1.251.159		-£1,229,772	-£1.354.891	-£1.333.504
10%	75%	£650,517	£660,912	£652,724	£663,119	£651,992	£654,199
15%	75%	£538,605	£554,197	£541.916	£557.507	£540.816	£544.127
20%	75%	£426,694	£447,482	£431,108	£451,896	£429,642	£434,056
25%	75%	£314.782	£340,768	£320.299	£346.285	£318,466	£323.983
30%	75%	£202,870	£234,053	£209,491	£240,674	£207,292	£213,912
35%	75%	£90.958	£127.338	£98,683	£135.062	£96.117	£103.841
40%	75%	-£20,953	£20,623	-£12,125	£29,451	-£15,059	-£6,231
45%	75%	-£132.865	-£86.091	-£122.934	-£76.159	-£126.233	-£116.302
50%	75%	-£244.777	-£192.806	-£233.742	-£181.771	-£237.408	-£226.373
10%	60%	£652.975	£669,606	£654.741	£671.372	£655.333	£657.099
15%	60%	£542.292	£567.238	£544.940	£569.887	£545.829	£548.478
20%	60%	£431.609	£464,871	£435.140	£468.403	£436.326	£439.857
25%	60%	£320,927	£362,503	£325,341	£366,917	£326,821	£331,235
30%	60%	£210.243	£260,136	£215.540	£265,432	£217.318	£222,615
35%	60%	£99,561	£157,769	£105,740	£163,948	£107,815	£113,994
40%	60%	-£11.123	£55,401	-£4.060	£62.463	-£1.690	£5,373
45%	60%	-£121.805	-£46,966	-£113.860	-£39.021	-£111.193	-£103.248
50%	60%	-£232,489	-£149.334	-£223.661	-£140.506	-£220.698	-£211.870

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,163,721	£1,163,721	£1,163,721	£1,163,721	£1,163,721	£1,163,721
10%	71%	£940,482	£952,362	£942,584	£954,463	£942,167	£944,269
15%	71%	£828,863	£846,682	£832,016	£849,835	£831,390	£834,543
20%	71%	£717,244	£741,003	£721,448	£745,206	£720,612	£724,817
25%	71%	£605,625	£635,322	£610,880	£640,578	£609,836	£615,091
30%	71%	£494,006	£529,643	£500,311	£535,949	£499,058	£505,364
35%	71%	£382,386	£423,963	£389,743	£431,320	£388,282	£395,638
40%	71%	£270,767	£318,284	£279,174	£326,692	£277,505	£285,912
45%	71%	£159,148	£212,604	£168,607	£222,062	£166,728	£176,187
50%	71%	£47,529	£106,925	£58,038	£117,434	£55,951	£66,460
100%	71%	-£1,082,649	-£961,779	-£1,061,262	-£940,392	-£1,065,511	-£1,044,124
10%	75%	£939,897	£950,292	£942,104	£952,499	£941,372	£943,579
15%	75%	£827,985	£843,577	£831,296	£846,887	£830,196	£833,507
20%	75%	£716,074	£736,862	£720,488	£741,276	£719,022	£723,436
25%	75%	£604,162	£630,148	£609,679	£635,665	£607,846	£613,363
30%	75%	£492,250	£523,433	£498,871	£530,054	£496,672	£503,292
35%	75%	£380,338	£416,718	£388,063	£424,442	£385,497	£393,221
40%	75%	£268,427	£310,003	£277,255	£318,831	£274,321	£283,149
45%	75%	£156,515	£203,289	£166,446	£213,221	£163,147	£173,078
50%	75%	£44,603	£96,574	£55,638	£107,609	£51,972	£63,007
10%	60%	£942,355	£958,986	£944,121	£960,752	£944,713	£946,479
15%	60%	£831,672	£856,618	£834,320	£859,267	£835,209	£837,858
20%	60%	£720,989	£754,251	£724,520	£757,783	£725,706	£729,237
25%	60%	£610,307	£651,883	£614,721	£656,297	£616,201	£620,615
30%	60%	£499,623	£549,516	£504,920	£554,812	£506,698	£511,995
35%	60%	£388,941	£447,149	£395,120	£453,328	£397,195	£403,374
40%	60%	£278,257	£344,781	£285,320	£351,843	£287,690	£294,753
45%	60%	£167,575	£242,414	£175,520	£250,359	£178,187	£186,132
50%	60%	£56,891	£140,046	£65,719	£148,874	£68,682	£77,510

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,297,521	£1,297,521	£1,297,521	£1,297,521	£1,297,521	£1,297,521
10%	71%	£1,074,282	£1,086,162	£1,076,384	£1,088,263	£1,075,967	£1,078,069
15%	71%	£962,663	£980,482	£965,816	£983,635	£965,190	£968,343
20%	71%	£851,044	£874,803	£855,248	£879,006	£854,412	£858,617
25%	71%	£739,425	£769,122	£744,680	£774,378	£743,636	£748,891
30%	71%	£627,806	£663,443	£634,111	£669,749	£632,858	£639,164
35%	71%	£516,186	£557,763	£523,543	£565,120	£522,082	£529,438
40%	71%	£404,567	£452,084	£412,974	£460,492	£411,305	£419,712
45%	71%	£292,948	£346,404	£302,407	£355,862	£300,528	£309,987
50%	71%	£181,329	£240,725	£191,838	£251,234	£189,751	£200,260
100%	71%	-£948,849	-£827,979	-£927,462	-£806,592		-£910,324
10%	75%	£1,073,697	£1,084,092	£1,075,904	£1,086,299	£1,075,172	£1,077,379
15%	75%	£961,785	£977,377	£965,096	£980,687	£963,996	£967,307
20%	75%	£849,874	£870,662	£854,288	£875,076	£852,822	£857,236
25%	75%	£737,962	£763,948	£743,479	£769,465	£741,646	£747,163
30%	75%	£626.050	£657,233	£632.671	£663.854	£630,472	£637.092
35%	75%	£514,138	£550,518	£521,863	£558,242	£519,297	£527,021
40%	75%	£402.227	£443.803	£411.055	£452.631	£408.121	£416,949
45%	75%	£290,315	£337,089	£300,246	£347,021	£296,947	£306,878
50%	75%	£178.403	£230.374	£189.438	£241,409	£185,772	£196.807
10%	60%	£1.076.155	£1.092.786	£1.077.921	£1.094.552	£1.078.513	£1.080.279
15%	60%	£965.472	£990,418	£968.120	£993.067	£969,009	£971.658
20%	60%	£854.789	£888 051	£858.320	£891 583	£859.506	£863.037
25%	60%	£744.107	£785,683	£748.521	£790.097	£750.001	£754.415
30%	60%	£633,423	£683.316	£638.720	£688.612	£640,498	£645,795
35%	60%	£522.741	£580,949	£528.920	£587.128	£530,995	£537,174
40%	60%	£412.057	£478.581	£419 120	£485 643	£421 490	£428.553
45%	60%	£301.375	£376.214	£309.320	£384.159	£311.987	£319.932
50%	60%	£190 691	£273.846	£199,519	£282 674	£202 482	£211,310

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING
Site typology 9

No Units 6 Site Area 0.02 Ha

	CIL Zone	2
	Value Area	High
Sales value inflation		

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,564,190	£1,564,190	£1,564,190	£1,564,190	£1,564,190	£1,564,190
10%	71%	£1,327,934	£1,340,042	£1,329,955	£1,342,062	£1,326,216	£1,328,235
15%	71%	£1,209,806	£1,227,968	£1,212,837	£1,230,999	£1,207,228	£1,210,258
20%	71%	£1,091,679	£1,115,894	£1,095,719	£1,119,935	£1,088,240	£1,092,281
25%	71%	£973,550	£1,003,820	£978,601	£1,008,871	£969,253	£974,304
30%	71%	£855,422	£891,746	£861,484	£897,807	£850,265	£856,327
35%	71%	£737,294	£779,672	£744,366	£786,743	£731,278	£738,350
40%	71%	£619,167	£667,598	£627,248	£675,679	£612,290	£620,373
45%	71%	£501,039	£555,524	£510,130	£564,616	£493,303	£502,396
50%	71%	£382,910	£443,450	£393,012	£453,552	£374,315	£384,418
100%	71%	-£812,341	-£689,142	-£791,782	-£668,585	-£829,830	-£809,272
10%	75%	£1,327,353	£1,337,948	£1,329,475	£1,340,069	£1,325,849	£1,327,970
15%	75%	£1,208,934	£1,224,826	£1,212,116	£1,228,008	£1,206,678	£1,209,861
20%	75%	£1,090,515	£1,111,704	£1,094,759	£1,115,948	£1,087,508	£1,091,750
25%	75%	£972,097	£998,583	£977,401	£1,003,887	£968,338	£973,641
30%	75%	£853,679	£885,462	£860,043	£891,826	£849,167	£855,531
35%	75%	£735,260	£772,341	£742,686	£779,766	£729,996	£737,422
40%	75%	£616,842	£659,219	£625,327	£667,705	£610,825	£619,311
45%	75%	£498,423	£546,098	£507,970	£555,644	£491,655	£501,202
50%	75%	£380,005	£432,976	£390,612	£443,584	£372,485	£383,092
10%	60%	£1,329,793	£1,346,745	£1,331,491	£1,348,442	£1,327,387	£1,329,084
15%	60%	£1,212,595	£1,238,022	£1,215,142	£1,240,567	£1,208,986	£1,211,531
20%	60%	£1,095,397	£1,129,300	£1,098,792	£1,132,694	£1,090,584	£1,093,979
25%	60%	£978,199	£1,020,576	£982,442	£1,024,820	£972,183	£976,426
30%	60%	£861,001	£911,854	£866,093	£916,945	£853,782	£858,873
35%	60%	£743,803	£803,131	£749,743	£809,071	£735,380	£741,320
40%	60%	£626,605	£694,409	£633,394	£701,198	£616,978	£623,767
45%	60%	£509,407	£585,687	£517,044	£593,323	£498,577	£506,215
50%	60%	£392.208	£476,963	£400,694	£485,449	£380.176	£388.662

Residual Land values compared to benchmark land values

 % of AH
 SR and SO at council Income thresholds
 LAR and LLR
 LA

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£117,690	£117,690	£117,690	£117,690	£117,690	£117,690
10%	71%	-£118,566	-£106,458	-£116,545	-£104,438	-£120,284	-£118,265
15%	71%	-£236,694	-£218,532	-£233,663	-£215,501	-£239,272	-£236,242
20%	71%	-£354,821	-£330,606	-£350,781		-£358,260	-£354,219
25%	71%	-£472,950	-£442,680				
30%	71%	-£591,078	-£554,754	-£585,016	-£548,693	-£596,235	-£590,173
35%	71%	-£709,206	-£666,828				
40%	71%	-£827,333	-£778,902	-£819,252	-£770,821	-£834,210	-£826,127
45%	71%	-£945,461	-£890,976				
50%	71%	-£1,063,590	-£1,003,050	-£1,053,488	-£992,948	-£1,072,185	-£1,062,082
100%	71%	-£2,258,841	-£2,135,642				
10%	75%	-£119,147	-£108,552	-£117,025	-£106,431	-£120,651	-£118,530
15%	75%	-£237,566	-£221,674	-£234,384	-£218,492	-£239,822	-£236,639
20%	75%	-£355,985	-£334,796	-£351,741	-£330,552	-£358,992	-£354,750
25%	75%	-£474,403	-£447,917				
30%	75%	-£592,821	-£561,038	-£586,457	-£554,674	-£597,333	-£590,969
35%	75%	-£711,240	-£674,159				
40%	75%	-£829,658	-£787,281	-£821,173	-£778,795	-£835,675	-£827,189
45%	75%	-£948,077	-£900,402				
50%	75%	-£1,066,495	-£1,013,524		-£1,002,916	-£1,074,015	-£1,063,408
10%	60%	-£116,707	-£99,755	-£115,009	-£98,058	-£119,113	-£117,416
15%	60%	-£233,905	-£208,478	-£231,358	-£205,933	-£237,514	-£234,969
20%	60%	-£351,103	-£317,200				
25%	60%	-£468,301	-£425,924	-£464,058	-£421,680	-£474,317	-£470,074
30%	60%	-£585,499	-£534,646				
35%	60%	-£702,697	-£643,369				
40%	60%	-£819,895	-£752,091	-£813,106	-£745,302		
45%	60%	-£937,093	-£860,813				
50%	60%	-£1,054,292	-£969,537			-£1,066,324	

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£733,150	£733,150	£733,150	£733,150	£733,150	£733,150
10%	71%	£496,894	£509,002	£498,915	£511,022	£495,176	£497,195
15%	71%	£378,766	£396,928	£381,797	£399,959	£376,188	£379,218
20%	71%	£260,639	£284,854	£264,679	£288,895	£257,200	£261,241
25%	71%	£142,510	£172,780	£147,561	£177,831	£138,213	£143,264
30%	71%	£24,382	£60,706	£30,444	£66,767	£19,225	£25,287
35%	71%	-£93,746	-£51,368	-£86,674	-£44,297	-£99,762	-£92,690
40%	71%	-£211,873	-£163,442	-£203,792	-£155,361	-£218,750	-£210,667
45%	71%	-£330,001	-£275,516		-£266,424		-£328,644
50%	71%	-£448,130	-£387,590				
100%	71%	-£1,643,381	-£1,520,182		-£1,499,625		
10%	75%	£496,313	£506,908	£498,435	£509,029	£494,809	£496,930
15%	75%	£377,894	£393,786	£381,076	£396,968	£375,638	£378,821
20%	75%	£259,475	£280,664	£263,719	£284,908	£256,468	£260,710
25%	75%	£141,057	£167,543	£146,361	£172,847	£137,298	£142,601
30%	75%	£22,639	£54,422	£29,003	£60,786	£18,127	£24,491
35%	75%	-£95,780	-£58,699	-£88,354	-£51,274	-£101,044	-£93,618
40%	75%	-£214,198	-£171,821	-£205,713	-£163,335	-£220,215	-£211,729
45%	75%	-£332,617	-£284,942		-£275,396		-£329,838
50%	75%	-£451,035	-£398,064				
10%	60%	£498,753	£515,705	£500,451	£517,402	£496,347	£498,044
15%	60%	£381,555	£406,982	£384,102	£409,527	£377,946	£380,491
20%	60%	£264.357	£298,260	£267.752	£301.654	£259.544	£262.939
25%	60%	£147,159	£189,536	£151,402	£193,780	£141,143	£145,386
30%	60%	£29,961	£80.814	£35,053	£85.905	£22.742	£27.833
35%	60%	-£87,237	-£27,909	-£81,297	-£21,969	-£95,660	-£89,720
40%	60%	-£204.435	-£136.631	-£197.646	-£129.842	-£214.062	-£207,273
45%	60%	-£321,633	-£245,353	-£313,996	-£237,717		
600/	60%	C420 022	-C2E4 077		C245 501		£442.270

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

1

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1.011.710	£1.011.710	£1.011.710	£1.011.710	£1 011 710	£1.011.710
10%	71%	£775,454	£787.562	£777.475	£789.582	£773,736	£775.755
15%	71%	£657.326	£675,488	£660.357	£678.519	£654,748	£657,778
20%	71%	£539,199	£563,414	£543.239	£567.455	£535,760	£539.801
25%	71%	£539,199 £421.070	£553,414 £451,340	£543,239 £426.121	£557,455 £456.391	£535,760 £416,773	£539,801 £421.824
30%	71%	£302.942	£451,340 £339,266	£426,121 £309.004	£345.327	£297.785	£303.847
35%	71%	£302,942 £184.814	£339,266 £227,192	£309,004 £191.886	£345,327 £234.263	£297,785 £178,798	£303,847 £185.870
40%	71% 71%	£66,687	£115,118 £3,044	£74,768	£123,199	£59,810	£67,893
45%		-£51,441		-£42,350	£12,136	-£59,177	-£50,084
50%	71%	-£169,570	-£109,030	-£159,468	-£98,928	-£178,165	-£168,062
100%	71%	-£1,364,821	-£1,241,622	-£1,344,262	-£1,221,065	-£1,382,310	-£1,361,752
10%	75%	£774,873	£785,468	£776,995	£787,589	£773,369	£775,490
15%	75%	£656,454	£672,346	£659,636	£675,528	£654,198	£657,381
20%	75%	£538,035	£559,224	£542,279	£563,468	£535,028	£539,270
25%	75%	£419,617	£446,103	£424,921	£451,407	£415,858	£421,161
30%	75%	£301,199	£332,982	£307,563	£339,346	£296,687	£303,051
35%	75%	£182,780	£219,861	£190,206	£227,286	£177,516	£184,942
40%	75%	£64,362	£106,739	£72,847	£115,225	£58,345	£66,831
45%	75%	-£54,057	-£6,382	-£44,510	£3,164	-£60,825	-£51,278
50%	75%	-£172,475	-£119,504	-£161,868	-£108,896	-£179,995	-£169,388
10%	60%	£777,313	£794,265	£779,011	£795,962	£774,907	£776,604
15%	60%	£660,115	£685,542	£662,662	£688,087	£656,506	£659,051
20%	60%	£542,917	£576,820	£546,312	£580,214	£538,104	£541,499
25%	60%	£425,719	£468,096	£429,962	£472,340	£419,703	£423,946
30%	60%	£308,521	£359,374	£313,613	£364,465	£301,302	£306,393
35%	60%	£191,323	£250,651	£197,263	£256,591	£182,900	£188,840
40%	60%	£74,125	£141,929	£80,914	£148,718	£64,498	£71,287
45%	60%	-£43,073	£33,207	-£35,436	£40,843	-£53,903	-£46,265
50%	60%	-£160 272	-£75.517	-£151.786	-£67 031	-£172 304	-£163.818

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,218,210	£1,218,210	£1,218,210	£1,218,210	£1,218,210	£1,218,210
10%	71%	£981,954	£994,062	£983,975	£996,082	£980,236	£982,255
15%	71%	£863,826	£881,988	£866,857	£885,019	£861,248	£864,278
20%	71%	£745,699	£769,914	£749,739	£773,955	£742,260	£746,301
25%	71%	£627,570	£657,840	£632,621	£662,891		£628,324
30%	71%	£509,442	£545,766	£515,504	£551,827	£504,285	£510,347
35%	71%	£391,314	£433,692	£398,386	£440,763	£385,298	£392,370
40%	71%	£273,187	£321,618	£281,268	£329,699	£266,310	£274,393
45%	71%	£155,059	£209,544	£164,150	£218,636	£147,323	£156,416
50%	71%	£36,930	£97,470	£47,032	£107,572	£28,335	£38,438
100%	71%	-£1,158,321	-£1,035,122				-£1,155,252
10%	75%	£981,373	£991,968	£983,495	£994,089	£979,869	£981,990
15%	75%	£862,954	£878,846	£866,136	£882,028	£860,698	£863,881
20%	75%	£744,535	£765,724	£748,779	£769,968	£741,528	£745,770
25%	75%	£626,117	£652,603	£631,421	£657,907	£622,358	£627,661
30%	75%	£507,699	£539,482	£514,063	£545,846	£503,187	£509,551
35%	75%	£389,280	£426,361	£396,706	£433,786	£384,016	£391,442
40%	75%	£270,862	£313,239	£279,347	£321,725	£264,845	£273,331
45%	75%	£152,443	£200,118	£161,990	£209,664	£145,675	£155,222
50%	75%	£34,025	£86,996	£44,632	£97,604	£26,505	£37,112
10%	60%	£983,813	£1,000,765	£985,511	£1,002,462	£981,407	£983,104
15%	60%	£866,615	£892,042	£869,162	£894,587	£863,006	£865,551
20%	60%	£749,417	£783,320	£752,812	£786,714	£744,604	£747,999
25%	60%	£632,219	£674,596	£636,462	£678,840	£626,203	£630,446
30%	60%	£515,021	£565,874	£520,113	£570,965	£507,802	£512,893
35%	60%	£397,823	£457,151	£403,763	£463,091	£389,400	£395,340
40%	60%	£280,625	£348,429	£287,414	£355,218	£270,998	£277,787
45%	60%	£163,427	£239,707	£171,064	£247,343	£152,597	£160,235
50%	60%	£46.228	£130.983	£54,714	£139,469	£34.196	£42.682

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,428,510	£1,428,510	£1,428,510	£1,428,510	£1,428,510	£1,428,510
10%	71%	£1,192,254	£1,204,362	£1,194,275	£1,206,382	£1,190,536	£1,192,555
15%	71%	£1,074,126	£1,092,288	£1,077,157	£1,095,319	£1,071,548	£1,074,578
20%	71%	£955,999	£980,214	£960,039	£984,255	£952,560	£956,601
25%	71%	£837,870	£868,140	£842,921	£873,191	£833,573	£838,624
30%	71%	£719,742	£756,066	£725,804	£762,127	£714,585	£720,647
35%	71%	£601,614	£643,992	£608,686	£651,063	£595,598	£602,670
40%	71%	£483,487	£531,918	£491,568	£539,999	£476,610	£484,693
45%	71%	£365,359	£419,844	£374,450	£428,936	£357,623	£366,716
50%	71%	£247,230	£307,770	£257,332	£317,872	£238,635	£248,738
100%	71%	-£948,021					
10%	75%	£1,191,673	£1,202,268	£1,193,795	£1,204,389	£1,190,169	£1,192,290
15%	75%	£1,073,254	£1,089,146	£1,076,436	£1,092,328	£1,070,998	£1,074,181
20%	75%	£954,835	£976,024	£959,079	£980,268	£951,828	£956,070
25%	75%	£836,417	£862,903	£841,721	£868,207	£832,658	£837,961
30%	75%	£717,999	£749,782	£724,363	£756,146	£713,487	£719,851
35%	75%	£599,580	£636,661	£607,006	£644,086	£594,316	£601,742
40%	75%	£481,162	£523,539	£489,647	£532,025	£475,145	£483,631
45%	75%	£362,743	£410,418	£372,290	£419,964	£355,975	£365,522
50%	75%	£244,325	£297,296	£254,932	£307,904	£236,805	£247,412
10%	60%	£1,194,113	£1,211,065	£1,195,811	£1,212,762	£1,191,707	£1,193,404
15%	60%	£1,076,915	£1,102,342	£1,079,462	£1,104,887	£1,073,306	£1,075,851
20%	60%	£959,717	£993,620	£963,112	£997,014	£954,904	£958,299
25%	60%	£842,519	£884,896	£846,762	£889,140	£836,503	£840,746
30%	60%	£725,321	£776,174	£730,413	£781,265	£718,102	£723,193
35%	60%	£608,123	£667,451	£614,063	£673,391	£599,700	£605,640
40%	60%	£490,925	£558,729	£497,714	£565,518	£481,298	£488,087
45%	60%	£373,727	£450,007	£381,364	£457,643	£362,897	£370,535
E09/	60%	£25£ £20	£2.44.202	£26E 014	£240.760	6244 406	£252 002

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,005,330	£1,005,330	£1,005,330	£1,005,330	£1,005,330	£1,005,330
10%	71%	£769,074	£781,182	£771,095	£783,202	£767,356	£769,375
15%	71%	£650,946	£669,108	£653,977	£672,139	£648,368	£651,398
20%	71%	£532,819	£557,034	£536,859	£561,075	£529,380	£533,421
25%	71%	£414,690	£444,960	£419,741	£450,011	£410,393	£415,444
30%	71%	£296,562	£332,886	£302,624	£338,947	£291,405	£297,467
35%	71%	£178,434	£220,812	£185,506	£227,883	£172,418	£179,490
40%	71%	£60,307	£108,738	£68,388	£116,819	£53,430	£61,513
45%	71%	-£57,821	-£3,336	-£48,730	£5,756	-£65,557	-£56,464
50%	71%	-£175,950	-£115,410	-£165,848	-£105,308	-£184,545	-£174,442
100%	71%	-£1,371,201					
10%	75%	£768,493	£779,088	£770,615	£781,209	£766,989	£769,110
15%	75%	£650,074	£665,966	£653,256	£669,148	£647,818	£651,001
20%	75%	£531,655	£552,844	£535,899	£557,088	£528,648	£532,890
25%	75%	£413,237	£439,723	£418,541	£445,027	£409,478	£414,781
30%	75%	£294,819	£326,602	£301,183	£332,966	£290,307	£296,671
35%	75%	£176,400	£213,481	£183,826	£220,906	£171,136	£178,562
40%	75%	£57,982	£100,359	£66,467	£108,845	£51,965	£60,451
45%	75%	-£60,437	-£12,762	-£50,890	-£3,216	-£67,205	-£57,658
50%	75%	-£178,855	-£125,884	-£168,248	-£115,276	-£186,375	-£175,768
10%	60%	£770,933	£787,885	£772,631	£789,582	£768,527	£770,224
15%	60%	£653,735	£679,162	£656,282	£681,707	£650,126	£652,671
20%	60%	£536,537	£570,440	£539,932	£573,834	£531,724	£535,119
25%	60%	£419,339	£461,716	£423,582	£465,960	£413,323	£417,566
30%	60%	£302,141	£352,994	£307,233	£358,085	£294,922	£300,013
35%	60%	£184,943	£244,271	£190,883	£250,211	£176,520	£182,460
40%	60%	£67,745	£135,549	£74,534	£142,338	£58,118	£64,907
45%	60%	-£49,453	£26,827	-£41,816	£34,463	-£60,283	-£52,645
50%	60%	-£166.652	-£81.897	-£158.166	-£73.411	-£178.684	-£170.198

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,294,710	£1,294,710	£1,294,710	£1,294,710	£1,294,710	£1,294,710
10%	71%	£1,058,454	£1,070,562	£1,060,475	£1,072,582	£1,056,736	£1,058,755
15%	71%	£940,326	£958,488	£943,357	£961,519	£937,748	£940,778
20%	71%	£822,199	£846,414	£826,239	£850,455	£818,760	£822,801
25%	71%	£704,070	£734,340	£709,121	£739,391	£699,773	£704,824
30%	71%	£585,942	£622,266	£592,004	£628,327	£580,785	£586,847
35%	71%	£467,814	£510,192	£474,886	£517,263	£461,798	£468,870
40%	71%	£349,687	£398,118	£357,768	£406,199	£342,810	£350,893
45%	71%	£231,559	£286,044	£240,650	£295,136	£223,823	£232,916
50%	71%	£113,430	£173,970	£123,532	£184,072	£104,835	£114,938
100%	71%	-£1,081,821	-£958,622	-£1,061,262	-£938,065	-£1,099,310	-£1,078,752
10%	75%	£1,057,873	£1,068,468	£1,059,995	£1,070,589	£1,056,369	£1,058,490
15%	75%	£939,454	£955,346	£942,636	£958,528	£937,198	£940,381
20%	75%	£821,035	£842,224	£825,279	£846,468	£818,028	£822,270
25%	75%	£702,617	£729,103	£707,921	£734,407	£698,858	£704,161
30%	75%	£584,199	£615,982	£590,563	£622,346	£579,687	£586,051
35%	75%	£465,780	£502,861	£473,206	£510,286	£460,516	£467,942
40%	75%	£347,362	£389,739	£355,847	£398,225	£341,345	£349,831
45%	75%	£228,943	£276,618	£238,490	£286,164	£222,175	£231,722
50%	75%	£110,525	£163,496	£121,132	£174,104	£103,005	£113,612
10%	60%	£1,060,313	£1,077,265	£1,062,011	£1,078,962	£1,057,907	£1,059,604
15%	60%	£943,115	£968,542	£945,662	£971,087	£939,506	£942,051
20%	60%	£825,917	£859,820	£829,312	£863,214	£821,104	£824,499
25%	60%	£708,719	£751,096	£712,962	£755,340	£702,703	£706,946
30%	60%	£591,521	£642,374	£596,613	£647,465	£584,302	£589,393
35%	60%	£474,323	£533,651	£480,263	£539,591	£465,900	£471,840
40%	60%	£357,125	£424,929	£363,914	£431,718	£347,498	£354,287
45%	60%	£239,927	£316,207	£247,564	£323,843	£229,097	£236,735
50%	60%	£122 728	£207,483	£131 214	£215.969	£110.696	£119.182

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,428,510	£1,428,510	£1,428,510	£1,428,510	£1,428,510	£1,428,510
10%	71%	£1,192,254	£1,204,362	£1,194,275	£1,206,382	£1,190,536	£1,192,555
15%	71%	£1,074,126	£1,092,288	£1,077,157	£1,095,319	£1,071,548	£1,074,578
20%	71%	£955,999	£980,214	£960,039	£984,255	£952,560	£956,601
25%	71%	£837,870	£868,140	£842,921	£873,191	£833,573	£838,624
30%	71%	£719,742	£756,066	£725,804	£762,127	£714,585	£720,647
35%	71%	£601,614	£643,992	£608,686	£651,063	£595,598	£602,670
40%	71%	£483,487	£531,918	£491,568	£539,999	£476,610	£484,693
45%	71%	£365,359	£419,844	£374,450	£428,936	£357,623	£366,716
50%	71%	£247,230	£307,770	£257,332	£317,872	£238,635	£248,738
100%	71%	-£948,021	-£824,822	-£927,462	-£804,265	-£965,510	-£944,952
10%	75%	£1,191,673	£1,202,268	£1,193,795	£1,204,389	£1,190,169	£1,192,290
15%	75%	£1,073,254	£1,089,146	£1,076,436	£1,092,328	£1,070,998	£1,074,181
20%	75%	£954,835	£976,024	£959,079	£980,268	£951,828	£956,070
25%	75%	£836,417	£862,903	£841,721	£868,207	£832,658	£837,961
30%	75%	£717,999	£749,782	£724,363	£756,146	£713,487	£719,851
35%	75%	£599,580	£636,661	£607,006	£644,086	£594,316	£601,742
40%	75%	£481.162	£523.539	£489.647	£532.025	£475.145	£483.631
45%	75%	£362,743	£410,418	£372,290	£419,964	£355,975	£365,522
50%	75%	£244.325	£297,296	£254.932	£307.904	£236.805	£247,412
10%	60%	£1.194.113	£1.211.065	£1.195.811	£1,212,762	£1.191.707	£1.193.404
15%	60%	£1.076.915	£1.102.342	£1.079.462	£1.104.887	£1.073.306	£1.075.851
20%	60%	£959.717	£993.620	£963.112	£997.014	£954.904	£958,299
25%	60%	£842,519	£884,896	£846,762	£889,140	£836,503	£840,746
30%	60%	£725.321	£776.174	£730.413	£781,265	£718.102	£723.193
35%	60%	£608,123	£667,451	£614,063	£673,391	£599,700	£605,640
40%	60%	£490.925	£558.729	£497.714	£565,518	£481.298	£488.087
45%	60%	£373.727	£450.007	£381.364	£457.643	£362.897	£370.535
50%	60%	£256 528	£341.283	£265 014	£349,769	£244.496	£252 982

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING
Site typology 9

No Units 6 Site Area 0.02 Ha

	CIL Zone	2
	Value Area	Med
Sales value inflation		0
Build cost inflation		0

Residual land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£765,779	£765,779	£765,779	£765,779	£765,779	£765,779
10%	71%	£606,963	£616,099	£611,385	£620,519	£604,238	£608,659
15%	71%	£527,556	£541,258	£534,188	£547,889	£523,467	£530,099
20%	71%	£448,148	£466,418	£456,990	£475,259	£442,696	£451,539
25%	71%	£368,740	£391,577	£379,793	£402,630	£361,926	£372,979
30%	71%	£289,332	£316,736	£302,596	£330,000	£281,156	£294,420
35%	71%	£209,925	£241,896	£225,399	£257,370	£200,385	£215,860
40%	71%	£130,516	£167,055	£148,202	£184,740	£119,615	£137,299
45%	71%	£51,108	£92,215	£71,004	£112,110	£38,844	£58,739
50%	71%	-£28,762	£17,374	-£6,294	£39,480	-£42,613	-£20,144
100%	71%	-£836,769	-£743,824	-£791,782	-£698,837	-£864,502	-£819,515
10%	75%	£606,262	£614,255	£610,905	£618,897	£603,877	£608,520
15%	75%	£526,504	£538,493	£533,467	£545,457	£522,927	£529,890
20%	75%	£446,746	£462,731	£456,030	£472,016	£441,976	£451,260
25%	75%	£366,987	£386,969	£378,593	£398,575	£361,025	£372,631
30%	75%	£287,228	£311,207	£301,155	£325,135	£280,074	£294,001
35%	75%	£207,470	£235,446	£223,718	£251,693	£199,124	£215,371
40%	75%	£127,712	£159,683	£146,281	£178,252	£118,172	£136,742
45%	75%	£47,953	£83,921	£68,844	£104,812	£37,221	£58,112
50%	75%	-£32,326	£8,160	-£8,734	£31,371	-£44,444	-£20,853
10%	60%	£609,207	£621,995	£612,921	£625,709	£605,392	£609,105
15%	60%	£530,921	£550,104	£536,492	£555,675	£525,198	£530,768
20%	60%	£452,635	£478,212	£460,063	£485,640	£445,004	£452,432
25%	60%	£374,349	£406,320	£383,634	£415,606	£364,810	£374,095
30%	60%	£296,063	£334,430	£307,205	£345,571	£284,616	£295,758
35%	60%	£217,778	£262,538	£230,776	£275,537	£204,422	£217,421
40%	60%	£139,492	£190,646	£154,347	£205,501	£124,228	£139,084
45%	60%	£61,205	£118,755	£77,918	£135,466	£44,034	£60,747
50%	60%	-£17.360	£46.863	£1.488	£65.432	-£36.751	-£17.878

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,034,221	-£1,034,221	-£1,034,221	-£1,034,221	-£1,034,221	-£1,034,221
10%	71%	-£1,193,037	-£1,183,901	-£1,188,615	-£1,179,481	-£1,195,762	-£1,191,341
15%	71%	-£1,272,444					
20%	71%	-£1,351,852			-£1,324,741		-£1,348,461
25%	71%	-£1,431,260					
30%	71%	-£1,510,668	-£1,483,264	-£1,497,404	-£1,470,000	-£1,518,844	-£1,505,580
35%	71%	-£1,590,075	-£1,558,104				-£1,584,140
40%	71%	-£1,669,484	-£1,632,945	-£1,651,798	-£1,615,260	-£1,680,385	-£1,662,701
45%	71%	-£1,748,892		-£1,728,996			
50%	71%	-£1,828,762	-£1,782,626		-£1,760,520	-£1,842,613	
100%	71%	-£2,636,769					
10%	75%	-£1,193,738			-£1,181,103	-£1,196,123	-£1,191,480
15%	75%	-£1,273,496					
20%	75%	-£1,353,254					
25%	75%	-£1,433,013	-£1,413,031	-£1,421,407	-£1,401,425	-£1,438,975	-£1,427,369
30%	75%	-£1,512,772					
35%	75%	-£1,592,530	-£1,564,554	-£1,576,282	-£1,548,307	-£1,600,876	
40%	75%	-£1,672,288					
45%	75%	-£1,752,047		-£1,731,156	-£1,695,188		-£1,741,888
50%	75%	-£1,832,326					
10%	60%	-£1,190,793					
15%	60%	-£1,269,079	-£1,249,896	-£1,263,508	-£1,244,325		-£1,269,232
20%	60%	-£1,347,365	-£1,321,788		-£1,314,360	-£1,354,996	-£1,347,568
25%	60%	-£1,425,651	-£1,393,680	-£1,416,366	-£1,384,394	-£1,435,190	-£1,425,905
30%	60%	-£1,503,937	-£1,465,570	-£1,492,795	-£1,454,429	-£1,515,384	
35%	60%	-£1,582,222	-£1,537,462		-£1,524,463		-£1,582,579
40%	60%	-£1,660,508	-£1,609,354				
45%	60%	-£1,738,795					

45% 60% -1.17.07.165 50% 60% -1.117.560 Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£680,721	-£680,721	-£680,721	-£680,721	-£680,721	-£680,721
10%	71%	-£839,537	-£830,401		-£825,981		-£837,841
15%	71%	-£918,944	-£905,242				-£916,401
20%	71%	-£998,352	-£980,082		-£971,241		-£994,961
25%	71%	-£1,077,760	-£1,054,923				-£1,073,521
30%	71%	-£1,157,168	-£1,129,764	-£1,143,904	-£1,116,500	-£1,165,344	-£1,152,080
35%	71%	-£1,236,575	-£1,204,604				-£1,230,640
40%	71%	-£1,315,984	-£1,279,445	-£1,298,298	-£1,261,760	-£1,326,885	-£1,309,201
45%	71%	-£1,395,392	-£1,354,285				-£1,387,761
50%	71%	-£1,475,262	-£1,429,126	-£1,452,794	-£1,407,020	-£1,489,113	-£1,466,644
100%	71%	-£2,283,269	-£2,190,324				-£2,266,015
10%	75%	-£840,238	-£832,245		-£827,603	-£842,623	-£837,980
15%	75%	-£919,996	-£908,007				-£916,610
20%	75%	-£999,754	-£983,769	-£990,470	-£974,484	-£1,004,524	-£995,240
25%	75%	-£1,079,513	-£1,059,531				-£1,073,869
30%	75%	-£1,159,272	-£1,135,293	-£1,145,345	-£1,121,365	-£1,166,426	-£1,152,499
35%	75%	-£1,239,030	-£1,211,054				-£1,231,129
40%	75%	-£1,318,788	-£1,286,817	-£1,300,219	-£1,268,248	-£1,328,328	-£1,309,758
45%	75%	-£1,398,547	-£1,362,579				-£1,388,388
50%	75%	-£1,478,826	-£1,438,340	-£1,455,234	-£1,415,129	-£1,490,944	-£1,467,353
10%	60%	-£837,293	-£824,505				-£837,395
15%	60%	-£915,579	-£896,396	-£910,008			-£915,732
20%	60%	-£993,865	-£968,288				-£994,068
25%	60%	-£1,072,151	-£1,040,180	-£1,062,866	-£1,030,894	-£1,081,690	-£1,072,405
30%	60%	-£1,150,437	-£1,112,070	-£1,139,295	-£1,100,929	-£1,161,884	-£1,150,742
35%	60%	-£1,228,722	-£1,183,962	-£1,215,724			-£1,229,079
40%	60%	-£1,307,008	-£1,255,854	-£1,292,153	-£1,240,999		-£1,307,416
45%	60%	-£1,385,295	-£1,327,745		-£1,311,034		-£1,385,753
50%	60%	-£1 463 860	-£1.399.637	-£1 445 012			-£1 464 378

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£65,261	-£65,261	-£65,261	-£65,261	-£65,261	-£65,261
10%	71%	-£224,077	-£214,941	-£219,655	-£210,521	-£226,802	-£222,381
15%	71%	-£303,484	-£289,782	-£296,852	-£283,151		-£300,941
20%	71%	-£382,892	-£364,622			-£388,344	
25%	71%	-£462,300	-£439,463			-£469,114	
30%	71%	-£541,708	-£514,304				
35%	71%	-£621,115	-£589,144	-£605,641	-£573,670	-£630,655	-£615,180
40%	71%	-£700,524	-£663,985				
45%	71%	-£779,932	-£738,825	-£760,036	-£718,930	-£792,196	-£772,301
50%	71%	-£859,802	-£813,666				
100%	71%	-£1,667,809	-£1,574,864	-£1,622,822	-£1,529,877	-£1,695,542	-£1,650,555
10%	75%	-£224,778	-£216,785	-£220,135	-£212,143	-£227,163	-£222,520
15%	75%	-£304,536	-£292,547	-£297,573	-£285,583		
20%	75%	-£384,294	-£368,309		-£359,024	-£389,064	-£379,780
25%	75%	-£464,053	-£444,071	-£452,447			
30%	75%	-£543,812	-£519,833				
35%	75%	-£623,570	-£595,594				
40%	75%	-£703,328	-£671,357				
45%	75%	-£783,087	-£747,119	-£762,196			
50%	75%	-£863,366	-£822,880	-£839,774		-£875,484	
10%	60%	-£221,833	-£209,045	-£218,119	-£205,331	-£225,648	-£221,935
15%	60%	-£300,119	-£280,936	-£294,548	-£275,365		-£300,272
20%	60%	-£378.405	-£352.828		-£345,400		
25%	60%	-£456,691	-£424,720				
30%	60%	-£534,977	-£496,610			-£546,424	
35%	60%	-£613,262	-£568,502	-£600,264		-£626,618	
40%	60%	-£691.548	-£640.394		-£625,539	-£706.812	-£691.956
45%	60%	-£769.835	-£712.285		-£695.574		

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

1

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£213,299	£213,299	£213,299	£213,299	£213,299	£213,299
10%	71%	£54,483	£63,619	£58,905	£68,039	£51,758	£56,179
15%	71%	-£24,924	-£11,222	-£18,292	-£4,591	-£29,013	-£22,381
20%	71%	-£104,332	-£86,062	-£95,490	-£77,221	-£109,784	-£100,941
25%	71%	-£183,740	-£160,903	-£172,687	-£149,850	-£190,554	-£179,501
30%	71%	-£263,148	-£235,744	-£249,884	-£222,480	-£271,324	-£258,060
35%	71%	-£342,555	-£310,584		-£295,110		-£336,620
40%	71%	-£421,964	-£385,425	-£404,278	-£367,740	-£432,865	-£415,181
45%	71%	-£501,372	-£460,265		-£440,370	-£513,636	-£493,741
50%	71%	-£581,242	-£535,106	-£558,774	-£513,000		-£572,624
100%	71%	-£1,389,249	-£1,296,304		-£1,251,317		-£1,371,995
10%	75%	£53,782	£61,775	£58,425	£66,417	£51,397	£56,040
15%	75%	-£25,976	-£13,987	-£19,013	-£7,023	-£29,553	-£22,590
20%	75%	-£105,734	-£89,749	-£96,450	-£80,464	-£110,504	-£101,220
25%	75%	-£185,493	-£165,511	-£173,887	-£153,905	-£191,455	-£179,849
30%	75%	-£265,252	-£241,273	-£251,325	-£227,345	-£272,406	-£258,479
35%	75%	-£345.010	-£317.034		-£300.787		-£337,109
40%	75%	-£424,768	-£392,797	-£406,199	-£374,228	-£434,308	-£415,738
45%	75%	-£504,527	-£468,559		-£447,668		-£494,368
50%	75%	-£584,806	-£544,320	-£561,214	-£521,109	-£596,924	-£573,333
10%	60%	£56,727	£69,515	£60,441	£73,229	£52,912	£56,625
15%	60%	-£21,559	-£2,376	-£15,988	£3,195	-£27,282	-£21,712
20%	60%	-£99,845	-£74,268	-£92,417	-£66,840	-£107,476	-£100,048
25%	60%	-£178,131	-£146,160	-£168,846	-£136,874	-£187,670	-£178,385
30%	60%	-£256,417	-£218,050	-£245,275	-£206,909	-£267,864	-£256,722
35%	60%	-£334,702	-£289,942	-£321,704	-£276,943	-£348,058	-£335,059
40%	60%	-£412,988	-£361,834		-£346,979		-£413,396
45%	60%	-£491,275	-£433,725	-£474,562	-£417,014	-£508,446	-£491,733
50%	60%	-£569.840	-£505 617		-£487 048		-£570.358

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£419,799	£419,799	£419,799	£419,799	£419,799	£419,799
10%	71%	£260,983	£270,119	£265,405	£274,539	£258,258	£262,679
15%	71%	£181,576	£195,278	£188,208	£201,909	£177,487	£184,119
20%	71%	£102,168	£120,438	£111,010	£129,279	£96,716	£105,559
25%	71%	£22,760	£45,597	£33,813	£56,650	£15,946	£26,999
30%	71%	-£56,648	-£29,244	-£43,384	-£15,980	-£64,824	-£51,560
35%	71%	-£136,055	-£104,084	-£120,581	-£88,610	-£145,595	-£130,120
40%	71%	-£215,464	-£178,925	-£197,778	-£161,240	-£226,365	-£208,681
45%	71%	-£294,872	-£253,765	-£274,976	-£233,870	-£307,136	-£287,241
50%	71%	-£374,742	-£328,606	-£352,274	-£306,500	-£388,593	-£366,124
100%	71%	-£1,182,749	-£1,089,804				-£1,165,495
10%	75%	£260,282	£268,275	£264,925	£272,917	£257,897	£262,540
15%	75%	£180,524	£192,513	£187,487	£199,477	£176,947	£183,910
20%	75%	£100,766	£116,751	£110,050	£126,036	£95,996	£105,280
25%	75%	£21,007	£40,989	£32,613	£52,595	£15,045	£26,651
30%	75%	-£58,752	-£34,773	-£44,825	-£20,845	-£65,906	-£51,979
35%	75%	-£138,510	-£110,534	-£122,262	-£94,287	-£146,856	-£130,609
40%	75%	-£218,268	-£186,297	-£199,699	-£167,728	-£227,808	-£209,238
45%	75%	-£298,027	-£262,059	-£277,136	-£241,168		-£287,868
50%	75%	-£378,306	-£337,820	-£354,714	-£314,609	-£390,424	-£366,833
10%	60%	£263,227	£276,015	£266,941	£279,729	£259,412	£263,125
15%	60%	£184,941	£204,124	£190,512	£209,695	£179,218	£184,788
20%	60%	£106,655	£132,232	£114,083	£139,660	£99,024	£106,452
25%	60%	£28,369	£60,340	£37,654	£69,626	£18,830	£28,115
30%	60%	-£49,917	-£11,550	-£38,775	-£409	-£61,364	-£50,222
35%	60%	-£128,202	-£83,442	-£115,204	-£70,443	-£141,558	-£128,559
40%	60%	-£206,488	-£155,334	-£191,633	-£140,479	-£221,752	-£206,896
45%	60%	-£284,775	-£227,225	-£268,062	-£210,514	-£301,946	-£285,233
50%	60%	-£363.340	-£299.117		-£280.548		-£363.858

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£630,099	£630,099	£630,099	£630,099	£630,099	£630,099
10%	71%	£471,283	£480,419	£475,705	£484,839	£468,558	£472,979
15%	71%	£391,876	£405,578	£398,508	£412,209	£387,787	£394,419
20%	71%	£312,468	£330,738	£321,310	£339,579	£307,016	£315,859
25%	71%	£233,060	£255,897	£244,113	£266,950	£226,246	£237,299
30%	71%	£153,652	£181,056	£166,916	£194,320	£145,476	£158,740
35%	71%	£74,245	£106,216	£89,719	£121,690	£64,705	£80,180
40%	71%	-£5,164	£31,375	£12,522	£49,060	-£16,065	£1,619
45%	71%	-£84,572	-£43,465	-£64,676	-£23,570	-£96,836	-£76,941
50%	71%	-£164,442	-£118,306	-£141,974	-£96,200	-£178,293	-£155,824
100%	71%	-£972,449					-£955,195
10%	75%	£470,582	£478,575	£475,225	£483,217	£468,197	£472,840
15%	75%	£390,824	£402,813	£397,787	£409,777	£387,247	£394,210
20%	75%	£311,066	£327,051	£320,350	£336,336	£306,296	£315,580
25%	75%	£231,307	£251,289	£242,913	£262,895	£225,345	£236,951
30%	75%	£151,548	£175,527	£165,475	£189,455	£144,394	£158,321
35%	75%	£71,790	£99,766	£88,038	£116,013	£63,444	£79,691
40%	75%	-£7,968	£24,003	£10,601	£42,572	-£17,508	£1,062
45%	75%	-£87,727	-£51,759	-£66,836	-£30,868	-£98,459	-£77,568
50%	75%	-£168,006	-£127,520	-£144,414	-£104,309	-£180,124	-£156,533
10%	60%	£473,527	£486,315	£477,241	£490,029	£469,712	£473,425
15%	60%	£395,241	£414,424	£400,812	£419,995	£389,518	£395,088
20%	60%	£316,955	£342,532	£324,383	£349,960	£309,324	£316,752
25%	60%	£238,669	£270,640	£247,954	£279,926	£229,130	£238,415
30%	60%	£160,383	£198,750	£171,525	£209,891	£148,936	£160,078
35%	60%	£82,098	£126,858	£95,096	£139,857	£68,742	£81,741
40%	60%	£3,812	£54,966	£18,667	£69,821	-£11,452	£3,404
45%	60%	-£74,475	-£16,925	-£57,762	-£214	-£91,646	-£74,933
50%	60%	-£153,040	-£88,817	-£134,192	-£70,248	-£172,431	-£153,558

£17,299,000

### Residual Land values compared to benchmark land values Benchmark Z3 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£206,919	£206,919	£206,919	£206,919	£206,919	£206,919
10%	71%	£48,103	£57,239	£52,525	£61,659	£45,378	£49,799
15%	71%	-£31,304	-£17,602	-£24,672	-£10,971	-£35,393	-£28,761
20%	71%	-£110,712	-£92,442	-£101,870	-£83,601	-£116,164	-£107,321
25%	71%	-£190,120	-£167,283	-£179,067	-£156,230	-£196,934	-£185,881
30%	71%	-£269,528	-£242,124	-£256,264	-£228,860	-£277,704	-£264,440
35%	71%	-£348,935					
40%	71%	-£428,344		-£410,658			
45%	71%	-£507,752					
50%	71%	-£587,622	-£541,486	-£565,154			-£579,004
100%	71%	-£1,395,629	-£1,302,684	-£1,350,642	-£1,257,697	-£1,423,362	
10%	75%	£47,402	£55,395	£52,045	£60,037	£45,017	£49,660
15%	75%	-£32,356	-£20,367	-£25,393	-£13,403	-£35,933	-£28,970
20%	75%	-£112,114	-£96,129	-£102,830	-£86,844	-£116,884	-£107,600
25%	75%	-£191,873	-£171,891	-£180,267	-£160,285	-£197,835	-£186,229
30%	75%	-£271,632	-£247,653	-£257,705	-£233,725	-£278,786	-£264,859
35%	75%	-£351,390	-£323,414			-£359,736	
40%	75%	-£431,148					
45%	75%	-£510,907					
50%	75%	-£591,186	-£550,700	-£567,594	-£527,489	-£603,304	-£579,713
10%	60%	£50,347	£63,135	£54,061	£66,849	£46,532	£50,245
15%	60%	-£27,939	-£8,756	-£22,368	-£3,185	-£33,662	-£28,092
20%	60%	-£106,225	-£80,648	-£98,797	-£73,220	-£113,856	-£106,428
25%	60%	-£184,511	-£152,540	-£175,226	-£143,254	-£194,050	-£184,765
30%	60%	-£262,797	-£224,430	-£251,655	-£213,289	-£274,244	-£263,102
35%	60%	-£341,082	-£296,322		-£283,323		
40%	60%	-£419,368	-£368,214				-£419,776
45%	60%	-£497,655					
50%	60%	-£576,220	-£511,997	-£557,372	-£493,428	-£595,611	-£576,738

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£496,299	£496,299	£496,299	£496,299	£496,299	£496,299
10%	71%	£337,483	£346,619	£341,905	£351,039	£334,758	£339,179
15%	71%	£258,076	£271,778	£264,708	£278,409	£253,987	£260,619
20%	71%	£178,668	£196,938	£187,510	£205,779	£173,216	£182,059
25%	71%	£99,260	£122,097	£110,313	£133,150	£92,446	£103,499
30%	71%	£19,852	£47,256	£33,116	£60,520	£11,676	£24,940
35%	71%	-£59,555	-£27,584	-£44,081	-£12,110	-£69,095	-£53,620
40%	71%	-£138,964	-£102,425	-£121,278	-£84,740	-£149,865	-£132,181
45%	71%	-£218,372	-£177,265	-£198,476	-£157,370	-£230,636	-£210,741
50%	71%	-£298,242	-£252,106	-£275,774	-£230,000		-£289,624
100%	71%	-£1,106,249	-£1,013,304	-£1,061,262	-£968,317	-£1,133,982	-£1,088,995
10%	75%	£336,782	£344,775	£341,425	£349,417	£334,397	£339,040
15%	75%	£257,024	£269,013	£263,987	£275,977	£253,447	£260,410
20%	75%	£177,266	£193,251	£186,550	£202,536	£172,496	£181,780
25%	75%	£97,507	£117,489	£109,113	£129,095	£91,545	£103,151
30%	75%	£17,748	£41,727	£31,675	£55,655	£10,594	£24,521
35%	75%	-£62,010	-£34,034	-£45,762	-£17,787	-£70,356	-£54,109
40%	75%	-£141,768	-£109,797	-£123,199	-£91,228	-£151,308	-£132,738
45%	75%	-£221,527	-£185,559	-£200,636	-£164,668	-£232,259	-£211,368
50%	75%	-£301,806	-£261,320	-£278,214	-£238,109		-£290,333
10%	60%	£339,727	£352,515	£343,441	£356,229	£335,912	£339,625
15%	60%	£261,441	£280,624	£267,012	£286,195	£255,718	£261,288
20%	60%	£183,155	£208,732	£190,583	£216,160	£175,524	£182,952
25%	60%	£104,869	£136,840	£114,154	£146,126	£95,330	£104,615
30%	60%	£26,583	£64,950	£37,725	£76,091	£15,136	£26,278
35%	60%	-£51,702	-£6,942	-£38,704	£6,057	-£65,058	-£52,059
40%	60%	-£129,988	-£78,834	-£115,133	-£63,979	-£145,252	-£130,396
45%	60%	-£208,275	-£150,725	-£191,562	-£134,014	-£225,446	-£208,733
50%	60%	-£286.840	-£222.617	-£267.992	-£204.048		-£287.358

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£630,099	£630,099	£630,099	£630,099	£630,099	£630,099
10%	71%	£471,283	£480,419	£475,705	£484,839	£468,558	£472,979
15%	71%	£391,876	£405,578	£398,508	£412,209	£387,787	£394,419
20%	71%	£312,468	£330,738	£321,310	£339,579	£307,016	£315,859
25%	71%	£233,060	£255,897	£244,113	£266,950	£226,246	£237,299
30%	71%	£153,652	£181,056	£166,916	£194,320	£145,476	£158,740
35%	71%	£74,245	£106,216	£89,719	£121,690	£64,705	£80,180
40%	71%	-£5.164	£31.375	£12.522	£49.060	-£16.065	£1,619
45%	71%	-£84,572	-£43,465	-£64,676	-£23,570	-£96,836	-£76,941
50%	71%	-£164.442	-£118.306	-£141.974	-£96.200	-£178.293	-£155.824
100%	71%	-£972.449	-£879.504	-£927.462	-£834.517	-£1.000.182	-£955,195
10%	75%	£470.582	£478.575	£475.225	£483.217	£468.197	£472.840
15%	75%	£390.824	£402.813	£397,787	£409.777	£387.247	£394,210
20%	75%	£311.066	£327.051	£320.350	£336.336	£306.296	£315,580
25%	75%	£231,307	£251,289	£242,913	£262,895	£225,345	£236,951
30%	75%	£151.548	£175.527	£165.475	£189.455	£144.394	£158.321
35%	75%	£71,790	£99,766	£88,038	£116,013	£63,444	£79,691
40%	75%	-£7.968	£24.003	£10,601	£42.572	-£17.508	£1.062
45%	75%	-£87,727	-£51,759	-£66,836	-£30,868	-£98,459	-£77,568
50%	75%	-£168.006	-£127.520	-£144.414	-£104.309	-£180.124	-£156.533
10%	60%	£473.527	£486.315	£477.241	£490.029	£469.712	£473.425
15%	60%	£395,241	£414.424	£400.812	£419.995	£389.518	£395,088
20%	60%	£316,955	£342.532	£324.383	£349.960	£309.324	£316,752
25%	60%	£238,669	£270.640	£247.954	£279.926	£229.130	£238,415
30%	60%	£160.383	£198.750	£171.525	£209.891	£148.936	£160.078
35%	60%	£82.098	£126.858	£95,096	£139.857	£68.742	£81.741
40%	60%	£3.812	£54.966	£18,667	£69.821	-£11.452	£3,404
45%	60%	-£74.475	-£16.925	-£57.762	-£214	-£91.646	-£74.933
60%	609/	£152 040	£00 017	£124 102	£70.249	£172.421	£152 550

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING
Site typology 9
No Units
Site Area
0.02

Site typology 9			/a
nits	6	Sales value inflation	_
rea	0.02 Ha	Build cost inflation	Τ

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£421,848	£421,848	£421,848	£421,848	£421,848	£421,848
10%	71%	£294,944	£302,204	£301,847	£309,106	£290,616	£297,519
15%	71%	£231,492	£242,381	£241,847	£252,735	£225,000	£235,354
20%	71%	£168,040	£182,558	£181,845	£196,364	£159,383	£173,189
25%	71%	£104,588	£122,736	£121,845	£139,994	£93,768	£111,025
30%	71%	£41,136	£62,914	£61,845	£83,623	£28,151	£48,860
35%	71%	-£22,681	£3,091	£1,843	£27,252	-£38,078	-£13,522
40%	71%	-£87,171	-£57,659	-£59,108	-£29,596	-£104,767	-£76,705
45%	71%	-£151,662	-£118,460	-£120,090	-£86,888	-£171,456	-£139,886
50%	71%	-£216,151	-£179,261	-£181,072	-£144,181	-£238,147	-£203,067
100%	71%	-£862,020	-£788,156	-£791,782	-£717,919	-£906,060	-£835,822
10%	75%	£294,119	£300,471	£301,367	£307,718	£290,332	£297,580
15%	75%	£230,254	£239,782	£241,126	£250,654	£224,574	£235,446
20%	75%	£166,389	£179,093	£180,885	£193,589	£158,815	£173,311
25%	75%	£102,525	£118,404	£120,645	£136,525	£93,056	£111,176
30%	75%	£38,660	£57,716	£60,404	£79,459	£27,298	£49,043
35%	75%	-£25,617	-£3,022	£163	£22,395	-£39,089	-£13,306
40%	75%	-£90,526	-£64,703	-£61,060	-£35,236	-£105,923	-£76,457
45%	75%	-£155,435	-£126,384	-£122,286	-£93,234	-£172,756	-£139,607
50%	75%	-£220,344	-£188,065	-£183,512	-£151,233	-£239,590	-£202,758
10%	60%	£297,585	£307,748	£303,384	£313,546	£291,525	£297,324
15%	60%	£235.453	£250.698	£244.150	£259.395	£226.364	£235.062
20%	60%	£173,321	£193,647	£184,918	£205,244	£161,202	£172,799
25%	60%	£111,189	£136,598	£125,686	£151,094	£96,041	£110,537
30%	60%	£49,058	£79,547	£66,453	£96,943	£30,879	£48,275
35%	60%	-£13.288	£22,498	£7.221	£42.792	-£34.843	-£14.216
40%	60%	-£76,435	-£35,118	-£52,862	-£11,545	-£101,070	-£77,497
45%	60%	-£139,584	-£93,101	-£113,064	-£66,581	-£167,297	-£140,778
50%	60%	-£202.731	-£151.085	-£173.264	-£121.619	-£233.525	-£204.058

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,378,152	-£1,378,152	-£1,378,152			
10%	71%	-£1,505,056	-£1,497,796	-£1,498,153	-£1,490,894	-£1,509,384	-£1,502,481
15%	71%	-£1,568,508	-£1,557,619				
20%	71%	-£1,631,960	-£1,617,442	-£1,618,155	-£1,603,636	-£1,640,617	-£1,626,811
25%	71%	-£1,695,412	-£1,677,264				
30%	71%	-£1,758,864	-£1,737,086				
35%	71%	-£1,822,681	-£1,796,909				
40%	71%	-£1,887,171	-£1,857,659	-£1,859,108	-£1,829,596	-£1,904,767	-£1,876,705
45%	71%	-£1,951,662	-£1,918,460				
50%	71%	-£2,016,151	-£1,979,261	-£1,981,072	-£1,944,181	-£2,038,147	-£2,003,067
100%	71%	-£2,662,020	-£2,588,156				
10%	75%	-£1,505,881	-£1,499,529	-£1,498,633	-£1,492,282	-£1,509,668	-£1,502,420
15%	75%	-£1,569,746	-£1,560,218				
20%	75%	-£1,633,611	-£1,620,907	-£1,619,115	-£1,606,411	-£1,641,185	-£1,626,689
25%	75%	-£1,697,475	-£1,681,596	-£1,679,355	-£1,663,475	-£1,706,944	-£1,688,824
30%	75%	-£1,761,340	-£1,742,284				
35%	75%	-£1,825,617	-£1,803,022	-£1,799,837	-£1,777,605	-£1,839,089	-£1,813,306
40%	75%	-£1,890,526	-£1,864,703				
45%	75%	-£1,955,435	-£1,926,384		-£1,893,234	-£1,972,756	-£1,939,607
50%	75%	-£2,020,344	-£1,988,065				
10%	60%	-£1,502,415	-£1,492,252	-£1,496,616	-£1,486,454	-£1,508,475	-£1,502,676
15%	60%	-£1,564,547	-£1,549,302				
20%	60%	-£1,626,679	-£1,606,353	-£1,615,082	-£1,594,756	-£1,638,798	-£1,627,201
25%	60%	-£1,688,811	-£1,663,402				
30%	60%	-£1,750,942	-£1,720,453				
35%	60%	-£1,813,288	-£1,777,502				
40%	60%	-£1,876,435	-£1,835,118	-£1,852,862	-£1,811,545	-£1,901,070	-£1,877,497
45%	60%	-£1 939 584	-£1.893.101	-£1 913 064		-£1 967 297	

45% 60% -1.1393 554 50% 60% -2.002.751

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,024,652	-£1,024,652	-£1,024,652	-£1,024,652	-£1,024,652	-£1,024,652
10%	71%	-£1,151,556	-£1,144,296	-£1,144,653	-£1,137,394	-£1,155,884	-£1,148,981
15%	71%	-£1,215,008	-£1,204,119				
20%	71%	-£1,278,460	-£1,263,942	-£1,264,655	-£1,250,136	-£1,287,117	-£1,273,311
25%	71%	-£1,341,912	-£1,323,764				
30%	71%	-£1,405,364	-£1,383,586				
35%	71%	-£1,469,181	-£1,443,409				
40%	71%	-£1,533,671	-£1,504,159	-£1,505,608	-£1,476,096	-£1,551,267	-£1,523,205
45%	71%	-£1,598,162	-£1,564,960				
50%	71%	-£1,662,651	-£1,625,761	-£1,627,572	-£1,590,681	-£1,684,647	-£1,649,567
100%	71%	-£2,308,520	-£2,234,656				
10%	75%	-£1,152,381	-£1,146,029	-£1,145,133	-£1,138,782	-£1,156,168	-£1,148,920
15%	75%	-£1,216,246	-£1,206,718				
20%	75%	-£1,280,111	-£1,267,407	-£1,265,615	-£1,252,911	-£1,287,685	-£1,273,189
25%	75%	-£1,343,975	-£1,328,096				
30%	75%	-£1,407,840	-£1,388,784	-£1,386,096	-£1,367,041	-£1,419,202	-£1,397,457
35%	75%	-£1,472,117	-£1,449,522				
40%	75%	-£1,537,026	-£1,511,203	-£1,507,560	-£1,481,736	-£1,552,423	-£1,522,957
45%	75%	-£1,601,935	-£1,572,884				
50%	75%	-£1,666,844	-£1,634,565	-£1,630,012		-£1,686,090	-£1,649,258
10%	60%	-£1,148,915	-£1,138,752				
15%	60%	-£1,211,047	-£1,195,802	-£1,202,350	-£1,187,105	-£1,220,136	-£1,211,438
20%	60%	-£1,273,179	-£1,252,853				
25%	60%	-£1,335,311	-£1,309,902	-£1,320,814	-£1,295,406	-£1,350,459	-£1,335,963
30%	60%	-£1,397,442	-£1,366,953				
35%	60%	-£1,459,788	-£1,424,002				
40%	60%	-£1,522,935	-£1,481,618	-£1,499,362	-£1,458,045	-£1,547,570	-£1,523,997
45%	60%	-£1,586,084	-£1,539,601				
50%	60%	-£1,649,231	-£1.597.585	-£1.619.764			

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£409,192	-£409,192	-£409,192	-£409,192	-£409,192	-£409,192
10%	71%	-£536,096	-£528,836				
15%	71%	-£599,548	-£588,659			-£606,040	
20%	71%	-£663,000	-£648,482				
25%	71%	-£726,452	-£708,304	-£709,195	-£691,046	-£737,272	
30%	71%	-£789,904	-£768,126		-£747,417		
35%	71%	-£853,721	-£827,949		-£803,788	-£869,118	-£844,562
40%	71%	-£918,211	-£888,699				-£907,745
45%	71%	-£982,702	-£949,500	-£951,130	-£917,928	-£1,002,496	-£970,926
50%	71%	-£1,047,191	-£1,010,301	-£1,012,112			
100%	71%	-£1,693,060	-£1,619,196	-£1,622,822	-£1,548,959	-£1,737,100	-£1,666,862
10%	75%	-£536,921	-£530,569			-£540,708	
15%	75%	-£600,786	-£591,258	-£589,914			-£595,594
20%	75%	-£664,651	-£651,947				
25%	75%	-£728,515	-£712,636				
30%	75%	-£792,380	-£773,324				
35%	75%	-£856,657	-£834,062				
40%	75%	-£921,566	-£895.743				
45%	75%	-£986,475	-£957,424				
50%	75%	-£1.051.384	-£1.019.105				
10%	60%	-£533,455	-£523,292				
15%	60%	-£595.587	-£580.342				
20%	60%	-£657.719	-£637.393				
25%	60%	-£719,851	-£694,442	-£705,354			
30%	60%	-£781.982	-£751.493		-£734.097		-£782,765
35%	60%	-£844.328	-£808.542				
40%	60%	-£907.475	-£866.158		-£842.585		-£908.537
45%	60%	-£970,624	-£924.141		-£897.621		-£971.818
E00/	000/	C4 022 774	0000 406		0050.050		C4 025 000

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£130,632	-£130,632	-£130,632	-£130,632	-£130,632	-£130,632
10%	71%	-£257,536	-£250,276	-£250,633	-£243,374	-£261,864	-£254,961
15%	71%	-£320,988	-£310,099		-£299,745		
20%	71%	-£384,440	-£369,922		-£356,116		
25%	71%	-£447,892	-£429,744				
30%	71%	-£511,344	-£489,566	-£490,635	-£468,857	-£524,329	
35%	71%	-£575,161	-£549,389				
40%	71%	-£639,651	-£610,139	-£611,588	-£582,076	-£657,247	-£629,185
45%	71%	-£704,142	-£670,940				
50%	71%	-£768,631	-£731,741		-£696,661	-£790,627	-£755,547
100%	71%	-£1,414,500	-£1,340,636	-£1,344,262	-£1,270,399	-£1,458,540	-£1,388,302
10%	75%	-£258,361	-£252,009	-£251,113	-£244,762	-£262,148	-£254,900
15%	75%	-£322,226	-£312,698			-£327,906	
20%	75%	-£386,091	-£373,387	-£371,595			
25%	75%	-£449,955	-£434,076				
30%	75%	-£513,820	-£494,764	-£492,076		-£525,182	-£503,437
35%	75%	-£578,097	-£555,502				
40%	75%	-£643,006	-£617,183	-£613,540		-£658,403	
45%	75%	-£707,915	-£678,864	-£674,766	-£645,714	-£725,236	-£692,087
50%	75%	-£772,824	-£740,545				
10%	60%	-£254,895	-£244,732	-£249,096	-£238,934	-£260,955	-£255,156
15%	60%	-£317,027	-£301,782		-£293,085		
20%	60%	-£379,159	-£358,833				
25%	60%	-£441,291	-£415,882				
30%	60%	-£503,422	-£472,933				
35%	60%	-£565,768	-£529,982				
40%	60%	-£628,915	-£587,598	-£605,342	-£564,025		
45%	60%	-£692,064	-£645,581				
50%	60%	-£755.211	-£703.565	-£725.744			

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£75,868	£75,868	£75,868	£75,868	£75,868	£75,868
10%	71%	-£51,036	-£43,776	-£44,133	-£36,874	-£55,364	-£48,461
15%	71%	-£114,488	-£103,599	-£104,133	-£93,245	-£120,980	-£110,626
20%	71%	-£177,940	-£163,422	-£164,135	-£149,616	-£186,597	-£172,791
25%	71%	-£241,392	-£223,244	-£224,135	-£205,986	-£252,212	-£234,955
30%	71%	-£304,844	-£283,066	-£284,135	-£262,357		-£297,120
35%	71%	-£368,661	-£342,889				-£359,502
40%	71%	-£433,151	-£403,639	-£405,088			-£422,685
45%	71%	-£497,642	-£464,440				-£485,866
50%	71%	-£562,131	-£525,241		-£490,161		-£549,047
100%	71%	-£1,208,000	-£1,134,136	-£1,137,762	-£1,063,899	-£1,252,040	-£1,181,802
10%	75%	-£51,861	-£45,509	-£44,613	-£38,262	-£55,648	-£48,400
15%	75%	-£115,726	-£106,198	-£104,854	-£95,326	-£121,406	-£110,534
20%	75%	-£179,591	-£166,887	-£165,095	-£152,391	-£187,165	-£172,669
25%	75%	-£243,455	-£227,576	-£225,335	-£209,455	-£252,924	-£234,804
30%	75%	-£307,320	-£288,264	-£285,576	-£266,521	-£318,682	-£296,937
35%	75%	-£371,597	-£349,002				-£359,286
40%	75%	-£436,506	-£410,683	-£407,040	-£381,216	-£451,903	-£422,437
45%	75%	-£501,415	-£472,364		-£439,214	-£518,736	-£485,587
50%	75%	-£566,324	-£534,045				-£548,738
10%	60%	-£48,395	-£38,232	-£42,596	-£32,434	-£54,455	-£48,656
15%	60%	-£110,527	-£95,282	-£101,830	-£86,585	-£119,616	-£110,918
20%	60%	-£172,659	-£152,333	-£161,062	-£140,736	-£184,778	-£173,181
25%	60%	-£234,791	-£209,382	-£220,294	-£194,886	-£249,939	-£235,443
30%	60%	-£296,922	-£266,433	-£279,527	-£249,037	-£315,101	-£297,705
35%	60%	-£359,268	-£323,482				-£360,196
40%	60%	-£422,415	-£381,098	-£398,842		-£447,050	-£423,477
45%	60%	-£485,564	-£439,081	-£459,044			-£486,758
50%	60%	-£548.711	-£497.065				-£550 038

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£286,168	£286,168	£286,168	£286,168	£286,168	£286,168
10%	71%	£159,264	£166,524	£166,167	£173,426	£154,936	£161,839
15%	71%	£95,812	£106,701	£106,167	£117,055	£89,320	£99,674
20%	71%	£32,360	£46,878	£46,165	£60,684	£23,703	£37,509
25%	71%	-£31,092	-£12,944	-£13,835	£4,314	-£41,912	-£24,655
30%	71%	-£94,544	-£72,766	-£73,835	-£52,057	-£107,529	-£86,820
35%	71%	-£158,361	-£132,589	-£133,837	-£108,428	-£173,758	-£149,202
40%	71%	-£222,851	-£193,339	-£194,788	-£165,276	-£240,447	-£212,385
45%	71%	-£287,342	-£254,140	-£255,770	-£222,568		-£275,566
50%	71%	-£351,831	-£314,941	-£316,752	-£279,861	-£373,827	-£338,747
100%	71%	-£997,700					-£971,502
10%	75%	£158,439	£164,791	£165,687	£172,038	£154,652	£161,900
15%	75%	£94,574	£104,102	£105,446	£114,974	£88,894	£99,766
20%	75%	£30,709	£43,413	£45,205	£57,909	£23,135	£37,631
25%	75%	-£33,155	-£17,276	-£15,035	£845	-£42,624	-£24,504
30%	75%	-£97,020	-£77,964	-£75,276	-£56,221	-£108,382	-£86,637
35%	75%	-£161,297	-£138,702	-£135,517	-£113,285	-£174,769	-£148,986
40%	75%	-£226,206	-£200,383	-£196,740	-£170,916	-£241,603	-£212,137
45%	75%	-£291,115	-£262,064	-£257,966	-£228,914		-£275,287
50%	75%	-£356,024			-£286,913		-£338,438
10%	60%	£161,905	£172,068	£167,704	£177,866	£155,845	£161,644
15%	60%	£99,773	£115,018	£108,470	£123,715	£90,684	£99,382
20%	60%	£37,641	£57,967	£49,238	£69,564	£25,522	£37,119
25%	60%	-£24,491	£918	-£9,994	£15,414	-£39,639	-£25,143
30%	60%	-£86,622	-£56,133	-£69,227	-£38,737	-£104,801	-£87,405
35%	60%	-£148,968	-£113,182	-£128,459	-£92,888	-£170,523	-£149,896
40%	60%	-£212,115	-£170,798	-£188,542	-£147,225	-£236,750	-£213,177
45%	60%	-£275,264	-£228,781	-£248,744	-£202,261		-£276,458
E00/	600/						

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£137.012	-£137.012	-£137.012	-£137.012	-£137 012	-£137.012
10%	71%	-£263.916	-£256 656	-£257.013	-£249.754	-£268 244	-£261,341
15%	71%	-£327.368	-£316.479	-£317.013	-£306.125	-£333.860	-£323,506
20%	71%	-£390.820	-£376.302		-£362,496		-£385.671
25%	71%	-£454.272	-£436.124				-£447.835
30%	71%	-£517.724	-£495.946				
35%	71%	-£581,541	-£555,769				
40%	71%	-£646.031	-£616.519				
45%	71%	-£710.522	-£677.320				
50%	71%	-£775,011	-£738,121				
100%	71%	-£1,420,880	-£1,347,016				
10%	75%	-£264,741	-£258,389	-£257,493	-£251,142	-£268,528	-£261,280
15%	75%	-£328,606	-£319,078	-£317,734	-£308,206		-£323,414
20%	75%	-£392,471	-£379,767		-£365,271	-£400,045	-£385,549
25%	75%	-£456,335	-£440,456			-£465,804	-£447,684
30%	75%	-£520,200	-£501,144	-£498,456	-£479,401	-£531,562	
35%	75%	-£584,477	-£561,882				
40%	75%	-£649,386	-£623,563		-£594,096	-£664,783	
45%	75%	-£714,295	-£685,244	-£681,146	-£652,094		
50%	75%	-£779,204	-£746,925	-£742,372	-£710,093	-£798,450	-£761,618
10%	60%	-£261,275	-£251,112	-£255,476	-£245,314	-£267,335	-£261,536
15%	60%	-£323,407	-£308,162	-£314,710	-£299,465	-£332,496	
20%	60%	-£385,539	-£365,213	-£373,942	-£353,616	-£397,658	-£386,061
25%	60%	-£447,671	-£422,262				
30%	60%	-£509,802	-£479,313	-£492,407	-£461,917	-£527,981	
35%	60%	-£572,148	-£536,362				
40%	60%	-£635,295	-£593,978		-£570,405		-£636,357
45%	60%	-£698,444	-£651,961				
50%	60%	-£761.591	-£709,945	-£732,124			-£762,918

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£152,368	£152,368	£152,368	£152,368	£152,368	£152,368
10%	71%	£25,464	£32,724	£32,367	£39,626	£21,136	£28,039
15%	71%	-£37,988	-£27,099	-£27,633	-£16,745	-£44,480	-£34,126
20%	71%	-£101,440	-£86,922	-£87,635	-£73,116	-£110,097	-£96,291
25%	71%	-£164,892	-£146,744	-£147,635	-£129,486	-£175,712	-£158,455
30%	71%	-£228,344	-£206,566	-£207,635	-£185,857	-£241,329	-£220,620
35%	71%	-£292,161	-£266,389	-£267,637	-£242,228		-£283,002
40%	71%	-£356,651	-£327,139	-£328,588	-£299,076		-£346,185
45%	71%	-£421,142	-£387,940			-£440,936	
50%	71%	-£485,631	-£448,741				
100%	71%	-£1,131,500	-£1,057,636	-£1,061,262			
10%	75%	£24,639	£30,991	£31,887	£38,238	£20,852	£28,100
15%	75%	-£39,226	-£29,698	-£28,354	-£18,826	-£44,906	-£34,034
20%	75%	-£103,091	-£90,387	-£88,595	-£75,891	-£110,665	-£96,169
25%	75%	-£166,955	-£151,076	-£148,835	-£132,955	-£176,424	-£158,304
30%	75%	-£230.820	-£211.764	-£209.076	-£190.021	-£242.182	-£220.437
35%	75%	-£295,097	-£272,502	-£269,317	-£247,085		-£282,786
40%	75%	-£360.006	-£334.183		-£304,716		-£345,937
45%	75%	-£424,915	-£395,864		-£362,714		
50%	75%	-£489.824	-£457.545				
10%	60%	£28,105	£38,268	£33,904	£44,066	£22,045	£27,844
15%	60%	-£34.027	-£18,782	-£25.330	-£10.085	-£43.116	-£34,418
20%	60%	-£96,159	-£75,833	-£84,562	-£64,236	-£108,278	-£96,681
25%	60%	-£158,291	-£132,882	-£143,794	-£118,386	-£173,439	-£158,943
30%	60%	-£220,422	-£189,933	-£203,027	-£172,537	-£238,601	-£221,205
35%	60%	-£282.768	-£246.982	-£262.259	-£226.688		-£283.696
40%	60%	-£345,915	-£304,598	-£322,342	-£281,025		-£346,977
45%	60%	-£409.064	-£362,581	-£382.544	-£336.061		
E09/	60%	£472.244	£420 EGE				£472 £20

| 107% | 007% | -14/05/004 | 50% | 60% | -24/72/211 | Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£286,168	£286,168	£286,168	£286,168	£286,168	£286,168
10%	71%	£159,264	£166,524	£166,167	£173,426	£154,936	£161,839
15%	71%	£95,812	£106,701	£106,167	£117,055	£89,320	£99,674
20%	71%	£32,360	£46,878	£46,165	£60,684	£23,703	£37,509
25%	71%	-£31,092	-£12,944	-£13,835	£4,314	-£41,912	-£24,655
30%	71%	-£94,544	-£72,766	-£73,835	-£52,057	-£107,529	-£86,820
35%	71%	-£158,361	-£132,589	-£133,837	-£108,428	-£173,758	-£149,202
40%	71%	-£222,851	-£193,339	-£194,788	-£165,276	-£240,447	-£212,385
45%	71%	-£287,342	-£254,140	-£255,770	-£222,568	-£307,136	-£275,566
50%	71%	-£351,831	-£314,941		-£279,861	-£373,827	
100%	71%	-£997,700	-£923,836	-£927,462		-£1,041,740	
10%	75%	£158,439	£164,791	£165,687	£172,038	£154,652	£161,900
15%	75%	£94,574	£104,102	£105,446	£114,974	£88,894	£99,766
20%	75%	£30,709	£43,413	£45,205	£57,909	£23,135	£37,631
25%	75%	-£33,155	-£17,276	-£15,035	£845	-£42,624	-£24,504
30%	75%	-£97,020	-£77,964	-£75,276	-£56,221	-£108,382	-£86,637
35%	75%	-£161,297	-£138,702	-£135,517	-£113,285	-£174,769	-£148,986
40%	75%	-£226,206	-£200,383	-£196,740	-£170,916	-£241,603	-£212,137
45%	75%	-£291,115	-£262,064	-£257,966	-£228,914	-£308,436	-£275,287
50%	75%	-£356.024	-£323.745		-£286.913		-£338.438
10%	60%	£161.905	£172.068	£167.704	£177.866	£155.845	£161.644
15%	60%	£99,773	£115,018	£108,470	£123,715	£90,684	£99,382
20%	60%	£37.641	£57.967	£49,238	£69.564	£25.522	£37,119
25%	60%	-£24,491	£918	-£9,994	£15,414	-£39,639	-£25,143
30%	60%	-£86.622	-£56.133	-£69.227	-£38.737	-£104.801	-£87,405
35%	60%	-£148,968	-£113,182	-£128,459	-£92,888	-£170,523	-£149,896
40%	60%	-£212.115	-£170.798	-£188.542	-£147.225	-£236.750	-£213.177
45%	60%	-£275.264	-£228.781	-£248.744	-£202.261		-£276,458
E09/	60%	C220 A11	£20£ 7££	£209 044	£257 200	£260.20E	£220 720

£13,474,000

	CIL Zone	3
	Value Area	High
Sales value inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£634,110	£634,110	£634,110	£634,110	£634,110	£634,110
10%	71%	£487,320	£495,769	£492,884	£501,332	£485,045	£490,609
15%	71%	£413,924	£426,598	£422,270	£434,942	£410,512	£418,857
20%	71%	£340,530	£357,427	£351,656	£368,553	£335,979	£347,106
25%	71%	£267,135	£288,255	£281,042	£302,164	£261,446	£275,355
30%	71%	£193,739	£219,084	£210,428	£235,774	£186,914	£203,603
35%	71%	£120,344	£149,913	£139,814	£169,384	£112,382	£131,852
40%	71%	£46,948	£80,743	£69,201	£102,995	£37,849	£60,101
45%	71%	-£26,880	£11,572	-£1,436	£36,605	-£37,285	-£11,841
50%	71%	-£101,475	-£58,542	-£73,205	-£30,271	-£113,037	-£84,765
100%	71%	-£848,387	-£762,423	-£791,782	-£705,818	-£871,535	-£814,931
10%	75%	£486,562	£493,954	£492,404	£499,795	£484,571	£490,413
15%	75%	£412,787	£423,876	£421,549	£432,638	£409,801	£418,563
20%	75%	£339,013	£353,798	£350,696	£365,481	£335,032	£346,714
25%	75%	£265,239	£283,719	£279,841	£298,323	£260,262	£274,865
30%	75%	£191,464	£213,641	£208,988	£231,166	£185,492	£203,016
35%	75%	£117,689	£143,563	£138,134	£164,008	£110,723	£131,167
40%	75%	£43,915	£73,485	£67,280	£96,851	£35,953	£59,318
45%	75%	-£30,348	£3,407	-£3,632	£29,693	-£39,452	-£12,736
50%	75%	-£105,329	-£67,762	-£75,645	-£38,078	-£115,445	-£85,761
10%	60%	£489,746	£501,574	£494,419	£506,247	£486,562	£491,235
15%	60%	£417,564	£435,306	£424,574	£442,316	£412,787	£419,796
20%	60%	£345,382	£369,038	£354,729	£378,385	£339,012	£348,358
25%	60%	£273,200	£302,770	£284,883	£314,453	£265,238	£276,921
30%	60%	£201,018	£236,502	£215,037	£250,522	£191,464	£205,483
35%	60%	£128,836	£170,234	£145,192	£186,590	£117,688	£134,044
40%	60%	£56,653	£103,965	£75,346	£122,658	£43,914	£62,606
45%	60%	-£15,782	£37,698	£5,501	£58,726	-£30,349	-£8,976
50%	60%	-£89.145	-£29.037	-£65.397	-£5.290	-£105.330	-£81.583

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds LAR and SO at GLA Income thresholds % of AH as rented % of AH SR and LLR LAR and LLR

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£812,390	-£812,390	-£812,390	-£812,390	-£812,390	-£812,390
10%	71%	-£959,180		-£953,616	-£945,168	-£961,455	-£955,891
15%	71%	-£1,032,576					-£1,027,643
20%	71%	-£1,105,970		-£1,094,844			-£1,099,394
25%	71%	-£1,179,365					-£1,171,145
30%	71%	-£1,252,761	-£1,227,416	-£1,236,072	-£1,210,726	-£1,259,586	-£1,242,897
35%	71%	-£1,326,156					-£1,314,648
40%	71%	-£1,399,552	-£1,365,757	-£1,377,299	-£1,343,505	-£1,408,651	-£1,386,399
45%	71%	-£1,473,380					-£1,458,341
50%	71%	-£1,547,975	-£1,505,042	-£1,519,705	-£1,476,771	-£1,559,537	-£1,531,265
100%	71%	-£2,294,887					-£2,261,431
10%	75%	-£959,938	-£952,546	-£954,096	-£946,705	-£961,929	-£956,087
15%	75%	-£1,033,713					-£1,027,937
20%	75%	-£1,107,487	-£1,092,702	-£1,095,804	-£1,081,019	-£1,111,468	-£1,099,786
25%	75%	-£1,181,261					-£1,171,635
30%	75%	-£1,255,036	-£1,232,859	-£1,237,512	-£1,215,334	-£1,261,008	-£1,243,484
35%	75%	-£1,328,811					-£1,315,333
40%	75%	-£1,402,585	-£1,373,015	-£1,379,220	-£1,349,649	-£1,410,547	-£1,387,182
45%	75%	-£1,476,848					-£1,459,236
50%	75%	-£1,551,829	-£1,514,262	-£1,522,145	-£1,484,578	-£1,561,945	-£1,532,261
10%	60%	-£956,754					-£955,265
15%	60%	-£1,028,936	-£1,011,194		-£1,004,184		-£1,026,704
20%	60%	-£1,101,118					-£1,098,142
25%	60%	-£1,173,300	-£1,143,730	-£1,161,617	-£1,132,047	-£1,181,262	-£1,169,579
30%	60%	-£1,245,482					-£1,241,017
35%	60%	-£1,317,664					-£1,312,456
40%	60%	-£1,389,847					-£1,383,894
45%	60%	-£1,462,282					-£1,455,476
50%	60%	-£1.535.645					-£1.528.083

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£196,930	-£196,930	-£196,930	-£196,930	-£196,930	-£196,930
10%	71%	-£343,720	-£335,271		-£329,708		
15%	71%	-£417,116	-£404,442	-£408,770	-£396,098	-£420,528	-£412,183
20%	71%	-£490,510	-£473,613				
25%	71%	-£563,905	-£542,785				
30%	71%	-£637,301	-£611,956	-£620,612			
35%	71%	-£710,696	-£681,127	-£691,226	-£661,656	-£718,658	-£699,188
40%	71%	-£784,092	-£750,297				
45%	71%	-£857,920	-£819,468	-£832,476	-£794,435		
50%	71%	-£932.515	-£889.582				
100%	71%	-£1,679,427	-£1,593,463				
10%	75%	-£344.478	-£337.086				
15%	75%	-£418,253	-£407,164				
20%	75%	-£492,027	-£477.242	-£480,344		-£496,008	
25%	75%	-£565,801	-£547,321				
30%	75%	-£639,576	-£617,399		-£599,874		
35%	75%	-£713,351	-£687,477				
40%	75%	-£787.125	-£757.555				
45%	75%	-£861,388	-£827,633				
50%	75%	-£936.369	-£898.802				
10%	60%	-£341.294	-£329.466				
15%	60%	-£413.476	-£395.734				
20%	60%	-£485 658	-£462 002		-£452 655		-£482 682
25%	60%	-£557.840	-£528.270				
30%	60%	-£630,022	-£594.538		-£580,518		-£625,557
35%	60%	-£702,204	-£660,806	-£685,848	-£644,450	-£713,352	-£696,996
40%	60%	-£774.387	-£727.075		-£708.382		-£768.434
45%	60%	-£846.822	-£793.342		-£772.314		-£840.016

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£81.630	F81 630	£81.630	£81.630	£81.630	£81.630
10%	71%	-£65.160	-£56.711	-£59.596	-£51,148	-£67,435	-£61.871
15%	71%	-£138.556	-£125.882	-£130,210	-£117.538	-£141.968	-£133.623
20%	71%	-£211.950	-£195.053	-£200.824	-£183.927	-£216.501	-£205,374
25%	71%	-£285.345	-£264.225	-£271.438	-£250,327	-£291.034	-£277.125
30%	71%	-£358.741	-£333.396	-£342.052	-£316,706	-£365.566	-£348.877
35%	71%	-£432,136	-£402.567	-£412,666	-£383.096	-£440.098	-£420.628
40%	71%	-£505.532	-£471.737	-£483,279	-£449.485	-£514.631	-£492,379
45%	71%	-£579.360	-£540.908	-£553,916	-£515.875	-£589.765	-£564.321
50%	71%	-£653.955	-£611.022	-£625.685	-£582,751	-£665.517	-£637,245
100%	71%	-£1 400 867	-£1.314.903	-£1.344.262	-£1 258 298	-£1.424.015	-£1.367.411
10%	75%	-£65.918	-£58.526	-£60.076	-£52.685	-£67,909	-£62.067
15%	75%	-£139.693	-£128 604	-£130,931	-£119.842	-£142 679	-£133.917
20%	75%	-£213.467	-£198.682	-£201.784	-£186,999	-£217.448	-£205.766
25%	75%	-£287,241	-£198,062 -£268,761	-£272.639	-£254.157	-£292.218	-£277 615
30%	75%	-£361,016	-£338,839	-£343,492	-£321,314	-£366,988	-£349.464
35%	75%	-£434,791	-£408,917	-£414,346	-£388,472	-£441.757	-£421,313
40%	75%	-£508,565	-£478.995	-£485,200	-£455,629	-£441,757 -£516.527	-£421,313 -£493,162
45%	75%	-£582.828	-£549.073	-£556,112	-£522.787	-£591.932	-£565,216
50%	75%	-£657.809	-£620.242	-£628.125	-£590,558	-£667.925	-£638,241
10%	60%	-£62.734	-£50,906	-£58.061	-£46,233	-£65,918	-£61.245
15%	60%	-£134.916	-£30,906 -£117.174	-£30,001 -£127,906	-£40,233 -£110,164	-£03,910 -£139,693	-£01,245 -£132,684
20%	60%	-£207.098	-£183.442	-£127,500	-£174.095	-£133,665	-£204 122
25%	60%	-£207,096 -£279,280	-£163,442 -£249.710	-£197,751 -£267.597	-£174,095 -£238.027	-£213,400 -£287,242	-£275.559
30%	60%	-£351.462	-£315.978	-£337.443	-£301.958	-£361.016	-£346.997
35%	60%	-£423.644	-£382,246	-£407,288	-£365,890	-£434,792	-£418.436
40%	60%	-£495,827	-£448,515	-£477,134	-£429,822	-£508,566	-£489,874
45%	60%	-£568,262	-£446,515 -£514,782	-£546,979	-£429,022 -£493,754	-£582,829	-£469,674 -£561,456
50%	60%	-£641.625	-£581.517	-£617.877	-£557,770	-£657.810	-£634,063

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£288,130	£288,130	£288,130	£288,130	£288,130	£288,130
10%	71%	£141,340	£149,789	£146,904	£155,352	£139,065	£144,629
15%	71%	£67,944	£80,618	£76,290	£88,962	£64,532	£72,877
20%	71%	-£5,450	£11,447	£5,676	£22,573	-£10,001	£1,126
25%	71%	-£78,845	-£57,725	-£64,938	-£43,816	-£84,534	-£70,625
30%	71%	-£152,241	-£126,896	-£135,552	-£110,206	-£159,066	-£142,377
35%	71%	-£225,636	-£196,067	-£206,166	-£176,596	-£233,598	-£214,128
40%	71%	-£299,032	-£265,237	-£276,779	-£242,985	-£308,131	-£285,879
45%	71%	-£372,860	-£334,408				-£357,821
50%	71%	-£447,455	-£404,522	-£419,185	-£376,251	-£459,017	-£430,745
100%	71%	-£1,194,367	-£1,108,403				-£1,160,911
10%	75%	£140,582	£147,974	£146,424	£153,815	£138,591	£144,433
15%	75%	£66,807	£77,896	£75,569	£86,658	£63,821	£72,583
20%	75%	-£6,967	£7,818	£4,716	£19,501	-£10,948	£734
25%	75%	-£80,741	-£62,261	-£66,139	-£47,657	-£85,718	-£71,115
30%	75%	-£154,516	-£132,339	-£136,992	-£114,814	-£160,488	-£142,964
35%	75%	-£228,291	-£202,417	-£207,846	-£181,972	-£235,257	-£214,813
40%	75%	-£302,065	-£272,495	-£278,700	-£249,129	-£310,027	-£286,662
45%	75%	-£376,328	-£342,573				-£358,716
50%	75%	-£451,309	-£413,742	-£421,625	-£384,058	-£461,425	-£431,741
10%	60%	£143,766	£155,594	£148,439	£160,267	£140,582	£145,255
15%	60%	£71,584	£89,326	£78,594	£96,336	£66,807	£73,816
20%	60%	-£598	£23,058	£8,749	£32,405	-£6,968	£2,378
25%	60%	-£72,780	-£43,210	-£61,097	-£31,527	-£80,742	-£69,059
30%	60%	-£144,962	-£109,478	-£130,943	-£95,458	-£154,516	-£140,497
35%	60%	-£217,144	-£175,746	-£200,788	-£159,390	-£228,292	-£211,936
40%	60%	-£289,327	-£242,015	-£270,634	-£223,322	-£302,066	-£283,374
45%	60%	-£361,762	-£308,282	-£340,479	-£287,254		-£354,956
50%	60%	-£435.125	-£375.017				-£427.563

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£498,430	£498,430	£498,430	£498,430	£498,430	£498,430
10%	71%	£351,640	£360,089	£357,204	£365,652	£349,365	£354,929
15%	71%	£278,244	£290,918	£286,590	£299,262	£274,832	£283,177
20%	71%	£204,850	£221,747	£215,976	£232,873	£200,299	£211,426
25%	71%	£131,455	£152,575	£145,362	£166,484	£125,766	£139,675
30%	71%	£58,059	£83,404	£74,748	£100,094	£51,234	£67,923
35%	71%	-£15,336	£14,233	£4,134	£33,704	-£23,298	-£3,828
40%	71%	-£88,732	-£54,937	-£66,479	-£32,685	-£97,831	-£75,579
45%	71%	-£162,560	-£124,108	-£137,116	-£99,075	-£172,965	-£147,521
50%	71%	-£237,155	-£194,222	-£208,885	-£165,951	-£248,717	-£220,445
100%	71%	-£984,067					-£950,611
10%	75%	£350,882	£358,274	£356,724	£364,115	£348,891	£354,733
15%	75%	£277,107	£288,196	£285,869	£296,958	£274,121	£282,883
20%	75%	£203,333	£218,118	£215,016	£229,801	£199,352	£211,034
25%	75%	£129,559	£148,039	£144,161	£162,643	£124,582	£139,185
30%	75%	£55,784	£77,961	£73,308	£95,486	£49,812	£67,336
35%	75%	-£17,991	£7,883	£2,454	£28,328	-£24,957	-£4,513
40%	75%	-£91,765	-£62,195	-£68,400	-£38,829	-£99,727	-£76,362
45%	75%	-£166,028	-£132,273	-£139,312	-£105,987	-£175,132	-£148,416
50%	75%	-£241,009	-£203,442	-£211,325	-£173,758	-£251,125	-£221,441
10%	60%	£354,066	£365,894	£358,739	£370,567	£350,882	£355,555
15%	60%	£281,884	£299,626	£288,894	£306,636	£277,107	£284,116
20%	60%	£209,702	£233,358	£219,049	£242,705	£203,332	£212,678
25%	60%	£137,520	£167,090	£149,203	£178,773	£129,558	£141,241
30%	60%	£65,338	£100,822	£79,357	£114,842	£55,784	£69,803
35%	60%	-£6,844	£34,554	£9,512	£50,910	-£17,992	-£1,636
40%	60%	-£79,027	-£31,715	-£60,334	-£13,022	-£91,766	-£73,074
45%	60%	-£151,462	-£97,982	-£130,179	-£76,954	-£166,029	-£144,656
EOW.	600/	COO4 OOF	£164 717	£201.077	-6140.070	£241.010	£217.262

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£75,250	£75,250	£75,250	£75,250	£75,250	£75,250
10%	71%	-£71,540	-£63,091	-£65,976	-£57,528	-£73,815	-£68,251
15%	71%	-£144,936	-£132,262	-£136,590	-£123,918	-£148,348	-£140,003
20%	71%	-£218,330	-£201,433	-£207,204	-£190,307	-£222,881	-£211,754
25%	71%	-£291,725	-£270,605	-£277,818	-£256,696	-£297,414	-£283,505
30%	71%	-£365,121	-£339,776			-£371,946	-£355,257
35%	71%	-£438,516	-£408,947				-£427,008
40%	71%	-£511,912	-£478,117	-£489,659	-£455,865		-£498,759
45%	71%	-£585,740	-£547,288	-£560,296		-£596,145	-£570,701
50%	71%	-£660,335	-£617,402	-£632,065			-£643,625
100%	71%	-£1,407,247	-£1,321,283				-£1,373,791
10%	75%	-£72,298	-£64,906	-£66,456	-£59,065	-£74,289	-£68,447
15%	75%	-£146,073	-£134,984	-£137,311	-£126,222	-£149,059	-£140,297
20%	75%	-£219,847	-£205,062	-£208,164	-£193,379	-£223,828	-£212,146
25%	75%	-£293,621	-£275,141	-£279,019	-£260,537	-£298,598	-£283,995
30%	75%	-£367,396	-£345,219				-£355,844
35%	75%	-£441,171	-£415,297				-£427,693
40%	75%	-£514,945	-£485,375	-£491,580	-£462,009	-£522,907	-£499,542
45%	75%	-£589,208	-£555,453				-£571,596
50%	75%	-£664,189	-£626,622				-£644,621
10%	60%	-£69,114	-£57,286	-£64,441	-£52,613	-£72,298	-£67,625
15%	60%	-£141,296	-£123,554	-£134,286	-£116,544	-£146,073	-£139,064
20%	60%	-£213,478	-£189,822	-£204,131	-£180,475	-£219,848	-£210,502
25%	60%	-£285,660	-£256,090	-£273,977	-£244,407	-£293,622	-£281,939
30%	60%	-£357,842	-£322,358	-£343,823	-£308,338	-£367,396	-£353,377
35%	60%	-£430,024	-£388,626				-£424,816
40%	60%	-£502,207	-£454,895	-£483,514	-£436,202	-£514,946	-£496,254
45%	60%	-£574,642	-£521,162		-£500,134		-£567,836
50%	60%	*F648 005	-F587 8Q7				-F640 443

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£364,630	£364,630	£364,630	£364,630	£364,630	£364,630
10%	71%	£217,840	£226,289	£223,404	£231,852	£215,565	£221,129
15%	71%	£144,444	£157,118	£152,790	£165,462	£141,032	£149,377
20%	71%	£71,050	£87,947	£82,176	£99,073	£66,499	£77,626
25%	71%	-£2,345	£18,775	£11,562	£32,684	-£8,034	£5,875
30%	71%	-£75,741	-£50,396	-£59,052	-£33,706	-£82,566	-£65,877
35%	71%	-£149,136	-£119,567	-£129,666	-£100,096	-£157,098	-£137,628
40%	71%	-£222,532	-£188,737	-£200,279	-£166,485	-£231,631	-£209,379
45%	71%	-£296,360	-£257,908	-£270,916	-£232,875	-£306,765	-£281,321
50%	71%	-£370,955	-£328,022		-£299,751		-£354,245
100%	71%	-£1,117,867	-£1,031,903	-£1,061,262	-£975,298	-£1,141,015	-£1,084,411
10%	75%	£217,082	£224,474	£222,924	£230,315	£215,091	£220,933
15%	75%	£143,307	£154,396	£152,069	£163,158	£140,321	£149,083
20%	75%	£69,533	£84,318	£81,216	£96,001	£65,552	£77,234
25%	75%	-£4,241	£14,239	£10,361	£28,843	-£9,218	£5,385
30%	75%	-£78,016	-£55,839	-£60,492	-£38,314	-£83,988	-£66,464
35%	75%	-£151,791	-£125,917	-£131,346	-£105,472	-£158,757	-£138,313
40%	75%	-£225,565	-£195,995	-£202,200	-£172,629	-£233,527	-£210,162
45%	75%	-£299,828	-£266,073	-£273,112	-£239,787	-£308,932	-£282,216
50%	75%	-£374,809	-£337,242				
10%	60%	£220,266	£232,094	£224,939	£236,767	£217,082	£221,755
15%	60%	£148,084	£165,826	£155,094	£172,836	£143,307	£150,316
20%	60%	£75,902	£99,558	£85,249	£108,905	£69,532	£78,878
25%	60%	£3,720	£33,290	£15,403	£44,973	-£4,242	£7,441
30%	60%	-£68,462	-£32,978	-£54,443	-£18,958	-£78,016	-£63,997
35%	60%	-£140,644	-£99,246	-£124,288	-£82,890	-£151,792	-£135,436
40%	60%	-£212,827	-£165,515	-£194,134	-£146,822	-£225,566	-£206,874
45%	60%	-£285,262	-£231,782	-£263,979	-£210,754	-£299,829	-£278,456
50%	60%	-£358 625	£200 £17	-£334 877	-£274 770	-£374.810	-£351.063

 50%
 60%
 -285,862

 50%
 60%
 -358,625

 Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£498,430	£498,430	£498,430	£498,430	£498,430	£498,430
10%	71%	£351,640	£360,089	£357,204	£365,652	£349,365	£354,929
15%	71%	£278,244	£290,918	£286,590	£299,262	£274,832	£283,177
20%	71%	£204,850	£221,747	£215,976	£232,873	£200,299	£211,426
25%	71%	£131,455	£152,575	£145,362	£166,484	£125,766	£139,675
30%	71%	£58,059	£83,404	£74,748	£100,094	£51,234	£67,923
35%	71%	-£15,336	£14,233	£4,134	£33,704	-£23,298	-£3,828
40%	71%	-£88,732	-£54,937	-£66,479	-£32,685	-£97,831	-£75,579
45%	71%	-£162,560	-£124,108	-£137,116	-£99,075	-£172,965	-£147,521
50%	71%	-£237,155	-£194,222	-£208,885	-£165,951	-£248,717	-£220,445
100%	71%	-£984,067	-£898,103	-£927,462	-£841,498	-£1,007,215	-£950,611
10%	75%	£350,882	£358,274	£356,724	£364,115	£348,891	£354,733
15%	75%	£277,107	£288,196	£285,869	£296,958	£274,121	£282,883
20%	75%	£203,333	£218,118	£215,016	£229,801	£199,352	£211,034
25%	75%	£129,559	£148,039	£144,161	£162,643	£124,582	£139,185
30%	75%	£55,784	£77,961	£73,308	£95,486	£49,812	£67,336
35%	75%	-£17,991	£7,883	£2,454	£28,328	-£24,957	-£4,513
40%	75%	-£91,765	-£62,195	-£68,400	-£38,829	-£99,727	-£76,362
45%	75%	-£166,028	-£132,273	-£139,312	-£105,987	-£175,132	-£148,416
50%	75%	-£241,009	-£203,442	-£211,325	-£173,758	-£251,125	-£221,441
10%	60%	£354.066	£365.894	£358.739	£370.567	£350.882	£355.555
15%	60%	£281,884	£299,626	£288,894	£306,636	£277,107	£284,116
20%	60%	£209,702	£233,358	£219,049	£242,705	£203,332	£212,678
25%	60%	£137,520	£167,090	£149,203	£178,773	£129,558	£141,241
30%	60%	£65,338	£100,822	£79,357	£114,842	£55,784	£69,803
35%	60%	-£6,844	£34,554	£9,512	£50,910	-£17,992	-£1,636
40%	60%	-£79.027	-£31.715	-£60.334	-£13.022	-£91.766	-£73.074
45%	60%	-£151,462	-£97,982	-£130,179	-£76,954	-£166,029	-£144,656
50%	60%	-£224 825	-£164 717	-£201.077	-£140 970	-£241 010	-£217.263

£27,943,000

£13,474,000

No Units 6 Site Area 0.02 Ha

	CIL Zone	3
	Value Area	Med
		•
Sales value inflation		09
Build cost inflation		09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£511,278	£511,278	£511,278	£511,278	£511,278	£511,278
10%	71%	£375,740	£383,274	£382,334	£389,868	£372,417	£379,011
15%	71%	£307,971	£319,272	£317,862	£329,163	£302,986	£312,877
20%	71%	£240,203	£255,270	£253,389	£268,457	£233,555	£246,742
25%	71%	£172,433	£191,268	£188,917	£207,752	£164,124	£180,609
30%	71%	£104,665	£127,266	£124,445	£147,047	£94,694	£114,475
35%	71%	£36,895	£63,263	£59,973	£86,341	£25,263	£48,341
40%	71%	-£31,379	-£750	-£4,572	£25,637	-£44,890	-£18,084
45%	71%	-£100,256	-£65,799	-£70,099	-£35,642	-£115,456	-£85,299
50%	71%	-£169,134	-£130,848	-£135,626	-£97,341	-£186,023	-£152,515
100%	71%	-£858,873	-£782,217	-£791,782	-£715,126	-£892,690	-£825,599
10%	75%	£374,931	£381,523	£381,854	£388,446	£372,023	£378,946
15%	75%	£306,757	£316,645	£317,142	£327,029	£302,395	£312,779
20%	75%	£238,583	£251,767	£252,429	£265,613	£232,767	£246,614
25%	75%	£170,409	£186,889	£187,717	£204,197	£163,138	£180,447
30%	75%	£102,235	£122,011	£123,005	£142,781	£93,510	£114,281
35%	75%	£34,061	£57,133	£58,293	£81,365	£23,882	£48,114
40%	75%	-£34,670	-£7,872	-£6,524	£19,949	-£46,494	-£18,346
45%	75%	-£103,960	-£73,811	-£72,295	-£42,145	-£117,261	-£85,595
50%	75%	-£173,249	-£139,749	-£138,066	-£104,566	-£188,026	-£152,843
10%	60%	£378,331	£388,879	£383,870	£394,418	£373,679	£379,218
15%	60%	£311,858	£327,679	£320,166	£335,987	£304,879	£313,187
20%	60%	£245,385	£266,479	£256,462	£277,557	£236,079	£247,156
25%	60%	£178,911	£205,279	£192,758	£219,126	£167,279	£181,126
30%	60%	£112,438	£144,080	£129,054	£160,696	£98,480	£115,095
35%	60%	£45,964	£82,881	£65,350	£102,267	£29,680	£49,065
40%	60%	-£20,844	£21,681	£1,646	£43,836	-£39,760	-£17,243
45%	60%	-£88,405	-£40,165	-£63,072	-£14,834	-£109,685	-£84,353
50%	60%	-£155.966	-£102.366	-£127.818	-£74.219	-£179.610	-£151.463

Residual Land values compared to benchmark land values

 % of AH
 % of AH cented
 SR and SO at council Income thresholds
 LAR and SO at Council Income thresholds
 SR and LLR
 LAR and LLR
 L

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

 % of AH
 SR and SO at council Income thresholds
 LAR and LLR
 LAR

Residual Land values compared to benchmark land values Benchmark Z1 - Low

| SR and SO at | LAR and SO at | LAR and SO at | Council Income thresholds | SR and LLR | LAR and SO at | Council Income thresholds | SR and LLR | LAR and SO at | Council Income thresholds | SR and LLR | LAR and

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

2

SR and SO at council Income thresholds thresholds LAR and SO at Council Income thresholds thresholds thresholds thresholds thresholds % of AH as rented SR and LLR LAR and LLR

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£165,298	£165,298	£165,298	£165,298	£165,298	£165,298
10%	71%	£29,760	£37,294	£36,354	£43,888	£26,437	£33,031
15%	71%	-£38,009	-£26,708	-£28,118	-£16,817	-£42,994	-£33,103
20%	71%	-£105,777	-£90,710	-£92,591	-£77,523	-£112,425	-£99,238
25%	71%	-£173,547	-£154,712	-£157,063	-£138,228	-£181,856	-£165,371
30%	71%	-£241,315	-£218,714	-£221,535	-£198,933	-£251,286	-£231,505
35%	71%	-£309,085	-£282,717	-£286,007	-£259,639		-£297,639
40%	71%	-£377,359	-£346,730	-£350,552	-£320,343	-£390,870	-£364,064
45%	71%	-£446,236					-£431,279
50%	71%	-£515,114	-£476,828	-£481,606	-£443,321	-£532,003	-£498,495
100%	71%	-£1,204,853			-£1,061,106		-£1,171,579
10%	75%	£28,951	£35,543	£35,874	£42,466	£26,043	£32,966
15%	75%	-£39,223	-£29,335	-£28,838	-£18,951	-£43,585	-£33,201
20%	75%	-£107,397	-£94,213	-£93,551	-£80,367	-£113,213	-£99,366
25%	75%	-£175,571	-£159,091	-£158,263	-£141,783	-£182,842	-£165,533
30%	75%	-£243,745	-£223,969	-£222,975	-£203,199	-£252,470	-£231,699
35%	75%	-£311,919	-£288,847	-£287,687	-£264,615		-£297,866
40%	75%	-£380,650		-£352,504		-£392,474	-£364,326
45%	75%	-£449,940					-£431,575
50%	75%	-£519,229		-£484,046	-£450,546	-£534,006	-£498,823
10%	60%	£32,351	£42,899	£37,890	£48,438	£27,699	£33,238
15%	60%	-£34,122	-£18,301	-£25,814	-£9,993	-£41,101	-£32,793
20%	60%	-£100,595	-£79,501	-£89,518	-£68,423	-£109,901	-£98,824
25%	60%	-£167,069	-£140,701	-£153,222	-£126,854	-£178,701	-£164,854
30%	60%	-£233,542	-£201,900	-£216,926	-£185,284	-£247,500	-£230,885
35%	60%	-£300,016	-£263,099	-£280,630	-£243,713		-£296,915
40%	60%	-£366,824		-£344,334	-£302,144	-£385,740	-£363,223
45%	60%	-£434,385					
50%	60%	-£501,946	-£448,346	-£473,798	-£420,199	-£525,590	-£497,443

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£375,598	£375,598	£375,598	£375,598	£375,598	£375,598
10%	71%	£240,060	£247,594	£246,654	£254,188	£236,737	£243,331
15%	71%	£172,291	£183,592	£182,182	£193,483	£167,306	£177,197
20%	71%	£104,523	£119,590	£117,709	£132,777	£97,875	£111,062
25%	71%	£36,753	£55,588	£53,237	£72,072	£28,444	£44,929
30%	71%	-£31,015	-£8,414	-£11,235	£11,367	-£40,986	-£21,205
35%	71%	-£98,785	-£72,417	-£75,707	-£49,339	-£110,417	-£87,339
40%	71%	-£167,059	-£136,430	-£140,252	-£110,043	-£180,570	-£153,764
45%	71%	-£235,936	-£201,479	-£205,779	-£171,322	-£251,136	-£220,979
50%	71%	-£304,814	-£266,528	-£271,306	-£233,021	-£321,703	-£288,195
100%	71%	-£994,553	-£917,897				-£961,279
10%	75%	£239,251	£245,843	£246,174	£252,766	£236,343	£243,266
15%	75%	£171,077	£180,965	£181,462	£191,349	£166,715	£177,099
20%	75%	£102,903	£116,087	£116,749	£129,933	£97,087	£110,934
25%	75%	£34,729	£51,209	£52,037	£68,517	£27,458	£44,767
30%	75%	-£33,445	-£13,669	-£12,675	£7,101	-£42,170	-£21,399
35%	75%	-£101,619	-£78,547	-£77,387	-£54,315	-£111,798	-£87,566
40%	75%	-£170,350	-£143,552	-£142,204	-£115,731	-£182,174	-£154,026
45%	75%	-£239,640	-£209,491	-£207,975	-£177,825	-£252,941	-£221,275
50%	75%	-£308,929	-£275,429	-£273,746	-£240,246	-£323,706	-£288,523
10%	60%	£242,651	£253,199	£248,190	£258,738	£237,999	£243,538
15%	60%	£176,178	£191,999	£184,486	£200,307	£169,199	£177,507
20%	60%	£109,705	£130,799	£120,782	£141,877	£100,399	£111,476
25%	60%	£43,231	£69,599	£57,078	£83,446	£31,599	£45,446
30%	60%	-£23,242	£8,400	-£6,626	£25,016	-£37,200	-£20,585
35%	60%	-£89,716	-£52,799	-£70,330	-£33,413	-£106,000	-£86,615
40%	60%	-£156,524	-£113,999	-£134,034	-£91,844	-£175,440	-£152,923
45%	60%	-£224,085	-£175,845	-£198,752	-£150,514	-£245,365	-£220,033

£27,624,000

£17,299,000

	<b>5</b> ··						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,582	-£47,582	-£47,582	-£47,582	-£47,582	-£47,582
10%	71%	-£183,120	-£175,586	-£176,526	-£168,992	-£186,443	-£179,849
15%	71%	-£250,889	-£239,588	-£240,998	-£229,697	-£255,874	-£245,983
20%	71%	-£318,657	-£303,590		-£290,403		-£312,118
25%	71%	-£386,427	-£367,592		-£351,108	-£394,736	-£378,251
30%	71%	-£454,195	-£431,594	-£434,415	-£411,813	-£464,166	-£444,385
35%	71%	-£521,965	-£495,597		-£472,519		-£510,519
40%	71%	-£590,239	-£559,610				-£576,944
45%	71%	-£659,116	-£624,659				-£644,159
50%	71%	-£727,994	-£689,708	-£694,486		-£744,883	-£711,375
100%	71%	-£1,417,733	-£1,341,077				-£1,384,459
10%	75%	-£183,929	-£177,337	-£177,006	-£170,414	-£186,837	-£179,914
15%	75%	-£252,103	-£242,215	-£241,718	-£231,831	-£256,465	-£246,081
20%	75%	-£320,277	-£307,093	-£306,431	-£293,247	-£326,093	-£312,246
25%	75%	-£388,451	-£371,971				-£378,413
30%	75%	-£456,625	-£436,849	-£435,855	-£416,079	-£465,350	-£444,579
35%	75%	-£524,799	-£501,727				-£510,746
40%	75%	-£593,530	-£566,732	-£565,384		-£605,354	-£577,206
45%	75%	-£662,820	-£632,671				-£644,455
50%	75%	-£732,109	-£698,609	-£696,926	-£663,426	-£746,886	-£711,703
10%	60%	-£180,529	-£169,981	-£174,990	-£164,442	-£185,181	-£179,642
15%	60%	-£247,002	-£231,181	-£238,694	-£222,873	-£253,981	-£245,673
20%	60%	-£313,475	-£292,381	-£302,398	-£281,303	-£322,781	-£311,704
25%	60%	-£379,949	-£353,581				-£377,734
30%	60%	-£446,422	-£414,780	-£429,806	-£398,164	-£460,380	-£443,765
35%	60%	-£512,896	-£475,979				-£509,795
40%	60%	-£579,704	-£537,179	-£557,214	-£515,024		-£576,103
45%	60%	-£647,265	-£599,025				-£643,213
50%	60%	-£714 826	-£661 226	-£686 678	-£633.079	-£738 470	-£710.323

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£241,798	£241,798	£241,798	£241,798	£241,798	£241,798
10%	71%	£106,260	£113,794	£112,854	£120,388	£102,937	£109,531
15%	71%	£38,491	£49,792	£48,382	£59,683	£33,506	£43,397
20%	71%	-£29,277	-£14,210	-£16,091	-£1,023	-£35,925	-£22,738
25%	71%	-£97,047	-£78,212	-£80,563	-£61,728	-£105,356	-£88,871
30%	71%	-£164,815	-£142,214	-£145,035	-£122,433	-£174,786	-£155,005
35%	71%	-£232,585	-£206,217	-£209,507	-£183,139	-£244,217	-£221,139
40%	71%	-£300,859	-£270,230	-£274,052	-£243,843		-£287,564
45%	71%	-£369,736	-£335,279			-£384,936	-£354,779
50%	71%	-£438,614		-£405,106			
100%	71%	-£1,128,353	-£1,051,697	-£1,061,262	-£984,606	-£1,162,170	-£1,095,079
10%	75%	£105,451	£112,043	£112,374	£118,966	£102,543	£109,466
15%	75%	£37,277	£47,165	£47,662	£57,549	£32,915	£43,299
20%	75%	-£30,897	-£17,713	-£17,051	-£3,867	-£36,713	-£22,866
25%	75%	-£99,071	-£82,591	-£81,763	-£65,283	-£106,342	-£89,033
30%	75%	-£167,245	-£147,469	-£146,475	-£126,699	-£175,970	-£155,199
35%	75%	-£235,419	-£212,347	-£211,187	-£188,115	-£245,598	-£221,366
40%	75%	-£304,150	-£277,352	-£276,004	-£249,531	-£315,974	-£287,826
45%	75%	-£373,440		-£341,775			
50%	75%	-£442,729	-£409,229	-£407,546	-£374,046	-£457,506	-£422,323
10%	60%	£108,851	£119,399	£114,390	£124,938	£104,199	£109,738
15%	60%	£42,378	£58,199	£50,686	£66,507	£35,399	£43,707
20%	60%	-£24,095	-£3,001	-£13,018	£8,077	-£33,401	-£22,324
25%	60%	-£90,569	-£64,201	-£76,722	-£50,354	-£102,201	-£88,354
30%	60%	-£157,042	-£125,400	-£140,426	-£108,784	-£171,000	-£154,385
35%	60%	-£223,516	-£186,599	-£204,130	-£167,213	-£239,800	-£220,415
40%	60%	-£290,324	-£247,799	-£267,834	-£225,644		-£286,723
45%	60%	-£357,885	-£309,645		-£284,314		
50%	60%	-£425,446					

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£375,598	£375,598	£375,598	£375,598	£375,598	£375,598
10%	71%	£240,060	£247,594	£246,654	£254,188	£236,737	£243,331
15%	71%	£172,291	£183,592	£182,182	£193,483	£167,306	£177,197
20%	71%	£104,523	£119,590	£117,709	£132,777	£97,875	£111,062
25%	71%	£36,753	£55,588	£53,237	£72,072	£28,444	£44,929
30%	71%	-£31,015	-£8,414	-£11,235	£11,367	-£40,986	-£21,205
35%	71%	-£98,785	-£72,417	-£75,707	-£49,339	-£110,417	-£87,339
40%	71%	-£167,059	-£136,430	-£140,252	-£110,043	-£180,570	-£153,764
45%	71%	-£235,936	-£201,479	-£205,779	-£171,322	-£251,136	-£220,979
50%	71%	-£304,814	-£266,528	-£271,306	-£233,021		-£288,195
100%	71%	-£994,553	-£917,897	-£927,462	-£850,806		-£961,279
10%	75%	£239,251	£245,843	£246,174	£252,766	£236,343	£243,266
15%	75%	£171,077	£180,965	£181,462	£191,349	£166,715	£177,099
20%	75%	£102,903	£116,087	£116,749	£129,933	£97,087	£110,934
25%	75%	£34,729	£51,209	£52,037	£68,517	£27,458	£44,767
30%	75%	-£33,445	-£13,669	-£12,675	£7,101	-£42,170	-£21,399
35%	75%	-£101,619	-£78,547	-£77,387	-£54,315	-£111,798	-£87,566
40%	75%	-£170,350	-£143,552	-£142,204	-£115,731	-£182,174	-£154,026
45%	75%	-£239,640	-£209,491	-£207,975	-£177,825	-£252,941	-£221,275
50%	75%	-£308,929	-£275,429	-£273,746	-£240,246	-£323,706	-£288,523
10%	60%	£242.651	£253.199	£248.190	£258.738	£237.999	£243,538
15%	60%	£176,178	£191,999	£184,486	£200,307	£169,199	£177,507
20%	60%	£109,705	£130,799	£120,782	£141,877	£100,399	£111,476
25%	60%	£43,231	£69,599	£57,078	£83,446	£31,599	£45,446
30%	60%	-£23,242	£8,400	-£6,626	£25,016	-£37,200	-£20,585
35%	60%	-£89,716	-£52,799	-£70,330	-£33,413	-£106,000	-£86,615
40%	60%	-£156.524	-£113.999	-£134.034	-£91.844	-£175.440	-£152.923
45%	60%	-£224,085	-£175,845	-£198,752	-£150,514	-£245,365	-£220,033
50%	60%	-F291 646	-F238 046	-£263 498	-£200 800	-£315.200	-£287 143

£27,943,000

£13,474,000

No Units 6
Site Area 0.02 Ha

	CIL Zone	3
	Value Area	Low
		•
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£327,029	£327,029	£327,029	£327,029	£327,029	£327,029
10%	71%	£208,371	£214,532	£216,510	£222,672	£203,273	£211,412
15%	71%	£149,041	£158,283	£161,251	£170,493	£141,394	£153,604
20%	71%	£89,712	£102,034	£105,991	£118,314	£79,515	£95,795
25%	71%	£30,382	£45,786	£50,732	£66,135	£17,637	£37,986
30%	71%	-£29,421	-£10,634	-£4,603	£13,956	-£44,965	-£20,147
35%	71%	-£89,721	-£67,802	-£60,766	-£38,848	-£107,856	-£78,901
40%	71%	-£150,020	-£124,971	-£116,930	-£91,880	-£170,746	-£137,655
45%	71%	-£210,321	-£182,140	-£173,093	-£144,913	-£233,637	-£196,410
50%	71%	-£270,620	-£239,309	-£229,257	-£197,945	-£296,527	-£255,164
100%	71%	-£874,603	-£811,909	-£791,782	-£729,089	-£926,475	-£843,655
10%	75%	£207,484	£212,875	£216,030	£221,422	£203,023	£211,570
15%	75%	£147,711	£155,798	£160,530	£168,617	£141,019	£153,840
20%	75%	£87,937	£98,720	£105,031	£115,813	£79,016	£96,109
25%	75%	£28,164	£41,643	£49,531	£63,010	£17,013	£38,379
30%	75%	-£32,126	-£15,687	-£6,066	£10,205	-£45,727	-£19,668
35%	75%	-£92,877	-£73,698	-£62,474	-£43,295	-£108,744	-£78,342
40%	75%	-£153,627	-£131,708	-£118,881	-£96,963	-£171,762	-£137,016
45%	75%	-£214,378	-£189,720	-£175,289	-£150,631	-£234,779	-£195,690
50%	75%	-£275,128	-£247,730	-£231,696	-£204,298	-£297,796	-£254,365
10%	60%	£211,209	£219,835	£218,047	£226,673	£204,073	£210,910
15%	60%	£153,299	£166,238	£163,555	£176,495	£142,593	£152,849
20%	60%	£95,389	£112,642	£109,064	£126,316	£81,115	£94,789
25%	60%	£37,479	£59,044	£54,572	£76,138	£19,635	£36,729
30%	60%	-£20,766	£5,448	£80	£25,959	-£42,527	-£21,680
35%	60%	-£79,623	-£48,937	-£55,301	-£24,616	-£105,011	-£80,690
40%	60%	-£138,480	-£103,411	-£110,684	-£75,615	-£167,496	-£139,699
45%	60%	-£197,338	-£157,885	-£166,067	-£126,614	-£229,980	-£198,709
50%	60%	-£256,195	-£212,358	-£221,450	-£177,613	-£292,464	-£257,719

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,472,971	-£1,472,971	-£1,472,971	-£1,472,971	-£1,472,971	-£1,472,971
10%	71%	-£1,591,629	-£1,585,468	-£1,583,490	-£1,577,328	-£1,596,727	-£1,588,588
15%	71%	-£1,650,959	-£1,641,717				-£1,646,396
20%	71%	-£1,710,288	-£1,697,966	-£1,694,009	-£1,681,686	-£1,720,485	-£1,704,205
25%	71%	-£1,769,618	-£1,754,214				-£1,762,014
30%	71%	-£1,829,421	-£1,810,634	-£1,804,603	-£1,786,044	-£1,844,965	-£1,820,147
35%	71%	-£1,889,721	-£1,867,802				-£1,878,901
40%	71%	-£1,950,020	-£1,924,971	-£1,916,930	-£1,891,880	-£1,970,746	-£1,937,655
45%	71%	-£2,010,321	-£1,982,140				-£1,996,410
50%	71%	-£2,070,620	-£2,039,309		-£1,997,945	-£2,096,527	-£2,055,164
100%	71%	-£2,674,603	-£2,611,909				-£2,643,655
10%	75%	-£1,592,516	-£1,587,125				-£1,588,430
15%	75%	-£1,652,289	-£1,644,202				-£1,646,160
20%	75%	-£1,712,063	-£1,701,280	-£1,694,969	-£1,684,187	-£1,720,984	-£1,703,891
25%	75%	-£1,771,836	-£1,758,357	-£1,750,469	-£1,736,990	-£1,782,987	-£1,761,621
30%	75%	-£1,832,126	-£1,815,687				-£1,819,668
35%	75%	-£1,892,877	-£1,873,698	-£1,862,474	-£1,843,295	-£1,908,744	-£1,878,342
40%	75%	-£1,953,627	-£1,931,708				-£1,937,016
45%	75%	-£2,014,378	-£1,989,720	-£1,975,289	-£1,950,631	-£2,034,779	-£1,995,690
50%	75%	-£2,075,128	-£2,047,730	-£2,031,696	-£2,004,298		-£2,054,365
10%	60%	-£1,588,791	-£1,580,165	-£1,581,953	-£1,573,327	-£1,595,927	-£1,589,090
15%	60%	-£1,646,701	-£1,633,762				-£1,647,151
20%	60%	-£1,704,611	-£1,687,358	-£1,690,936	-£1,673,684	-£1,718,885	-£1,705,211
25%	60%	-£1,762,521	-£1,740,956				-£1,763,271
30%	60%	-£1,820,766	-£1,794,552		-£1,774,041		-£1,821,680
35%	60%	-£1,879,623	-£1,848,937				-£1,880,690
40%	60%	-£1,938,480	-£1,903,411	-£1,910,684	-£1,875,615	-£1,967,496	-£1,939,699
45%	60%	-£1,997,338	-£1,957,885				-£1,998,709

| 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,119,471	-£1,119,471	-£1,119,471	-£1,119,471	-£1,119,471	-£1,119,471
10%	71%	-£1,238,129	-£1,231,968	-£1,229,990	-£1,223,828	-£1,243,227	-£1,235,088
15%	71%	-£1,297,459	-£1,288,217				-£1,292,896
20%	71%	-£1,356,788	-£1,344,466		-£1,328,186	-£1,366,985	-£1,350,705
25%	71%	-£1,416,118	-£1,400,714				-£1,408,514
30%	71%	-£1,475,921	-£1,457,134				-£1,466,647
35%	71%	-£1,536,221	-£1,514,302				-£1,525,401
40%	71%	-£1,596,520	-£1,571,471	-£1,563,430	-£1,538,380	-£1,617,246	-£1,584,155
45%	71%	-£1,656,821	-£1,628,640				-£1,642,910
50%	71%	-£1,717,120	-£1,685,809	-£1,675,757	-£1,644,445	-£1,743,027	-£1,701,664
100%	71%	-£2,321,103	-£2,258,409				-£2,290,155
10%	75%	-£1,239,016	-£1,233,625		-£1,225,078	-£1,243,477	-£1,234,930
15%	75%	-£1,298,789	-£1,290,702				-£1,292,660
20%	75%	-£1,358,563	-£1,347,780	-£1,341,469	-£1,330,687	-£1,367,484	-£1,350,391
25%	75%	-£1,418,336	-£1,404,857	-£1,396,969			-£1,408,121
30%	75%	-£1,478,626	-£1,462,187	-£1,452,566	-£1,436,295	-£1,492,227	-£1,466,168
35%	75%	-£1,539,377	-£1,520,198	-£1,508,974		-£1,555,244	-£1,524,842
40%	75%	-£1,600,127	-£1,578,208	-£1,565,381	-£1,543,463	-£1,618,262	-£1,583,516
45%	75%	-£1,660,878	-£1,636,220				-£1,642,190
50%	75%	-£1,721,628	-£1,694,230	-£1,678,196	-£1,650,798	-£1,744,296	-£1,700,865
10%	60%	-£1,235,291	-£1,226,665				-£1,235,590
15%	60%	-£1,293,201	-£1,280,262				-£1,293,651
20%	60%	-£1,351,111	-£1,333,858				-£1,351,711
25%	60%	-£1,409,021	-£1,387,456	-£1,391,928	-£1,370,362	-£1,426,865	-£1,409,771
30%	60%	-£1,467,266	-£1,441,052	-£1,446,420	-£1,420,541	-£1,489,027	-£1,468,180
35%	60%	-£1,526,123	-£1,495,437				-£1,527,190
40%	60%	-£1,584,980	-£1,549,911			-£1,613,996	-£1,586,199
45%	60%	-£1,643,838	-£1,604,385				-£1,645,209
50%	60%	-£1.702.695	-£1.658.858				-£1.704.219

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£504,011	-£504,011	-£504,011	-£504,011	-£504,011	-£504,011
10%	71%	-£622,669					
15%	71%	-£681,999	-£672,757		-£660,547	-£689,646	-£677,436
20%	71%	-£741,328					
25%	71%	-£800,658	-£785,254		-£764,905	-£813,403	-£793,054
30%	71%	-£860,461					
35%	71%	-£920,761	-£898,842	-£891,806	-£869,888	-£938,896	-£909,941
40%	71%	-£981,060					
45%	71%	-£1,041,361	-£1,013,180	-£1,004,133	-£975,953	-£1,064,677	-£1,027,450
50%	71%	-£1,101,660					
100%	71%	-£1,705,643	-£1,642,949	-£1,622,822	-£1,560,129	-£1,757,515	-£1,674,695
10%	75%	-£623,556			-£609,618		-£619,470
15%	75%	-£683,329					
20%	75%	-£743,103	-£732,320			-£752,024	-£734,931
25%	75%	-£802,876					
30%	75%	-£863,166		-£837,106			
35%	75%	-£923,917		-£893,514		-£939,784	
40%	75%	-£984,667					
45%	75%	-£1,045,418					
50%	75%	-£1,106,168				-£1,128,836	
10%	60%	-£619,831					
15%	60%	-£677,741		-£667,485	-£654,545	-£688,447	
20%	60%	-£735,651					
25%	60%	-£793,561	-£771,996	-£776,468	-£754,902	-£811,405	-£794,311
30%	60%	-£851,806					
35%	60%	-£910,663		-£886,341	-£855,656		
40%	60%	-£969,520					
45%	60%	-£1,028,378					

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

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£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£225,451	-£225,451	-£225,451	-£225,451	-£225,451	-£225,451
10%	71%	-£344,109	-£337,948		-£329,808	-£349,207	-£341,068
15%	71%	-£403,439	-£394,197				-£398,876
20%	71%	-£462,768	-£450,446	-£446,489	-£434,166	-£472,965	-£456,685
25%	71%	-£522,098	-£506,694				-£514,494
30%	71%	-£581,901	-£563,114		-£538,524	-£597,445	-£572,627
35%	71%	-£642,201	-£620,282	-£613,246		-£660,336	-£631,381
40%	71%	-£702,500	-£677,451	-£669,410	-£644,360	-£723,226	-£690,135
45%	71%	-£762,801	-£734,620				-£748,890
50%	71%	-£823,100	-£791,789		-£750,425		-£807,644
100%	71%	-£1,427,083	-£1,364,389				-£1,396,135
10%	75%	-£344,996	-£339,605	-£336,450	-£331,058	-£349,457	-£340,910
15%	75%	-£404,769	-£396,682				-£398,640
20%	75%	-£464,543	-£453,760	-£447,449	-£436,667	-£473,464	-£456,371
25%	75%	-£524,316	-£510,837				-£514,101
30%	75%	-£584,606	-£568,167	-£558,546			-£572,148
35%	75%	-£645,357	-£626,178	-£614,954		-£661,224	-£630,822
40%	75%	-£706,107	-£684,188	-£671,361	-£649,443	-£724,242	-£689,496
45%	75%	-£766,858	-£742,200				-£748,170
50%	75%	-£827,608	-£800,210				-£806,845
10%	60%	-£341,271	-£332,645	-£334,433		-£348,407	-£341,570
15%	60%	-£399,181	-£386,242				-£399,631
20%	60%	-£457,091	-£439,838		-£426,164		-£457,691
25%	60%	-£515,001	-£493,436				-£515,751
30%	60%	-£573,246	-£547,032	-£552,400			-£574,160
35%	60%	-£632,103	-£601,417		-£577,096		-£633,170
40%	60%	-£690,960	-£655,891	-£663,164		-£719,976	-£692,179
45%	60%	-£749,818	-£710,365		-£679,094		-£751,189
50%	60%	-£808 675	-£764.838				-£810 199

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£18,951	-£18,951	-£18,951	-£18,951	-£18,951	-£18,951
10%	71%	-£137,609	-£131,448	-£129,470	-£123,308	-£142,707	-£134,568
15%	71%	-£196,939	-£187,697	-£184,729	-£175,487	-£204,586	-£192,376
20%	71%	-£256,268	-£243,946	-£239,989	-£227,666	-£266,465	-£250,185
25%	71%	-£315,598	-£300,194	-£295,248	-£279,845		
30%	71%	-£375,401	-£356,614		-£332,024	-£390,945	-£366,127
35%	71%	-£435,701	-£413,782				
40%	71%	-£496,000	-£470,951	-£462,910	-£437,860	-£516,726	-£483,635
45%	71%	-£556,301	-£528,120				
50%	71%	-£616,600	-£585,289		-£543,925		-£601,144
100%	71%	-£1,220,583	-£1,157,889				
10%	75%	-£138,496	-£133,105	-£129,950	-£124,558	-£142,957	-£134,410
15%	75%	-£198,269	-£190,182	-£185,450	-£177,363	-£204,961	-£192,140
20%	75%	-£258,043	-£247,260	-£240,949	-£230,167	-£266,964	-£249,871
25%	75%	-£317,816	-£304,337	-£296,449	-£282,970	-£328,967	
30%	75%	-£378,106	-£361,667				
35%	75%	-£438.857	-£419.678	-£408.454		-£454,724	
40%	75%	-£499,607	-£477,688			-£517,742	-£482,996
45%	75%	-£560.358	-£535.700				
50%	75%	-£621,108	-£593,710	-£577,676	-£550,278	-£643,776	-£600,345
10%	60%	-£134,771	-£126,145	-£127,933	-£119,307	-£141,907	-£135,070
15%	60%	-£192,681	-£179,742	-£182,425	-£169,485	-£203,387	-£193,131
20%	60%	-£250,591	-£233,338	-£236,916	-£219,664	-£264,865	-£251,191
25%	60%	-£308,501	-£286,936	-£291,408	-£269,842	-£326,345	-£309,251
30%	60%	-£366,746	-£340,532		-£320,021		
35%	60%	-£425,603	-£394,917		-£370,596		-£426,670
40%	60%	-£484.460	-£449.391				-£485.679
45%	60%	-£543.318	-£503.865		-£472.594		-£544.689
50%	60%	-£602.175	-£558.338				-£603.699

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£191,349	£191,349	£191,349	£191,349	£191,349	£191,349
10%	71%	£72,691	£78,852	£80,830	£86,992	£67,593	£75,732
15%	71%	£13,361	£22,603	£25,571	£34,813	£5,714	£17,924
20%	71%	-£45,968	-£33,646	-£29,689	-£17,366	-£56,165	-£39,885
25%	71%	-£105,298	-£89,894	-£84,948	-£69,545	-£118,043	-£97,694
30%	71%	-£165,101	-£146,314	-£140,283	-£121,724	-£180,645	-£155,827
35%	71%	-£225,401	-£203,482	-£196,446	-£174,528	-£243,536	-£214,581
40%	71%	-£285,700	-£260,651	-£252,610	-£227,560	-£306,426	-£273,335
45%	71%	-£346,001			-£280,593		-£332,090
50%	71%	-£406,300	-£374,989	-£364,937	-£333,625	-£432,207	-£390,844
100%	71%	-£1,010,283					-£979,335
10%	75%	£71,804	£77,195	£80,350	£85,742	£67,343	£75,890
15%	75%	£12,031	£20,118	£24,850	£32,937	£5,339	£18,160
20%	75%	-£47,743	-£36,960	-£30,649	-£19,867	-£56,664	-£39,571
25%	75%	-£107,516	-£94,037	-£86,149	-£72,670	-£118,667	-£97,301
30%	75%	-£167,806	-£151,367	-£141,746	-£125,475	-£181,407	-£155,348
35%	75%	-£228,557	-£209,378	-£198,154	-£178,975	-£244,424	-£214,022
40%	75%	-£289,307	-£267,388	-£254,561	-£232,643	-£307,442	-£272,696
45%	75%	-£350,058			-£286,311		-£331,370
50%	75%	-£410,808	-£383,410	-£367,376		-£433,476	-£390,045
10%	60%	£75,529	£84,155	£82,367	£90,993	£68,393	£75,230
15%	60%	£17,619	£30,558	£27,875	£40,815	£6,913	£17,169
20%	60%	-£40,291	-£23,038	-£26,616	-£9,364	-£54,565	-£40,891
25%	60%	-£98,201	-£76,636	-£81,108	-£59,542	-£116,045	-£98,951
30%	60%	-£156,446	-£130,232	-£135,600	-£109,721	-£178,207	-£157,360
35%	60%	-£215,303	-£184,617	-£190,981	-£160,296	-£240,691	-£216,370
40%	60%	-£274,160	-£239,091	-£246,364	-£211,295	-£303,176	-£275,379
45%	60%	-£333,018	-£293,565		-£262,294		-£334,389
	600/						

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£231,831	-£231,831	-£231,831	-£231,831	-£231,831	-£231,831
10%	71%	-£350,489	-£344,328		-£336,188	-£355,587	-£347,448
15%	71%	-£409,819	-£400,577			-£417,466	-£405,256
20%	71%	-£469,148	-£456,826	-£452,869	-£440,546	-£479,345	-£463,065
25%	71%	-£528,478					
30%	71%	-£588,281	-£569,494	-£563,463	-£544,904	-£603,825	-£579,007
35%	71%	-£648,581					
40%	71%	-£708,880		-£675,790	-£650,740	-£729,606	-£696,515
45%	71%	-£769,181					
50%	71%	-£829,480	-£798,169		-£756,805		-£814,024
100%	71%	-£1,433,463					-£1,402,515
10%	75%	-£351,376			-£337,438		-£347,290
15%	75%	-£411,149					
20%	75%	-£470,923	-£460,140		-£443,047	-£479,844	
25%	75%	-£530,696					
30%	75%	-£590,986					
35%	75%	-£651,737		-£621,334			
40%	75%	-£712,487	-£690,568			-£730,622	-£695,876
45%	75%	-£773,238					
50%	75%	-£833,988	-£806,590		-£763,158	-£856,656	
10%	60%	-£347,651		-£340,813		-£354,787	
15%	60%	-£405,561					
20%	60%	-£463,471	-£446,218	-£449,796	-£432,544	-£477,745	-£464,071
25%	60%	-£521,381					
30%	60%	-£579,626	-£553,412	-£558,780	-£532,901		-£580,540
35%	60%	-£638,483					
40%	60%	-£697,340		-£669,544	-£634,475	-£726,356	
45%	60%	-£756,198					
50%	60%	-F815 055	-F771 218	-F780 310	-£736.473	-F851 324	-F816 570

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£57,549	£57,549	£57,549	£57,549	£57,549	£57,549
10%	71%	-£61,109	-£54,948	-£52,970	-£46,808	-£66,207	-£58,068
15%	71%	-£120,439	-£111,197	-£108,229	-£98,987	-£128,086	-£115,876
20%	71%	-£179,768	-£167,446	-£163,489	-£151,166	-£189,965	-£173,685
25%	71%	-£239,098	-£223,694	-£218,748	-£203,345	-£251,843	-£231,494
30%	71%	-£298,901	-£280,114	-£274,083	-£255,524		-£289,627
35%	71%	-£359,201	-£337,282	-£330,246	-£308,328		-£348,381
40%	71%	-£419,500	-£394,451				
45%	71%	-£479,801	-£451,620	-£442,573	-£414,393	-£503,117	-£465,890
50%	71%	-£540,100	-£508,789				-£524,644
100%	71%	-£1,144,083	-£1,081,389	-£1,061,262	-£998,569	-£1,195,955	-£1,113,135
10%	75%	-£61,996	-£56,605	-£53,450	-£48,058	-£66,457	-£57,910
15%	75%	-£121,769	-£113,682	-£108,950	-£100,863	-£128,461	-£115,640
20%	75%	-£181,543	-£170,760	-£164,449	-£153,667	-£190,464	-£173,371
25%	75%	-£241,316	-£227,837	-£219,949	-£206,470	-£252,467	-£231,101
30%	75%	-£301,606	-£285,167	-£275,546	-£259,275		-£289,148
35%	75%	-£362,357	-£343,178	-£331,954	-£312,775	-£378,224	-£347,822
40%	75%	-£423,107	-£401,188				
45%	75%	-£483,858	-£459,200	-£444,769	-£420,111	-£504,259	-£465,170
50%	75%	-£544,608	-£517,210				
10%	60%	-£58,271	-£49,645	-£51,433	-£42,807	-£65,407	-£58,570
15%	60%	-£116,181	-£103,242	-£105,925	-£92,985	-£126,887	-£116,631
20%	60%	-£174,091	-£156,838	-£160,416	-£143,164	-£188,365	-£174,691
25%	60%	-£232,001	-£210,436	-£214,908	-£193,342	-£249,845	-£232,751
30%	60%	-£290,246	-£264,032	-£269,400	-£243,521	-£312,007	-£291,160
35%	60%	-£349,103	-£318,417	-£324,781	-£294,096	-£374,491	
40%	60%	-£407,960	-£372,891				
45%	60%	-£466,818	-£427,365	-£435,547	-£396,094	-£499,460	-£468,189
50%	60%	-£525.675	-£481.838				

Residual Land values compared to benchmark land values Benchmark Z3 - Low

SR and SO at council Income thresholds SR and SO at GLA Income thresholds thresholds LAR and SO at GLA Income thresholds

SR and LLR

LAR and LLR

£27,943,000

£13,474,000

 No Units
 7

 Site Area
 0.03 Ha

	CIL Zone	1
	Value Area	High
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,753,660	£3,753,660	£3,753,660	£3,753,660	£3,753,660	£3,753,660
10%	71%	£3,324,206	£3,335,073	£3,324,930	£3,335,798	£3,325,815	£3,326,539
15%	71%	£3,109,480	£3,125,781	£3,110,566	£3,126,867	£3,111,892	£3,112,979
20%	71%	£2,894,754	£2,916,487	£2,896,202	£2,917,935	£2,897,970	£2,899,418
25%	71%	£2,680,028	£2,707,194	£2,681,837	£2,709,004	£2,684,047	£2,685,858
30%	71%	£2,465,301	£2,497,901	£2,467,473	£2,500,073	£2,470,125	£2,472,298
35%	71%	£2,250,574	£2,288,608	£2,253,108	£2,291,142	£2,256,203	£2,258,737
40%	71%	£2,035,848	£2,079,315	£2,038,744	£2,082,211	£2,042,280	£2,045,177
45%	71%	£1,821,121	£1,870,022	£1,824,380	£1,873,280	£1,828,358	£1,831,617
50%	71%	£1,606,395	£1,660,729	£1,610,015	£1,664,349	£1,614,436	£1,618,056
100%	71%	-£550,334	-£439,765	-£542,967	-£432,399	-£533,972	-£526,604
10%	75%	£3,323,731	£3,333,239	£3,324,492	£3,334,000	£3,325,138	£3,325,899
15%	75%	£3,108,767	£3,123,029	£3,109,908	£3,124,170	£3,110,878	£3,112,018
20%	75%	£2,893,803	£2,912,820	£2,895,323	£2,914,341	£2,896,617	£2,898,138
25%	75%	£2,678,839	£2,702,610	£2,680,740	£2,704,510	£2,682,357	£2,684,257
30%	75%	£2,463,874	£2,492,400	£2,466,156	£2,494,681	£2,468,096	£2,470,377
35%	75%	£2,248,910	£2,282,190	£2,251,571	£2,284,851	£2,253,836	£2,256,496
40%	75%	£2,033,946	£2,071,980	£2,036,988	£2,075,021	£2,039,575	£2,042,616
45%	75%	£1,818,983	£1,861,771	£1,822,403	£1,865,191	£1,825,315	£1,828,736
50%	75%	£1,604,019	£1,651,560	£1,607,819	£1,655,362	£1,611,054	£1,614,855
10%	60%	£3,325,727	£3,340,941	£3,326,336	£3,341,549	£3,327,979	£3,328,588
15%	60%	£3,111,762	£3,134,583	£3,112,674	£3,135,494	£3,115,139	£3,116,052
20%	60%	£2,897,796	£2,928,223	£2,899,012	£2,929,439	£2,902,299	£2,903,516
25%	60%	£2,683,830	£2,721,864	£2,685,351	£2,723,384	£2,689,459	£2,690,979
30%	60%	£2,469,864	£2,515,505	£2,471,689	£2,517,329	£2,476,618	£2,478,443
35%	60%	£2,255,899	£2,309,146	£2,258,027	£2,311,274	£2,263,779	£2,265,907
40%	60%	£2,041,933	£2,102,787	£2,044,365	£2,105,219	£2,050,939	£2,053,371
45%	60%	£1,827,967	£1,896,428	£1,830,704	£1,899,164	£1,838,099	£1,840,835
50%	60%	£1.614.001	£1.690.068	£1.617.042	£1.693.109	£1.625.258	£1.628.299

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,143,660	£1,143,660	£1,143,660	£1,143,660	£1,143,660	£1,143,660
10%	71%	£714,206	£725,073	£714,930	£725,798	£715,815	£716,539
15%	71%	£499,480	£515,781	£500,566	£516,867	£501,892	£502,979
20%	71%	£284,754	£306,487	£286,202	£307,935	£287,970	£289,418
25%	71%	£70,028	£97,194	£71,837	£99,004	£74,047	£75,858
30%	71%	-£144,699	-£112,099	-£142,527	-£109,927	-£139,875	-£137,702
35%	71%	-£359,426	-£321,392	-£356,892	-£318,858	-£353,797	-£351,263
40%	71%	-£574,152					
45%	71%						
50%	71%	-£1,003,605				-£995,564	-£991,944
100%	71%	-£3,160,334		-£3,152,967			-£3,136,604
10%	75%	£713,731	£723,239	£714,492	£724,000	£715,138	£715,899
15%	75%	£498,767	£513,029	£499,908	£514,170	£500,878	£502,018
20%	75%	£283,803	£302,820	£285,323	£304,341	£286,617	£288,138
25%	75%	£68,839	£92,610	£70,740	£94,510	£72,357	£74,257
30%	75%	-£146,126	-£117,600	-£143,844	-£115,319	-£141,904	-£139,623
35%	75%	-£361,090	-£327,810	-£358,429	-£325,149	-£356,164	-£353,504
40%	75%						
45%	75%	-£791,017	-£748,229	-£787,597	-£744,809	-£784,685	-£781,264
50%	75%						
10%	60%	£715,727	£730,941	£716,336	£731,549	£717,979	£718,588
15%	60%	£501,762	£524,583	£502,674	£525,494	£505,139	£506,052
20%	60%	£287,796	£318,223	£289,012	£319,439	£292,299	£293,516
25%	60%	£73,830	£111,864	£75,351	£113,384	£79,459	£80,979
30%	60%	-£140,136	-£94,495	-£138,311	-£92,671	-£133,382	-£131,557
35%	60%	-£354,101	-£300,854	-£351,973	-£298,726	-£346,221	-£344,093
40%	60%	-£568,067			-£504,781	-£559,061	
45%	60%						
50%	60%						

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,656,235	£1,656,235	£1,656,235	£1,656,235	£1,656,235	£1,656,235
10%	71%	£1,226,781	£1,237,648	£1,227,505	£1,238,373	£1,228,390	£1,229,114
15%	71%	£1,012,055	£1,028,356	£1,013,141	£1,029,442	£1,014,467	£1,015,554
20%	71%	£797,329	£819,062	£798,777	£820,510	£800,545	£801,993
25%	71%	£582,603	£609,769	£584,412	£611,579	£586,622	£588,433
30%	71%	£367,876	£400,476	£370,048	£402,648	£372,700	£374,873
35%	71%	£153,149	£191,183	£155,683	£193,717	£158,778	£161,312
40%	71%	-£61,577	-£18,110	-£58,681	-£15,214	-£55,145	-£52,248
45%	71%	-£276,304	-£227,403	-£273,045	-£224,145	-£269,067	-£265,808
50%	71%		-£436,696		-£433,076		-£479,369
100%	71%		-£2,537,190		-£2,529,824		-£2,624,029
10%	75%	£1,226,306	£1,235,814	£1,227,067	£1,236,575	£1,227,713	£1,228,474
15%	75%	£1.011.342	£1.025.604	£1.012.483	£1.026.745	£1.013.453	£1.014.593
20%	75%	£796,378	£815,395	£797,898	£816,916	£799,192	£800,713
25%	75%	£581.414	£605.185	£583.315	£607.085	£584.932	£586.832
30%	75%	£366,449	£394,975	£368,731	£397,256	£370,671	£372,952
35%	75%	£151.485	£184.765	£154.146	£187.426	£156.411	£159.071
40%	75%	-£63,479	-£25,445	-£60,437	-£22,404	-£57,850	-£54,809
45%	75%	-£278.442	-£235.654	-£275.022	-£232.234	-£272.110	-£268.689
50%	75%	-£493,406	-£445,865	-£489,606	-£442,063	-£486,371	-£482,570
10%	60%	£1,228,302	£1,243,516	£1,228,911	£1,244,124	£1,230,554	£1,231,163
15%	60%	£1,014,337	£1,037,158	£1,015,249	£1,038,069	£1,017,714	£1,018,627
20%	60%	£800.371	£830.798	£801.587	£832.014	£804.874	£806.091
25%	60%	£586,405	£624,439	£587,926	£625,959	£592,034	£593,554
30%	60%	£372,439	£418,080	£374,264	£419,904	£379,193	£381,018
35%	60%	£158,474	£211,721	£160,602	£213,849	£166,354	£168,482
40%	60%	-£55,492	£5,362	-£53,060	£7,794	-£46,486	-£44,054
45%	60%	-£269,458	-£200,997	-£266,721	-£198,261	-£259,326	-£256,590
50%	60%	-£483.424	-£407.357		-£404.316		-£469 126

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,548,652	£2,548,652	£2,548,652	£2,548,652	£2,548,652	£2,548,652
10%	71%	£2,119,198	£2,130,065	£2,119,922	£2,130,790	£2,120,807	£2,121,531
15%	71%	£1,904,472	£1,920,773	£1,905,558	£1,921,859	£1,906,884	£1,907,971
20%	71%	£1,689,746	£1,711,479	£1,691,194	£1,712,927	£1,692,962	£1,694,410
25%	71%	£1,475,020	£1,502,186	£1,476,829	£1,503,996	£1,479,039	£1,480,850
30%	71%	£1,260,293	£1,292,893	£1,262,465	£1,295,065	£1,265,117	£1,267,290
35%	71%	£1,045,566	£1,083,600	£1,048,100	£1,086,134	£1,051,195	£1,053,729
40%	71%	£830,840	£874,307	£833,736	£877,203	£837,272	£840,169
45%	71%	£616,113	£665,014	£619,372	£668,272	£623,350	£626,609
50%	71%	£401.387	£455,721	£405.007	£459.341	£409.428	£413.048
100%	71%		-£1,644,773				-£1,731,612
10%	75%	£2.118.723	£2.128.231	£2.119.484	£2.128.992	£2.120.130	£2.120.891
15%	75%	£1,903,759	£1,918,021	£1,904,900	£1,919,162	£1,905,870	£1,907,010
20%	75%	£1.688.795	£1,707,812	£1.690.315	£1,709,333	£1.691.609	£1,693,130
25%	75%	£1,473,831	£1,497,602	£1,475,732	£1,499,502	£1,477,349	£1,479,249
30%	75%	£1,258,866	£1,287,392	£1,261,148	£1,289,673	£1,263,088	£1,265,369
35%	75%	£1,043,902	£1,077,182	£1,046,563	£1,079,843	£1,048,828	£1,051,488
40%	75%	£828.938	£866.972	£831.980	£870.013	£834.567	£837.608
45%	75%	£613,975	£656,763	£617,395	£660,183	£620,307	£623,728
50%	75%	£399.011	£446,552	£402.811	£450.354	£406.046	£409.847
10%	60%	£2,120,719	£2,135,933	£2,121,328	£2,136,541	£2,122,971	£2,123,580
15%	60%	£1.906.754	£1.929.575	£1,907,666	£1,930,486	£1.910.131	£1.911.044
20%	60%	£1.692.788	£1.723.215	£1.694.004	£1.724.431	£1,697,291	£1,698,508
25%	60%	£1,478,822	£1.516.856	£1.480.343	£1.518.376	£1,484,451	£1,485,971
30%	60%	£1,264,856	£1,310,497	£1,266,681	£1.312.321	£1,271,610	£1,273,435
35%	60%	£1.050.891	£1.104.138	£1.053.019	£1.106.266	£1.058.771	£1,060,899
40%	60%	£836.925	£897,779	£839.357	£900.211	£845.931	£848.363
45%	60%	£622.959	£691.420	£625.696	£694.156	£633.091	£635.827

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,952,564	£2,952,564	£2,952,564	£2,952,564	£2,952,564	£2,952,564
10%	71%	£2,523,110	£2,533,977	£2,523,834	£2,534,702	£2,524,719	£2,525,443
15%	71%	£2,308,384	£2,324,685	£2,309,470	£2,325,771	£2,310,796	£2,311,883
20%	71%	£2,093,658	£2,115,391	£2,095,106	£2,116,839	£2,096,874	£2,098,322
25%	71%	£1,878,932	£1,906,098	£1,880,741	£1,907,908	£1,882,951	£1,884,762
30%	71%	£1,664,205	£1,696,805	£1,666,377	£1,698,977	£1,669,029	£1,671,202
35%	71%	£1,449,478	£1,487,512	£1,452,012	£1,490,046	£1,455,107	£1,457,641
40%	71%	£1,234,752	£1,278,219	£1,237,648	£1,281,115	£1,241,184	£1,244,081
45%	71%	£1,020,025	£1,068,926	£1,023,284	£1,072,184	£1,027,262	£1,030,521
50%	71%	£805,299	£859,633	£808,919	£863,253	£813,340	£816,960
100%	71%			-£1,344,063			
10%	75%	£2,522,635	£2,532,143	£2,523,396	£2,532,904	£2,524,042	£2,524,803
15%	75%	£2,307,671	£2,321,933	£2,308,812	£2,323,074	£2,309,782	£2,310,922
20%	75%	£2,092,707	£2,111,724	£2,094,227	£2,113,245	£2,095,521	£2,097,042
25%	75%	£1,877,743	£1,901,514	£1,879,644	£1,903,414	£1,881,261	£1,883,161
30%	75%	£1,662,778	£1,691,304	£1,665,060	£1,693,585	£1,667,000	£1,669,281
35%	75%	£1,447,814	£1,481,094	£1,450,475	£1,483,755	£1,452,740	£1,455,400
40%	75%	£1,232,850	£1,270,884	£1,235,892	£1,273,925	£1,238,479	£1,241,520
45%	75%	£1,017,887	£1,060,675	£1,021,307	£1,064,095	£1,024,219	£1,027,640
50%	75%	£802,923	£850,464	£806,723	£854,266	£809,958	£813,759
10%	60%	£2,524,631	£2,539,845	£2,525,240	£2,540,453	£2,526,883	£2,527,492
15%	60%	£2,310,666	£2,333,487	£2,311,578	£2,334,398	£2,314,043	£2,314,956
20%	60%	£2,096,700	£2,127,127	£2,097,916	£2,128,343	£2,101,203	£2,102,420
25%	60%	£1,882,734	£1,920,768	£1,884,255	£1,922,288	£1,888,363	£1,889,883
30%	60%	£1,668,768	£1,714,409	£1,670,593	£1,716,233	£1,675,522	£1,677,347
35%	60%	£1,454,803	£1,508,050	£1,456,931	£1,510,178	£1,462,683	£1,464,811
40%	60%	£1,240,837	£1,301,691	£1,243,269	£1,304,123	£1,249,843	£1,252,275
45%	60%	£1,026,871	£1,095,332	£1,029,608	£1,098,068	£1,037,003	£1,039,739
50%	60%	£812,905	£888.972	£815.946	£892.013	£824.162	£827,203

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,251,989	£3,251,989	£3,251,989	£3,251,989	£3,251,989	£3,251,989
10%	71%	£2,822,535	£2,833,402	£2,823,259	£2,834,127	£2,824,144	£2,824,868
15%	71%	£2,607,809	£2,624,110	£2,608,895	£2,625,196	£2,610,221	£2,611,308
20%	71%	£2,393,083	£2,414,816	£2,394,531	£2,416,264	£2,396,299	£2,397,747
25%	71%	£2,178,357	£2,205,523	£2,180,166	£2,207,333	£2,182,376	£2,184,187
30%	71%	£1,963,630	£1,996,230	£1,965,802	£1,998,402	£1,968,454	£1,970,627
35%	71%	£1,748,903	£1,786,937	£1,751,437	£1,789,471	£1,754,532	£1,757,066
40%	71%	£1,534,177	£1,577,644	£1,537,073	£1,580,540	£1,540,609	£1,543,506
45%	71%	£1,319,450	£1,368,351	£1,322,709	£1,371,609	£1,326,687	£1,329,946
50%	71%	£1,104,724	£1,159,058	£1,108,344	£1,162,678	£1,112,765	£1,116,385
100%	71%	-£1,052,005	-£941,436	-£1,044,638		-£1,035,643	-£1,028,275
10%	75%	£2,822,060	£2,831,568	£2,822,821	£2,832,329	£2,823,467	£2,824,228
15%	75%	£2,607,096	£2,621,358	£2,608,237	£2,622,499	£2,609,207	£2,610,347
20%	75%	£2,392,132	£2,411,149	£2,393,652	£2,412,670	£2,394,946	£2,396,467
25%	75%	£2,177,168	£2,200,939	£2,179,069	£2,202,839	£2,180,686	£2,182,586
30%	75%	£1,962,203	£1,990,729	£1,964,485	£1,993,010	£1,966,425	£1,968,706
35%	75%	£1,747,239	£1,780,519	£1,749,900	£1,783,180	£1,752,165	£1,754,825
40%	75%	£1,532,275	£1,570,309	£1,535,317	£1,573,350	£1,537,904	£1,540,945
45%	75%	£1,317,312	£1,360,100	£1,320,732	£1,363,520	£1,323,644	£1,327,065
50%	75%	£1,102,348	£1,149,889	£1,106,148	£1,153,691	£1,109,383	£1,113,184
10%	60%	£2,824,056	£2,839,270	£2,824,665	£2,839,878	£2,826,308	£2,826,917
15%	60%	£2,610,091	£2,632,912	£2,611,003	£2,633,823	£2,613,468	£2,614,381
20%	60%	£2,396,125	£2,426,552	£2,397,341	£2,427,768	£2,400,628	£2,401,845
25%	60%	£2,182,159	£2,220,193	£2,183,680	£2,221,713	£2,187,788	£2,189,308
30%	60%	£1,968,193	£2,013,834	£1,970,018	£2,015,658	£1,974,947	£1,976,772
35%	60%	£1,754,228	£1,807,475	£1,756,356	£1,809,603	£1,762,108	£1,764,236
40%	60%	£1,540,262	£1,601,116	£1,542,694	£1,603,548	£1,549,268	£1,551,700
45%	60%	£1,326,296	£1,394,757	£1,329,033	£1,397,493	£1,336,428	£1,339,164
50%	60%	£1.112.330	£1.188.397	£1.115.371	£1.191.438	£1.123.587	£1.126.628

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,556,924	£3,556,924	£3,556,924	£3,556,924	£3,556,924	£3,556,924
10%	71%	£3,127,470	£3,138,337	£3,128,194	£3,139,062	£3,129,079	£3,129,803
15%	71%	£2,912,744	£2,929,045	£2,913,830	£2,930,131	£2,915,156	£2,916,243
20%	71%	£2,698,018	£2,719,751	£2,699,466	£2,721,199	£2,701,234	£2,702,682
25%	71%	£2,483,292	£2,510,458	£2,485,101	£2,512,268	£2,487,311	£2,489,122
30%	71%	£2,268,565	£2,301,165	£2,270,737	£2,303,337	£2,273,389	£2,275,562
35%	71%	£2,053,838	£2,091,872	£2,056,372	£2,094,406	£2,059,467	£2,062,001
40%	71%	£1,839,112	£1,882,579	£1,842,008	£1,885,475	£1,845,544	£1,848,441
45%	71%	£1,624,385	£1,673,286	£1,627,644	£1,676,544	£1,631,622	£1,634,881
50%	71%	£1,409,659	£1,463,993	£1,413,279	£1,467,613	£1,417,700	£1,421,320
100%	71%						
10%	75%	£3,126,995	£3,136,503	£3,127,756	£3,137,264	£3,128,402	£3,129,163
15%	75%	£2,912,031	£2,926,293	£2,913,172	£2,927,434	£2,914,142	£2,915,282
20%	75%	£2,697,067	£2,716,084	£2,698,587	£2,717,605	£2,699,881	£2,701,402
25%	75%	£2,482,103	£2,505,874	£2,484,004	£2,507,774	£2,485,621	£2,487,521
30%	75%	£2,267,138	£2,295,664	£2,269,420	£2,297,945	£2,271,360	£2,273,641
35%	75%	£2,052,174	£2,085,454	£2,054,835	£2,088,115	£2,057,100	£2,059,760
40%	75%	£1,837,210	£1,875,244	£1,840,252	£1,878,285	£1,842,839	£1,845,880
45%	75%	£1,622,247	£1,665,035	£1,625,667	£1,668,455	£1,628,579	£1,632,000
50%	75%	£1,407,283	£1,454,824	£1,411,083	£1,458,626	£1,414,318	£1,418,119
10%	60%	£3,128,991	£3,144,205	£3,129,600	£3,144,813	£3,131,243	£3,131,852
15%	60%	£2,915,026	£2,937,847	£2,915,938	£2,938,758	£2,918,403	£2,919,316
20%	60%	£2,701,060	£2,731,487	£2,702,276	£2,732,703	£2,705,563	£2,706,780
25%	60%	£2,487,094	£2,525,128	£2,488,615	£2,526,648	£2,492,723	£2,494,243
30%	60%	£2,273,128	£2,318,769	£2,274,953	£2,320,593	£2,279,882	£2,281,707
35%	60%	£2,059,163	£2,112,410	£2,061,291	£2,114,538	£2,067,043	£2,069,171
40%	60%	£1,845,197	£1,906,051	£1,847,629	£1,908,483	£1,854,203	£1,856,635
45%	60%	£1,631,231	£1,699,692	£1,633,968	£1,702,428	£1,641,363	£1,644,099
50%	60%	£1,417,265	£1,493,332	£1,420,306	£1,496,373	£1,428,522	£1.431.563

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£2,943,313	£2,943,313	£2,943,313	£2,943,313	£2,943,313	£2,943,313
10%	71%	£2,513,859	£2,524,726	£2,514,583	£2,525,451	£2,515,468	£2,516,192
15%	71%	£2,299,133	£2,315,434	£2,300,219	£2,316,520	£2,301,545	£2,302,632
20%	71%	£2,084,407	£2,106,140	£2,085,855	£2,107,588	£2,087,623	£2,089,071
25%	71%	£1,869,681	£1,896,847	£1,871,490	£1,898,657	£1,873,700	£1,875,511
30%	71%	£1,654,954	£1,687,554	£1,657,126	£1,689,726	£1,659,778	£1,661,951
35%	71%	£1,440,227	£1,478,261	£1,442,761	£1,480,795	£1,445,856	£1,448,390
40%	71%	£1,225,501	£1,268,968	£1,228,397	£1,271,864	£1,231,933	£1,234,830
45%	71%	£1,010,774	£1,059,675	£1,014,033	£1,062,933	£1,018,011	£1,021,270
50%	71%	£796,048	£850,382	£799,668	£854,002	£804,089	£807,709
100%	71%						
10%	75%	£2,513,384	£2,522,892	£2,514,145	£2,523,653	£2,514,791	£2,515,552
15%	75%	£2,298,420	£2,312,682	£2,299,561	£2,313,823	£2,300,531	£2,301,671
20%	75%	£2,083,456	£2,102,473	£2,084,976	£2,103,994	£2,086,270	£2,087,791
25%	75%	£1,868,492	£1,892,263	£1,870,393	£1,894,163	£1,872,010	£1,873,910
30%	75%	£1,653,527	£1,682,053	£1,655,809	£1,684,334	£1,657,749	£1,660,030
35%	75%	£1,438,563	£1,471,843	£1,441,224	£1,474,504	£1,443,489	£1,446,149
40%	75%	£1,223,599	£1,261,633	£1,226,641	£1,264,674	£1,229,228	£1,232,269
45%	75%	£1,008,636	£1,051,424	£1,012,056	£1,054,844	£1,014,968	£1,018,389
50%	75%	£793,672	£841,213	£797,472	£845,015	£800,707	£804,508
10%	60%	£2,515,380	£2,530,594	£2,515,989	£2,531,202	£2,517,632	£2,518,241
15%	60%	£2,301,415	£2,324,236	£2,302,327	£2,325,147	£2,304,792	£2,305,705
20%	60%	£2,087,449	£2,117,876	£2,088,665	£2,119,092	£2,091,952	£2,093,169
25%	60%	£1,873,483	£1,911,517	£1,875,004	£1,913,037	£1,879,112	£1,880,632
30%	60%	£1,659,517	£1,705,158	£1,661,342	£1,706,982	£1,666,271	£1,668,096
35%	60%	£1,445,552	£1,498,799	£1,447,680	£1,500,927	£1,453,432	£1,455,560
40%	60%	£1,231,586	£1,292,440	£1,234,018	£1,294,872	£1,240,592	£1,243,024
45%	60%	£1,017,620	£1,086,081	£1,020,357	£1,088,817	£1,027,752	£1,030,488
50%	60%	£803 654	£879 721	£806 695	£882 762	£814 911	£817 952

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,362,914	£3,362,914	£3,362,914	£3,362,914	£3,362,914	£3,362,914
10%	71%	£2,933,460	£2,944,327	£2,934,184	£2,945,052	£2,935,069	£2,935,793
15%	71%	£2,718,734	£2,735,035	£2,719,820	£2,736,121	£2,721,146	£2,722,233
20%	71%	£2,504,008	£2,525,741	£2,505,456	£2,527,189	£2,507,224	£2,508,672
25%	71%	£2,289,282	£2,316,448	£2,291,091	£2,318,258	£2,293,301	£2,295,112
30%	71%	£2,074,555	£2,107,155	£2,076,727	£2,109,327	£2,079,379	£2,081,552
35%	71%	£1,859,828	£1,897,862	£1,862,362	£1,900,396	£1,865,457	£1,867,991
40%	71%	£1,645,102	£1,688,569	£1,647,998	£1,691,465	£1,651,534	£1,654,431
45%	71%	£1,430,375	£1,479,276	£1,433,634	£1,482,534	£1,437,612	£1,440,871
50%	71%	£1,215,649	£1,269,983	£1,219,269	£1,273,603	£1,223,690	£1,227,310
100%	71%	-£941,080			-£823,145	-£924,718	
10%	75%	£2,932,985	£2,942,493	£2,933,746	£2,943,254	£2,934,392	£2,935,153
15%	75%	£2,718,021	£2,732,283	£2,719,162	£2,733,424	£2,720,132	£2,721,272
20%	75%	£2,503,057	£2,522,074	£2,504,577	£2,523,595	£2,505,871	£2,507,392
25%	75%	£2,288,093	£2,311,864	£2,289,994	£2,313,764	£2,291,611	£2,293,511
30%	75%	£2,073,128	£2,101,654	£2,075,410	£2,103,935	£2,077,350	£2,079,631
35%	75%	£1,858,164	£1,891,444	£1,860,825	£1,894,105	£1,863,090	£1,865,750
40%	75%	£1,643,200	£1,681,234	£1,646,242	£1,684,275	£1,648,829	£1,651,870
45%	75%	£1,428,237	£1,471,025	£1,431,657	£1,474,445	£1,434,569	£1,437,990
50%	75%	£1,213,273	£1,260,814	£1,217,073	£1,264,616	£1,220,308	£1,224,109
10%	60%	£2,934,981	£2,950,195	£2,935,590	£2,950,803	£2,937,233	£2,937,842
15%	60%	£2,721,016	£2,743,837	£2,721,928	£2,744,748	£2,724,393	£2,725,306
20%	60%	£2,507,050	£2,537,477	£2,508,266	£2,538,693	£2,511,553	£2,512,770
25%	60%	£2,293,084	£2,331,118	£2,294,605	£2,332,638	£2,298,713	£2,300,233
30%	60%	£2,079,118	£2,124,759	£2,080,943	£2,126,583	£2,085,872	£2,087,697
35%	60%	£1,865,153	£1,918,400	£1,867,281	£1,920,528	£1,873,033	£1,875,161
40%	60%	£1,651,187	£1,712,041	£1,653,619	£1,714,473	£1,660,193	£1,662,625
45%	60%	£1,437,221	£1,505,682	£1,439,958	£1,508,418	£1,447,353	£1,450,089
50%	60%	£1,223,255	£1,299,322	£1,226,296	£1,302,363	£1,234,512	£1,237,553

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,556,924	£3,556,924	£3,556,924	£3,556,924	£3,556,924	£3,556,924
10%	71%	£3,127,470	£3,138,337	£3,128,194	£3,139,062	£3,129,079	£3,129,803
15%	71%	£2,912,744	£2,929,045	£2,913,830	£2,930,131	£2,915,156	£2,916,243
20%	71%	£2,698,018	£2,719,751	£2,699,466	£2,721,199	£2,701,234	£2,702,682
25%	71%	£2,483,292	£2,510,458	£2,485,101	£2,512,268	£2,487,311	£2,489,122
30%	71%	£2,268,565	£2,301,165	£2,270,737	£2,303,337	£2,273,389	£2,275,562
35%	71%	£2,053,838	£2,091,872	£2,056,372	£2,094,406	£2,059,467	£2,062,001
40%	71%	£1,839,112	£1,882,579	£1,842,008	£1,885,475	£1,845,544	£1,848,441
45%	71%	£1,624,385	£1,673,286	£1,627,644	£1,676,544	£1,631,622	£1,634,881
50%	71%	£1,409,659	£1,463,993	£1,413,279	£1,467,613	£1,417,700	£1,421,320
100%	71%	-£747,070	-£636,501			-£730,708	-£723,340
10%	75%	£3,126,995	£3,136,503	£3,127,756	£3,137,264	£3,128,402	£3,129,163
15%	75%	£2,912,031	£2,926,293	£2,913,172	£2,927,434	£2,914,142	£2,915,282
20%	75%	£2,697,067	£2,716,084	£2,698,587	£2,717,605	£2,699,881	£2,701,402
25%	75%	£2,482,103	£2,505,874	£2,484,004	£2,507,774	£2,485,621	£2,487,521
30%	75%	£2,267,138	£2,295,664	£2,269,420	£2,297,945	£2.271.360	£2,273,641
35%	75%	£2,052,174	£2,085,454	£2,054,835	£2,088,115	£2,057,100	£2,059,760
40%	75%	£1.837.210	£1.875.244	£1.840.252	£1.878.285	£1.842.839	£1.845.880
45%	75%	£1,622,247	£1,665,035	£1,625,667	£1,668,455	£1,628,579	£1,632,000
50%	75%	£1,407,283	£1,454,824	£1.411.083	£1,458,626	£1,414,318	£1,418,119
10%	60%	£3.128.991	£3.144.205	£3,129,600	£3.144.813	£3.131.243	£3,131,852
15%	60%	£2,915,026	£2,937,847	£2,915,938	£2,938,758	£2,918,403	£2,919,316
20%	60%	£2,701,060	£2.731.487	£2.702.276	£2.732.703	£2,705,563	£2,706,780
25%	60%	£2,487,094	£2,525,128	£2,488,615	£2,526,648	£2,492,723	£2,494,243
30%	60%	£2,273,128	£2.318.769	£2.274.953	£2.320.593	£2,279,882	£2,281,707
35%	60%	£2,059,163	£2,112,410	£2,061,291	£2,114,538	£2,067,043	£2,069,171
40%	60%	£1.845.197	£1.906.051	£1.847.629	£1.908.483	£1.854.203	£1.856.635
45%	60%	£1.631.231	£1,699,692	£1.633.968	£1.702.428	£1.641.363	£1,644,099
E00/	600/	C4 447 00E	C4 402 222	C4 420 200	04 400 272	C4 400 E00	C4 424 E62

£27,943,000

£13,474,000

No Units 7 Site Area 0.03 Ha

	CIL Zone	1
	Value Area	Med
Sales value inflation		0%
Build cost inflation		0%

Residual land value

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,056,967	£2,056,967	£2,056,967	£2,056,967	£2,056,967	£2,056,967
10%	71%	£1,796,729	£1,807,596	£1,797,907	£1,808,773	£1,798,271	£1,799,448
15%	71%	£1,666,611	£1,682,911	£1,668,377	£1,684,678	£1,668,922	£1,670,688
20%	71%	£1,536,492	£1,558,226	£1,538,848	£1,560,581	£1,539,574	£1,541,930
25%	71%	£1,406,374	£1,433,541	£1,409,318	£1,436,485	£1,410,226	£1,413,170
30%	71%	£1,276,256	£1,308,855	£1,279,788	£1,312,388	£1,280,877	£1,284,411
35%	71%	£1,146,136	£1,184,170	£1,150,259	£1,188,292	£1,151,530	£1,155,651
40%	71%	£1,016,018	£1,059,486	£1,020,728	£1,064,196	£1,022,181	£1,026,892
45%	71%	£885,900	£934,800	£891,199	£940,099	£892,834	£898,132
50%	71%	£755,781	£810,115	£761,669	£816,002	£763,485	£769,373
100%	71%	-£554,949	-£444,380	-£542,967	-£432,399	-£539,271	-£527,289
10%	75%	£1,796,231	£1,805,740	£1,797,468	£1,806,977	£1,797,580	£1,798,816
15%	75%	£1,665,864	£1,680,127	£1,667,719	£1,681,981	£1,667,886	£1,669,740
20%	75%	£1,535,496	£1,554,513	£1,537,970	£1,556,986	£1,538,192	£1,540,666
25%	75%	£1,405,129	£1,428,900	£1,408,219	£1,431,991	£1,408,499	£1,411,590
30%	75%	£1,274,761	£1,303,286	£1,278,470	£1,306,996	£1,278,806	£1,282,515
35%	75%	£1,144,393	£1,177,672	£1,148,721	£1,182,001	£1,149,112	£1,153,439
40%	75%	£1,014,026	£1,052,059	£1,018,971	£1,057,005	£1,019,419	£1,024,365
45%	75%	£883,658	£926,446	£889,222	£932,010	£889,725	£895,289
50%	75%	£753,291	£800,832	£759,473	£807,015	£760,032	£766,214
10%	60%	£1,798,323	£1,813,537	£1,799,313	£1,814,526	£1,800,480	£1,801,469
15%	60%	£1,669,001	£1,691,821	£1,670,485	£1,693,305	£1,672,237	£1,673,721
20%	60%	£1,539,680	£1,570,107	£1,541,658	£1,572,086	£1,543,994	£1,545,973
25%	60%	£1,410,358	£1,448,392	£1,412,831	£1,450,865	£1,415,751	£1,418,224
30%	60%	£1,281,037	£1,326,677	£1,284,004	£1,329,644	£1,287,508	£1,290,476
35%	60%	£1,151,715	£1,204,962	£1,155,177	£1,208,424	£1,159,265	£1,162,727
40%	60%	£1,022,393	£1,083,247	£1,026,350	£1,087,204	£1,031,022	£1,034,979
45%	60%	£893,071	£961,532	£897,522	£965,984	£902,779	£907,230
50%	60%	£763.750	£839.817	£768.696	£844.763	£774.536	£779.482

Residual Land values compared to benchmark land values Benchmark Z1 - High

 % of AH
 SR and SO at council Income thresholds
 LAR and LR
 LAR an

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

 % of AH
 SR and SO at council Income thresholds
 LAR and SO at council Income thresholds
 LAR and SO at council Income thresholds
 LAR and LLR
 L

Residual Land values compared to benchmark land values Benchmark Z1 - Low

| SR and SO at | Income | thresholds | SR and SO at | LAR and SO at | GLA | LAR and LAR | LAR and LAR | Council | Income | thresholds | SR and LAR | LAR and LAR | Council |

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

3

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,255,871	£1,255,871	£1,255,871	£1,255,871	£1,255,871	£1,255,871
10%	71%	£995,633	£1,006,500	£996,811	£1,007,677	£997,175	£998,352
15%	71%	£865,515	£881,815	£867,281	£883,582	£867,826	£869,592
20%	71%	£735,396	£757,130	£737,752	£759,485	£738,478	£740,834
25%	71%	£605,278	£632,445	£608,222	£635,389	£609,130	£612,074
30%	71%	£475,160	£507,759	£478,692	£511,292	£479,781	£483,315
35%	71%	£345,040	£383,074	£349,163	£387,196	£350,434	£354,555
40%	71%	£214,922	£258,390	£219,632	£263,100	£221,085	£225,796
45%	71%	£84,804	£133,704	£90,103	£139,003	£91,738	£97,036
50%	71%	-£45,315	£9,019	-£39,427	£14,906	-£37,611	-£31,723
100%	71%		-£1,245,476		-£1,233,495		
10%	75%	£995,135	£1,004,644	£996,372	£1,005,881	£996,484	£997,720
15%	75%	£864,768	£879,031	£866,623	£880,885	£866,790	£868,644
20%	75%	£734,400	£753,417	£736,874	£755,890	£737,096	£739,570
25%	75%	£604,033	£627,804	£607,123	£630,895	£607,403	£610,494
30%	75%	£473,665	£502,190	£477,374	£505,900	£477,710	£481,419
35%	75%	£343,297	£376,576	£347,625	£380,905	£348,016	£352,343
40%	75%	£212,930	£250,963	£217,875	£255,909	£218,323	£223,269
45%	75%	£82,562	£125,350	£88,126	£130,914	£88,629	£94,193
50%	75%	-£47,805	-£264	-£41,623	£5,919	-£41,064	-£34,882
10%	60%	£997,227	£1,012,441	£998,217	£1,013,430	£999,384	£1,000,373
15%	60%	£867,905	£890,725	£869,389	£892,209	£871,141	£872,625
20%	60%	£738,584	£769,011	£740,562	£770,990	£742,898	£744,877
25%	60%	£609,262	£647,296	£611,735	£649,769	£614,655	£617,128
30%	60%	£479,941	£525,581	£482,908	£528,548	£486,412	£489,380
35%	60%	£350,619	£403,866	£354,081	£407,328	£358,169	£361,631
40%	60%	£221,297	£282,151	£225,254	£286,108	£229,926	£233,883
45%	60%	£91,975	£160,436	£96,426	£164,888	£101,683	£106,134
50%	60%	-£37.346	£38.721	-£32 400	£43.667	-£26.560	-£21 614

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,555,296	£1,555,296	£1,555,296	£1,555,296	£1,555,296	£1,555,296
10%	71%	£1,295,058	£1,305,925	£1,296,236	£1,307,102	£1,296,600	£1,297,777
15%	71%	£1,164,940	£1,181,240	£1,166,706	£1,183,007	£1,167,251	£1,169,017
20%	71%	£1,034,821	£1,056,555	£1,037,177	£1,058,910	£1,037,903	£1,040,259
25%	71%	£904,703	£931,870	£907,647	£934,814	£908,555	£911,499
30%	71%	£774,585	£807,184	£778,117	£810,717	£779,206	£782,740
35%	71%	£644,465	£682,499	£648,588	£686,621	£649,859	£653,980
40%	71%	£514,347	£557,815	£519,057	£562,525	£520,510	£525,221
45%	71%	£384,229	£433,129	£389,528	£438,428	£391,163	£396,461
50%	71%	£254,110	£308,444	£259,998	£314,331	£261,814	£267,702
100%	71%		-£946,051				-£1,028,960
10%	75%	£1,294,560	£1,304,069	£1,295,797	£1,305,306	£1,295,909	£1,297,145
15%	75%	£1,164,193	£1,178,456	£1,166,048	£1,180,310	£1,166,215	£1,168,069
20%	75%	£1,033,825	£1,052,842	£1,036,299	£1,055,315	£1,036,521	£1,038,995
25%	75%	£903,458	£927,229	£906,548	£930,320	£906,828	£909,919
30%	75%	£773,090	£801,615	£776,799	£805,325	£777,135	£780,844
35%	75%	£642,722	£676,001	£647,050	£680,330	£647,441	£651,768
40%	75%	£512,355	£550,388	£517,300	£555,334	£517,748	£522,694
45%	75%	£381,987	£424,775	£387,551	£430,339	£388,054	£393,618
50%	75%	£251,620	£299,161	£257,802	£305,344	£258,361	£264,543
10%	60%	£1,296,652	£1,311,866	£1,297,642	£1,312,855	£1,298,809	£1,299,798
15%	60%	£1,167,330	£1,190,150	£1,168,814	£1,191,634	£1,170,566	£1,172,050
20%	60%	£1,038,009	£1,068,436	£1,039,987	£1,070,415	£1,042,323	£1,044,302
25%	60%	£908,687	£946,721	£911,160	£949,194	£914,080	£916,553
30%	60%	£779,366	£825,006	£782,333	£827,973	£785,837	£788,805
35%	60%	£650,044	£703,291	£653,506	£706,753	£657,594	£661,056
40%	60%	£520,722	£581,576	£524,679	£585,533	£529,351	£533,308
45%	60%	£391,400	£459,861	£395,851	£464,313	£401,108	£405,559
50%	60%	£262.079	£338.146	£267.025	£343.092	£272.865	£277.811

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,860,231	£1,860,231	£1,860,231	£1,860,231	£1,860,231	£1,860,231
10%	71%	£1,599,993	£1,610,860	£1,601,171	£1,612,037	£1,601,535	£1,602,712
15%	71%	£1,469,875	£1,486,175	£1,471,641	£1,487,942	£1,472,186	£1,473,952
20%	71%	£1,339,756	£1,361,490	£1,342,112	£1,363,845	£1,342,838	£1,345,194
25%	71%	£1,209,638	£1,236,805	£1,212,582	£1,239,749	£1,213,490	£1,216,434
30%	71%	£1,079,520	£1,112,119	£1,083,052	£1,115,652	£1,084,141	£1,087,675
35%	71%	£949,400	£987,434	£953,523	£991,556	£954,794	£958,915
40%	71%	£819,282	£862,750	£823,992	£867,460	£825,445	£830,156
45%	71%	£689,164	£738,064	£694,463	£743,363	£696,098	£701,396
50%	71%	£559,045	£613,379	£564,933	£619,266	£566,749	£572,637
100%	71%		-£641,116				-£724,025
10%	75%	£1,599,495	£1,609,004	£1,600,732	£1,610,241	£1,600,844	£1,602,080
15%	75%	£1,469,128	£1,483,391	£1,470,983	£1,485,245	£1,471,150	£1,473,004
20%	75%	£1,338,760	£1,357,777	£1,341,234	£1,360,250	£1,341,456	£1,343,930
25%	75%	£1,208,393	£1,232,164	£1,211,483	£1,235,255	£1,211,763	£1,214,854
30%	75%	£1,078,025	£1,106,550	£1,081,734	£1,110,260	£1,082,070	£1,085,779
35%	75%	£947,657	£980,936	£951,985	£985,265	£952,376	£956,703
40%	75%	£817,290	£855,323	£822,235	£860,269	£822,683	£827,629
45%	75%	£686,922	£729,710	£692,486	£735,274	£692,989	£698,553
50%	75%	£556,555	£604,096	£562,737	£610,279	£563,296	£569,478
10%	60%	£1,601,587	£1,616,801	£1,602,577	£1,617,790	£1,603,744	£1,604,733
15%	60%	£1,472,265	£1,495,085	£1,473,749	£1,496,569	£1,475,501	£1,476,985
20%	60%	£1,342,944	£1,373,371	£1,344,922	£1,375,350	£1,347,258	£1,349,237
25%	60%	£1,213,622	£1,251,656	£1,216,095	£1,254,129	£1,219,015	£1,221,488
30%	60%	£1,084,301	£1,129,941	£1,087,268	£1,132,908	£1,090,772	£1,093,740
35%	60%	£954,979	£1,008,226	£958,441	£1,011,688	£962,529	£965,991
40%	60%	£825,657	£886,511	£829,614	£890,468	£834,286	£838,243
45%	60%	£696,335	£764,796	£700,786	£769,248	£706,043	£710,494
EON/	600/					CE77 000	

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,246,620	£1,246,620	£1,246,620	£1,246,620	£1,246,620	£1,246,620
10%	71%	£986,382	£997,249	£987,560	£998,426	£987,924	£989,101
15%	71%	£856,264	£872,564	£858,030	£874,331	£858,575	£860,341
20%	71%	£726,145	£747,879	£728,501	£750,234	£729,227	£731,583
25%	71%	£596,027	£623,194	£598,971	£626,138	£599,879	£602,823
30%	71%	£465,909	£498,508	£469,441	£502,041	£470,530	£474,064
35%	71%	£335,789	£373,823	£339,912	£377,945	£341,183	£345,304
40%	71%	£205,671	£249,139	£210,381	£253,849	£211,834	£216,545
45%	71%	£75,553	£124,453	£80,852	£129,752	£82,487	£87,785
50%	71%	-£54,566	-£232	-£48,678	£5,655	-£46,862	-£40,974
100%	71%		-£1,254,727		-£1,242,746		-£1,337,636
10%	75%	£985,884	£995,393	£987,121	£996,630	£987,233	£988,469
15%	75%	£855,517	£869,780	£857,372	£871,634	£857,539	£859,393
20%	75%	£725,149	£744,166	£727,623	£746,639	£727,845	£730,319
25%	75%	£594,782	£618,553	£597,872	£621,644	£598,152	£601,243
30%	75%	£464,414	£492,939	£468,123	£496,649	£468,459	£472,168
35%	75%	£334,046	£367,325	£338,374	£371,654	£338,765	£343,092
40%	75%	£203,679	£241,712	£208,624	£246,658	£209,072	£214,018
45%	75%	£73,311	£116,099	£78,875	£121,663	£79,378	£84,942
50%	75%	-£57,056	-£9,515	-£50,874	-£3,332	-£50,315	-£44,133
10%	60%	£987,976	£1,003,190	£988,966	£1,004,179	£990,133	£991,122
15%	60%	£858,654	£881,474	£860,138	£882,958	£861,890	£863,374
20%	60%	£729,333	£759,760	£731,311	£761,739	£733,647	£735,626
25%	60%	£600,011	£638,045	£602,484	£640,518	£605,404	£607,877
30%	60%	£470,690	£516,330	£473,657	£519,297	£477,161	£480,129
35%	60%	£341,368	£394,615	£344,830	£398,077	£348,918	£352,380
40%	60%	£212,046	£272,900	£216,003	£276,857	£220,675	£224,632
45%	60%	£82,724	£151,185	£87,175	£155,637	£92,432	£96,883
50%	60%	-£46.597	£29.470	-£41.651	£34.416	-£35.811	-£30.865

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,666,221	£1,666,221	£1,666,221	£1,666,221	£1,666,221	£1,666,221
10%	71%	£1,405,983	£1,416,850	£1,407,161	£1,418,027	£1,407,525	£1,408,702
15%	71%	£1,275,865	£1,292,165	£1,277,631	£1,293,932	£1,278,176	£1,279,942
20%	71%	£1,145,746	£1,167,480	£1,148,102	£1,169,835	£1,148,828	£1,151,184
25%	71%	£1,015,628	£1,042,795	£1,018,572	£1,045,739	£1,019,480	£1,022,424
30%	71%	£885,510	£918,109	£889,042	£921,642	£890,131	£893,665
35%	71%	£755,390	£793,424	£759,513	£797,546	£760,784	£764,905
40%	71%		£668,740	£629,982	£673,450	£631,435	£636,146
45%	71%	£495,154	£544,054	£500,453	£549,353	£502,088	£507,386
50%	71%	£365,035	£419,369	£370,923	£425,256	£372,739	£378,627
100%	71%	-£945,695	-£835,126	-£933,713	-£823,145	-£930,017	-£918,035
10%	75%	£1,405,485	£1,414,994	£1,406,722	£1,416,231	£1,406,834	£1,408,070
15%	75%	£1,275,118	£1,289,381	£1,276,973	£1,291,235	£1,277,140	£1,278,994
20%	75%	£1,144,750	£1,163,767	£1,147,224	£1,166,240	£1,147,446	£1,149,920
25%	75%	£1,014,383	£1,038,154	£1,017,473	£1,041,245	£1,017,753	£1,020,844
30%	75%	£884,015	£912,540	£887,724	£916,250	£888,060	£891,769
35%	75%	£753,647	£786,926	£757,975	£791,255	£758,366	£762,693
40%	75%	£623,280	£661,313	£628,225	£666,259	£628,673	£633,619
45%	75%	£492,912	£535,700	£498,476	£541,264	£498,979	£504,543
50%	75%	£362,545	£410,086	£368,727	£416,269	£369,286	£375,468
10%	60%	£1,407,577	£1,422,791	£1,408,567	£1,423,780	£1,409,734	£1,410,723
15%	60%	£1,278,255	£1,301,075	£1,279,739	£1,302,559	£1,281,491	£1,282,975
20%	60%	£1,148,934	£1,179,361	£1,150,912	£1,181,340	£1,153,248	£1,155,227
25%	60%	£1,019,612	£1,057,646	£1,022,085	£1,060,119	£1,025,005	£1,027,478
30%	60%	£890,291	£935,931	£893,258	£938,898	£896,762	£899,730
35%	60%	£760,969	£814,216	£764,431	£817,678	£768,519	£771,981
40%	60%	£631,647	£692,501	£635,604	£696,458	£640,276	£644,233
45%	60%	£502,325	£570,786	£506,776	£575,238	£512,033	£516,484
50%	60%	£373.004	£449,071	£377,950	£454,017	£383,790	£388.736

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,860,231	£1,860,231	£1,860,231	£1,860,231	£1,860,231	£1,860,231
10%	71%	£1,599,993	£1,610,860	£1,601,171	£1,612,037	£1,601,535	£1,602,712
15%	71%	£1,469,875	£1,486,175	£1,471,641	£1,487,942	£1,472,186	£1,473,952
20%	71%	£1,339,756	£1,361,490	£1.342.112	£1.363.845	£1.342.838	£1.345.194
25%	71%	£1,209,638	£1,236,805	£1,212,582	£1,239,749	£1,213,490	£1,216,434
30%	71%	£1,079,520	£1,112,119	£1,083,052	£1,115,652	£1,084,141	£1,087,675
35%	71%	£949,400	£987,434	£953,523	£991,556	£954,794	£958,915
40%	71%	£819.282	£862.750	£823.992	£867.460	£825,445	£830.156
45%	71%	£689,164	£738,064	£694,463	£743,363	£696,098	£701,396
50%	71%	£559.045	£613.379	£564.933	£619.266	£566.749	£572.637
100%	71%		-£641,116				-£724,025
10%	75%	£1.599.495	£1.609.004	£1,600,732	£1.610.241	£1,600,844	£1.602.080
15%	75%	£1,469,128	£1,483,391	£1,470,983	£1,485,245	£1,471,150	£1,473,004
20%	75%	£1,338,760	£1,357,777	£1.341.234	£1.360,250	£1.341.456	£1,343,930
25%	75%	£1,208,393	£1,232,164	£1,211,483	£1,235,255	£1,211,763	£1,214,854
30%	75%	£1.078.025	£1.106.550	£1.081.734	£1.110.260	£1.082.070	£1.085.779
35%	75%	£947.657	£980.936	£951,985	£985,265	£952.376	£956,703
40%	75%	£817.290	£855.323	£822.235	£860.269	£822.683	£827,629
45%	75%	£686,922	£729,710	£692,486	£735,274	£692,989	£698,553
50%	75%	£556,555	£604.096	£562.737	£610.279	£563,296	£569,478
10%	60%	£1.601.587	£1.616.801	£1.602.577	£1.617.790	£1,603,744	£1,604,733
15%	60%	£1,472,265	£1,495,085	£1,473,749	£1,496,569	£1,475,501	£1,476,985
20%	60%	£1.342.944	£1.373.371	£1.344.922	£1.375.350	£1,347,258	£1,349,237
25%	60%	£1,213,622	£1.251.656	£1,216,095	£1,254,129	£1,219,015	£1,221,488
30%	60%	£1.084.301	£1.129.941	£1.087.268	£1.132.908	£1.090.772	£1,093,740
35%	60%	£954.979	£1.008.226	£958.441	£1.011.688	£962.529	£965,991
40%	60%	£825.657	£886.511	£829.614	£890.468	£834,286	£838.243
45%	60%	£696.335	£764.796	£700.786	£769.248	£706.043	£710,494
50%	60%	£567 014	£643.081	£571.960	£648 027	£577.800	£582.746

£13,474,000

7 0.03 Ha

	CIL Zone	1
	Value Area	Low
		•
Sales value inflation Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,495,148	£1,495,148	£1,495,148	£1,495,148	£1,495,148	£1,495,148
10%	71%	£1,290,347	£1,301,215	£1,292,270	£1,303,137	£1,291,888	£1,293,811
15%	71%	£1,187,947	£1,204,247	£1,190,831	£1,207,131	£1,190,258	£1,193,143
20%	71%	£1,085,547	£1,107,280	£1,089,392	£1,111,126	£1,088,629	£1,092,475
25%	71%	£983,147	£1,010,314	£987,954	£1,015,120	£986,999	£991,805
30%	71%	£880,747	£913,347	£886,515	£919,115	£885,369	£891,137
35%	71%	£778,347	£816,380	£785,076	£823,110	£783,739	£790,469
40%	71%	£675.946	£719.414	£683.637	£727.104	£682,109	£689.800
45%	71%	£573,546	£622,446	£582,198	£631,099	£580,479	£589,132
50%	71%	£471.146	£525.479	£480.759	£535.093	£478.850	£488.464
100%	71%	-£562,531	-£451,962	-£542,967	-£432,399	-£546,853	-£527,289
10%	75%	£1.289.813	£1,299,321	£1,291,831	£1.301.339	£1.291.160	£1,293,179
15%	75%	£1,187,144	£1,201,407	£1,190,172	£1,204,435	£1,189,167	£1,192,195
20%	75%	£1.084.476	£1.103.494	£1.088.515	£1.107.531	£1.087.172	£1.091.211
25%	75%	£981,809	£1,005,580	£986,856	£1,010,626	£985,179	£990,227
30%	75%	£879.141	£907.665	£885.198	£913.723	£883.186	£889.242
35%	75%	£776,472	£809,752	£783,539	£816,818	£781,191	£788,258
40%	75%	£673.805	£711.838	£681.880	£719.914	£679.198	£687.274
45%	75%	£571,137	£613,925	£580,222	£623,010	£577,204	£586,290
50%	75%	£468,469	£516,011	£478,563	£526,106	£475,210	£485,304
10%	60%	£1,292,060	£1,307,274	£1,293,676	£1,308,889	£1,294,218	£1,295,832
15%	60%	£1,190,516	£1,213,337	£1,192,940	£1,215,760	£1,193,752	£1,196,175
20%	60%	£1,088,973	£1,119,400	£1,092,203	£1,122,630	£1,093,287	£1,096,518
25%	60%	£987,430	£1,025,463	£991,467	£1,029,501	£992,822	£996,860
30%	60%	£885,886	£931,526	£890,731	£936,371	£892,357	£897,203
35%	60%	£784,342	£837,589	£789,995	£843,242	£791,892	£797,545
40%	60%	£682,798	£743,652	£689,259	£750,113	£691,427	£697,887
45%	60%	£581,255	£649,715	£588,523	£656,983	£590,962	£598,230
50%	60%	£479.711	£555.778	£487.786	£563.853	£490.497	£498.572

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLI
0%	71%	-£1,114,852	-£1,114,852	-£1,114,852	-£1,114,852	-£1,114,852	-£1,114,852
10%	71%	-£1,319,653	-£1,308,785			-£1,318,112	
15%	71%	-£1,422,053	-£1,405,753				
20%	71%	-£1,524,453	-£1,502,720	-£1,520,608	-£1,498,874	-£1,521,371	-£1,517,525
25%	71%	-£1,626,853	-£1,599,686				
30%	71%	-£1,729,253	-£1,696,653	-£1,723,485	-£1,690,885	-£1,724,631	-£1,718,863
35%	71%	-£1,831,653	-£1,793,620				
40%	71%	-£1,934,054	-£1,890,586		-£1,882,896		
45%	71%	-£2,036,454	-£1,987,554				
50%	71%	-£2,138,854	-£2,084,521	-£2,129,241	-£2,074,907	-£2,131,150	
100%	71%	-£3,172,531	-£3,061,962				
10%	75%	-£1,320,187	-£1,310,679	-£1,318,169	-£1,308,661	-£1,318,840	-£1,316,821
15%	75%	-£1,422,856	-£1,408,593				
20%	75%	-£1,525,524	-£1,506,506	-£1,521,485	-£1,502,469	-£1,522,828	-£1,518,789
25%	75%	-£1,628,191	-£1,604,420	-£1,623,144	-£1,599,374	-£1,624,821	-£1,619,773
30%	75%	-£1,730,859	-£1,702,335		-£1,696,277	-£1,726,814	
35%	75%	-£1,833,528	-£1,800,248				
40%	75%	-£1,936,195	-£1,898,162				
45%	75%	-£2,038,863	-£1,996,075	-£2,029,778	-£1,986,990	-£2,032,796	
50%	75%	-£2,141,531	-£2,093,989				
10%	60%	-£1,317,940	-£1,302,726	-£1,316,324	-£1,301,111	-£1,315,782	-£1,314,168
15%	60%	-£1,419,484	-£1,396,663				
20%	60%	-£1,521,027	-£1,490,600	-£1,517,797	-£1,487,370	-£1,516,713	-£1,513,482
25%	60%	-£1,622,570	-£1,584,537				
30%	60%	-£1,724,114	-£1,678,474	-£1,719,269		-£1,717,643	
35%	60%	-£1,825,658	-£1,772,411				
40%	60%	-£1,927,202	-£1,866,348	-£1,920,741	-£1,859,887	-£1,918,573	-£1,912,113
45%	60%	-£2,028,745	-£1,960,285				
50%	60%	£2 130 289	-£2.054.222	-£2 122 214	-£2 046 147		£2 111 428

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

Delicililark 21 - Medidii	Denominant 21 median						

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£602,277	-£602,277	-£602,277	-£602,277	-£602,277	-£602,277
10%	71%	-£807,078	-£796,210		-£794,288		-£803,614
15%	71%	-£909,478	-£893,178	-£906,594	-£890,294		-£904,282
20%	71%	-£1,011,878	-£990,145			-£1,008,796	-£1,004,950
25%	71%	-£1,114,278	-£1,087,111			-£1,110,426	-£1,105,620
30%	71%	-£1,216,678	-£1,184,078	-£1,210,910	-£1,178,310	-£1,212,056	-£1,206,288
35%	71%	-£1,319,078	-£1,281,045			-£1,313,686	-£1,306,956
40%	71%	-£1,421,479	-£1,378,011	-£1,413,788	-£1,370,321	-£1,415,316	-£1,407,625
45%	71%	-£1,523,879	-£1,474,979		-£1,466,326	-£1,516,946	-£1,508,293
50%	71%	-£1,626,279	-£1,571,946	-£1,616,666	-£1,562,332	-£1,618,575	-£1,608,961
100%	71%	-£2,659,956	-£2,549,387		-£2,529,824	-£2,644,278	-£2,624,714
10%	75%	-£807,612	-£798,104	-£805,594	-£796,086	-£806,265	-£804,246
15%	75%	-£910,281	-£896,018				-£905,230
20%	75%	-£1,012,949	-£993,931	-£1,008,910	-£989,894	-£1,010,253	-£1,006,214
25%	75%	-£1,115,616	-£1,091,845				-£1,107,198
30%	75%	-£1,218,284	-£1,189,760	-£1,212,227	-£1,183,702	-£1,214,239	-£1,208,183
35%	75%	-£1,320,953	-£1,287,673				-£1,309,167
40%	75%	-£1,423,620	-£1,385,587	-£1,415,545	-£1,377,511	-£1,418,227	-£1,410,151
45%	75%	-£1,526,288	-£1,483,500				-£1,511,135
50%	75%	-£1,628,956	-£1,581,414	-£1,618,862	-£1,571,319	-£1,622,215	-£1,612,121
10%	60%	-£805,365	-£790,151				-£801,593
15%	60%	-£906,909	-£884,088				-£901,250
20%	60%	-£1,008,452	-£978,025				-£1,000,907
25%	60%	-£1,109,995	-£1,071,962				-£1,100,565
30%	60%	-£1,211,539	-£1,165,899	-£1,206,694	-£1,161,054	-£1,205,068	-£1,200,222
35%	60%	-£1,313,083	-£1,259,836				-£1,299,880
40%	60%	-£1,414,627	-£1,353,773	-£1,408,166	-£1,347,312	-£1,405,998	-£1,399,538
45%	60%	-£1,516,170	-£1,447,710				-£1,499,195
50%	60%	-£1.617.714	-£1.541.647				-£1.598.853

s compared to benchmark land values

Residual Land	values
Bonchmark 71	- 1 000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£290,140	£290,140	£290,140	£290,140	£290,140	£290,140
10%	71%	£85.339	£96.207	£87.262	£98.129	£86.880	£88.803
15%	71%	-£17,061	-£761	-£14,177	£2,123	-£14,750	-£11,865
20%	71%	-£119,461	-£97,728	-£115,616	-£93,882	-£116,379	-£112,533
25%	71%	-£221,861	-£194,694	-£217,054	-£189,888	-£218,009	-£213,203
30%	71%	-£324,261	-£291,661	-£318,493	-£285,893	-£319,639	-£313,871
35%	71%	-£426,661	-£388,628	-£419,932	-£381,898	-£421,269	-£414,539
40%	71%	-£529,062	-£485,594		-£477,904		
45%	71%	-£631,462	-£582,562				
50%	71%	-£733.862	-£679.529				
100%	71%	-£1,767,539	-£1,656,970				
10%	75%	£84.805	£94.313	£86.823	£96.331	£86.152	£88,171
15%	75%	-£17,864	-£3,601	-£14,836	-£573	-£15,841	-£12,813
20%	75%	-£120.532	-£101.514	-£116.493	-£97.477	-£117.836	-£113,797
25%	75%	-£223,199	-£199,428	-£218,152	-£194,382	-£219,829	-£214,781
30%	75%	-£325.867	-£297.343	-£319.810	-£291,285	-£321.822	-£315,766
35%	75%	-£428,536	-£395,256	-£421,469	-£388,190	-£423,817	-£416,750
40%	75%	-£531,203	-£493.170		-£485.094		-£517,734
45%	75%	-£633,871	-£591,083				
50%	75%	-£736,539	-£688,997				-£719,704
10%	60%	£87,052	£102,266	£88,668	£103,881	£89,210	£90,824
15%	60%	-£14,492	£8,329	-£12,068	£10,752	-£11,256	-£8,833
20%	60%	-£116.035	-£85.608	-£112.805	-£82.378	-£111.721	-£108.490
25%	60%	-£217,578	-£179,545	-£213,541	-£175,507	-£212,186	-£208,148
30%	60%	-£319.122	-£273.482	-£314.277	-£268.637	-£312.651	-£307.805
35%	60%	-£420,666	-£367,419	-£415,013	-£361,766	-£413,116	-£407,463
40%	60%	-£522,210	-£461.356	-£515.749	-£454.895	-£513.581	-£507.121
45%	60%	-£623,753	-£555.293				
		-11.00					

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

Denominark 22 - mgm							
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£694.052	£694.052	£694.052	£694 052	£694.052	£694.052
10%	71%	£489.251	£500.119	£491.174	£502.041	£490.792	£492.715
15%	71%	£386.851	£403.151	£389.735	£406.035	£389.162	£392.047
20%	71%	£284.451	£306.184	£288,296	£310.030	£287.533	£291.379
25%	71%	£182,051	£209,218	£186,858	£214,024	£185,903	£190,709
30%	71%	£79.651	£112.251	£85,419	£118.019	£84,273	£90.041
35%	71%	-£22,749	£15,284	-£16,020	£22,014	-£17,357	-£10,627
40%	71%	-£125,150	-£81,682	-£117,459	-£73,992	-£118,987	-£111,296
45%	71%	-£227.550	-£178.650	-£218.898	-£169.997	-£220.617	-£211.964
50%	71%	-£329,950	-£275,617	-£320,337	-£266,003	-£322,246	-£312,632
100%	71%	-£1.363.627	-£1,253,058				-£1.328.385
10%	75%	£488,717	£498,225	£490,735	£500,243	£490,064	£492,083
15%	75%	£386.048	£400.311	£389.076	£403.339	£388.071	£391.099
20%	75%	£283,380	£302,398	£287,419	£306,435	£286,076	£290,115
25%	75%	£180.713	£204,484	£185,760	£209.530	£184.083	£189.131
30%	75%	£78,045	£106,569	£84,102	£112,627	£82,090	£88,146
35%	75%	-£24.624	£8.656	-£17.557	£15.722	-£19.905	-£12.838
40%	75%	-£127,291	-£89,258	-£119,216	-£81,182	-£121,898	-£113,822
45%	75%	-£229,959	-£187,171	-£220,874	-£178,086	-£223,892	-£214,806
50%	75%	-£332,627	-£285,085	-£322,533	-£274,990	-£325,886	-£315,792
10%	60%	£490,964	£506,178	£492,580	£507,793	£493,122	£494,736
15%	60%	£389,420	£412,241	£391,844	£414,664	£392,656	£395,079
20%	60%	£287,877	£318,304	£291,107	£321,534	£292,191	£295,422
25%	60%	£186,334	£224,367	£190,371	£228,405	£191,726	£195,764
30%	60%	£84,790	£130,430	£89,635	£135,275	£91,261	£96,107
35%	60%	-£16,754	£36,493	-£11,101	£42,146	-£9,204	-£3,551
400/	600/	C440 000	CET AAA	C444 027	CEO 000	0400.000	0400 000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£993,477	£993,477	£993,477	£993,477	£993,477	£993,477
10%	71%	£788,676	£799,544	£790,599	£801,466	£790,217	£792,140
15%	71%	£686,276	£702,576	£689,160	£705,460	£688,587	£691,472
20%	71%	£583,876	£605,609	£587,721	£609,455	£586,958	£590,804
25%	71%	£481,476	£508,643	£486,283	£513,449	£485,328	£490,134
30%	71%	£379,076	£411,676	£384,844	£417,444	£383,698	£389,466
35%	71%	£276,676	£314,709	£283,405	£321,439	£282,068	£288,798
40%	71%	£174,275	£217,743	£181,966	£225,433	£180,438	£188,129
45%	71%	£71,875	£120,775	£80,527	£129,428	£78,808	£87,461
50%	71%	-£30,525	£23,808	-£20,912	£33,422	-£22,821	-£13,207
100%	71%	-£1,064,202	-£953,633				
10%	75%	£788,142	£797,650	£790,160	£799,668	£789,489	£791,508
15%	75%	£685,473	£699,736	£688,501	£702,764	£687,496	£690,524
20%	75%	£582,805	£601,823	£586,844	£605,860	£585,501	£589,540
25%	75%	£480,138	£503,909	£485,185	£508,955	£483,508	£488,556
30%	75%	£377,470	£405,994	£383,527	£412,052	£381,515	£387,571
35%	75%	£274,801	£308,081	£281,868	£315,147	£279,520	£286,587
40%	75%	£172,134	£210,167	£180,209	£218,243	£177,527	£185,603
45%	75%	£69,466	£112,254	£78,551	£121,339	£75,533	£84,619
50%	75%	-£33,202	£14,340	-£23,108	£24,435	-£26,461	-£16,367
10%	60%	£790,389	£805,603	£792,005	£807,218	£792,547	£794,161
15%	60%	£688,845	£711,666	£691,269	£714,089	£692,081	£694,504
20%	60%	£587,302	£617,729	£590,532	£620,959	£591,616	£594,847
25%	60%	£485,759	£523,792	£489,796	£527,830	£491,151	£495,189
30%	60%	£384,215	£429,855	£389,060	£434,700	£390,686	£395,532
35%	60%	£282,671	£335,918	£288,324	£341,571	£290,221	£295,874
40%	60%	£181,127	£241,981	£187,588	£248,442	£189,756	£196,216
45%	60%	£79,584	£148,044	£86,852	£155,312	£89,291	£96,559
50%	60%	-£21.960	£54.107	-£13.885	£62.182	-£11.174	-£3.099

Residual Land values compared to benchmark land values Benchmark 22 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,298,412	£1,298,412	£1,298,412	£1,298,412	£1,298,412	£1,298,412
10%	71%	£1,093,611	£1,104,479	£1,095,534	£1,106,401	£1,095,152	£1,097,075
15%	71%	£991,211	£1,007,511	£994,095	£1,010,395	£993,522	£996,407
20%	71%	£888,811	£910,544	£892,656	£914,390	£891,893	£895,739
25%	71%	£786,411	£813,578	£791,218	£818,384	£790,263	£795,069
30%	71%	£684,011	£716,611	£689,779	£722,379	£688,633	£694,401
35%	71%	£581,611	£619,644	£588,340	£626,374	£587,003	£593,733
40%	71%	£479,210	£522,678	£486,901	£530,368	£485,373	£493,064
45%	71%	£376,810	£425,710	£385,462	£434,363	£383,743	£392,396
50%	71%	£274,410	£328,743	£284,023	£338,357	£282,114	£291,728
100%	71%	-£759,267	-£648,698				-£724,025
10%	75%	£1,093,077	£1,102,585	£1,095,095	£1,104,603	£1,094,424	£1,096,443
15%	75%	£990,408	£1,004,671	£993,436	£1,007,699	£992,431	£995,459
20%	75%	£887,740	£906,758	£891,779	£910,795	£890,436	£894,475
25%	75%	£785,073	£808,844	£790,120	£813,890	£788,443	£793,491
30%	75%	£682,405	£710,929	£688,462	£716,987	£686,450	£692,506
35%	75%	£579,736	£613,016	£586,803	£620,082	£584,455	£591,522
40%	75%	£477,069	£515,102	£485,144	£523,178	£482,462	£490,538
45%	75%	£374,401	£417,189	£383,486	£426,274	£380,468	£389,554
50%	75%	£271,733	£319,275	£281,827	£329,370	£278,474	£288,568
10%	60%	£1,095,324	£1,110,538	£1,096,940	£1,112,153	£1,097,482	£1,099,096
15%	60%	£993,780	£1,016,601	£996,204	£1,019,024	£997,016	£999,439
20%	60%	£892,237	£922,664	£895,467	£925,894	£896,551	£899,782
25%	60%	£790,694	£828,727	£794,731	£832,765	£796,086	£800,124
30%	60%	£689,150	£734,790	£693,995	£739,635	£695,621	£700,467
35%	60%	£587,606	£640,853	£593,259	£646,506	£595,156	£600,809
40%	60%	£486,062	£546,916	£492,523	£553,377	£494,691	£501,151

£27,624,000

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£684,801	£684,801	£684,801	£684,801	£684,801	£684,801
10%	71%	£480,000	£490,868	£481,923	£492,790	£481,541	£483,464
15%	71%	£377,600	£393,900	£380,484	£396,784	£379,911	£382,796
20%	71%	£275,200	£296,933	£279,045	£300,779	£278,282	£282,128
25%	71%	£172,800	£199,967	£177,607	£204,773	£176,652	£181,458
30%	71%	£70,400	£103,000	£76,168	£108,768	£75,022	£80,790
35%	71%	-£32,000	£6,033	-£25,271	£12,763	-£26,608	-£19,878
40%	71%	-£134,401	-£90,933	-£126,710	-£83,243	-£128,238	-£120,547
45%	71%	-£236.801	-£187.901	-£228.149	-£179.248	-£229.868	-£221,215
50%	71%	-£339,201	-£284,868	-£329,588	-£275,254	-£331,497	-£321,883
100%	71%	-£1.372.878		-£1.353.314	-£1.242.746	-£1.357.200	-£1.337.636
10%	75%	£479.466	£488.974	£481.484	£490.992	£480.813	£482.832
15%	75%	£376.797	£391,060	£379.825	£394.088	£378.820	£381.848
20%	75%	£274,129	£293,147	£278,168	£297,184	£276,825	£280,864
25%	75%	£171.462	£195,233	£176.509	£200.279	£174.832	£179.880
30%	75%	£68,794	£97,318	£74,851	£103,376	£72,839	£78,895
35%	75%	-£33.875	-£595	-£26.808	£6,471	-£29.156	-£22.089
40%	75%	-£136,542	-£98,509	-£128,467	-£90,433	-£131,149	-£123,073
45%	75%	-£239,210	-£196.422	-£230.125	-£187.337	-£233.143	-£224.057
50%	75%	-£341.878	-£294.336	-£331.784	-£284.241	-£335.137	-£325.043
10%	60%	£481.713	£496.927	£483.329	£498.542	£483.871	£485.485
15%	60%	£380,169	£402.990	£382.593	£405.413	£383,405	£385.828
20%	60%	£278.626	£309.053	£281.856	£312.283	£282.940	£286.171
25%	60%	£177,083	£215,116	£181,120	£219,154	£182,475	£186,513
30%	60%	£75.539	£121.179	£80.384	£126.024	£82.010	£86.856
35%	60%	-£26,005	£27,242	-£20,352	£32,895	-£18,455	-£12,802
40%	60%	-£127,549	-£66.695	-£121.088	-£60.234	-£118.920	-£112.460
45%	60%	-£229,092	-£160,632	-£221,824	-£153,364	-£219,385	-£212,117
50%	60%	-£330.636	-£254.569	-£322.561	-£246.494	-£319.850	-£311.775

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,104,402	£1.104.402	£1,104,402	£1.104.402	£1.104.402	£1,104,402
10%	71%	£899,601	£910,469	£901,524	£912,391	£901,142	£903,065
15%	71%	£797,201	£813,501	£800,085	£816,385	£799,512	£802,397
20%	71%	£694,801	£716,534	£698,646	£720,380	£697,883	£701,729
25%	71%	£592,401	£619,568	£597,208	£624,374	£596,253	£601,059
30%	71%	£490,001	£522,601	£495,769	£528,369	£494,623	£500,391
35%	71%	£387,601	£425,634	£394,330	£432,364	£392,993	£399,723
40%	71%	£285,200	£328,668	£292,891	£336,358	£291,363	£299,054
45%	71%	£182,800	£231,700	£191,452	£240,353	£189,733	£198,386
50%	71%	£80,400	£134,733	£90,013	£144,347	£88,104	£97,718
100%	71%	-£953,277	-£842,708		-£823,145	-£937,599	-£918,035
10%	75%	£899,067	£908,575	£901,085	£910,593	£900,414	£902,433
15%	75%	£796,398	£810,661	£799,426	£813,689	£798,421	£801,449
20%	75%	£693,730	£712,748	£697,769	£716,785	£696,426	£700,465
25%	75%	£591,063	£614,834	£596,110	£619,880	£594,433	£599,481
30%	75%	£488,395	£516,919	£494,452	£522,977	£492,440	£498,496
35%	75%	£385,726	£419,006	£392,793	£426,072	£390,445	£397,512
40%	75%	£283,059	£321,092	£291,134	£329,168	£288,452	£296,528
45%	75%	£180,391	£223,179	£189,476	£232,264	£186,458	£195,544
50%	75%	£77,723	£125,265	£87,817	£135,360	£84,464	£94,558
10%	60%	£901,314	£916,528	£902,930	£918,143	£903,472	£905,086
15%	60%	£799,770	£822,591	£802,194	£825,014	£803,006	£805,429
20%	60%	£698,227	£728,654	£701,457	£731,884	£702,541	£705,772
25%	60%	£596,684	£634,717	£600,721	£638,755	£602,076	£606,114
30%	60%	£495,140	£540,780	£499,985	£545,625	£501,611	£506,457
35%	60%	£393,596	£446,843	£399,249	£452,496	£401,146	£406,799
40%	60%	£292,052	£352,906	£298,513	£359,367	£300,681	£307,141
45%	60%	£190,509	£258,969	£197,777	£266,237	£200,216	£207,484
50%	60%	£88.965	£165.032	£97.040	£173.107	£99.751	£107.826

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,298,412	£1,298,412	£1,298,412	£1,298,412	£1,298,412	£1,298,412
10%	71%	£1,093,611	£1,104,479	£1,095,534	£1,106,401	£1,095,152	£1,097,075
15%	71%	£991,211	£1,007,511	£994,095	£1,010,395	£993,522	£996,407
20%	71%	£888,811	£910,544	£892,656	£914,390	£891,893	£895,739
25%	71%	£786,411	£813,578	£791,218	£818,384	£790,263	£795,069
30%	71%	£684,011	£716,611	£689,779	£722,379	£688,633	£694,401
35%	71%	£581,611	£619,644	£588,340	£626,374	£587,003	£593,733
40%	71%	£479,210	£522,678	£486,901	£530,368	£485,373	£493,064
45%	71%	£376,810	£425,710	£385,462	£434,363	£383,743	£392,396
50%	71%	£274,410	£328,743	£284,023	£338,357	£282,114	£291,728
100%	71%	-£759,267	-£648,698	-£739,703		-£743,589	-£724,025
10%	75%	£1,093,077	£1,102,585	£1,095,095	£1,104,603	£1,094,424	£1,096,443
15%	75%	£990,408	£1,004,671	£993,436	£1,007,699	£992,431	£995,459
20%	75%	£887,740	£906,758	£891,779	£910,795	£890,436	£894,475
25%	75%	£785,073	£808,844	£790,120	£813,890	£788,443	£793,491
30%	75%	£682.405	£710.929	£688,462	£716.987	£686.450	£692,506
35%	75%	£579,736	£613,016	£586,803	£620,082	£584,455	£591,522
40%	75%	£477.069	£515.102	£485.144	£523,178	£482,462	£490.538
45%	75%	£374,401	£417,189	£383,486	£426,274	£380,468	£389,554
50%	75%	£271.733	£319.275	£281.827	£329.370	£278,474	£288.568
10%	60%	£1.095.324	£1.110.538	£1.096.940	£1.112.153	£1.097.482	£1.099.096
15%	60%	£993,780	£1,016,601	£996,204	£1,019,024	£997,016	£999,439
20%	60%	£892.237	£922.664	£895,467	£925.894	£896,551	£899.782
25%	60%	£790,694	£828,727	£794,731	£832,765	£796,086	£800,124
30%	60%	£689.150	£734,790	£693,995	£739.635	£695.621	£700.467
35%	60%	£587,606	£640,853	£593,259	£646,506	£595,156	£600,809
40%	60%	£486,062	£546.916	£492.523	£553.377	£494.691	£501.151
45%	60%	£384.519	£452.979	£391.787	£460.247	£394.226	£401,494
60%	60%	£292.07E	£350 043	C204 0E0	0207.447	£202.7£1	0204 026

£13,474,000

No Units 7 Site Area 0.03 Ha

	CIL Zone	2
	Value Area	High
Sales value inflation		0
Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,614,973	£1,614,973	£1,614,973	£1,614,973	£1,614,973	£1,614,973
10%	71%	£1,398,265	£1,409,341	£1,400,113	£1,411,189	£1,396,692	£1,398,541
15%	71%	£1,289,910	£1,306,524	£1,292,683	£1,309,297	£1,287,551	£1,290,324
20%	71%	£1,181,556	£1,203,708	£1,185,252	£1,207,404	£1,178,411	£1,182,108
25%	71%	£1,073,202	£1,100,891	£1,077,823	£1,105,512	£1,069,271	£1,073,891
30%	71%	£964,847	£998,076	£970,393	£1,003,620	£960,131	£965,675
35%	71%	£856,494	£895,260	£862,962	£901,729	£850,990	£857,459
40%	71%	£748,140	£792,443	£755,532	£799,836	£741,850	£749,242
45%	71%	£639,785	£689,627	£648,103	£697,944	£632,710	£641,026
50%	71%	£531.431	£586.810	£540.672	£596.052	£523.569	£532.810
100%	71%	-£561,773	-£449,075	-£542,967	-£430,269	-£577,772	-£558,967
10%	75%	£1.397.733	£1.407.424	£1,399,674	£1,409,365	£1.396.357	£1.398.297
15%	75%	£1,289,113	£1,303,650	£1,292,024	£1,306,562	£1,287,049	£1,289,960
20%	75%	£1.180.493	£1.199.876	£1.184.374	£1,203,757	£1.177.741	£1.181.622
25%	75%	£1,071,873	£1,096,102	£1,076,725	£1,100,953	£1,068,434	£1,073,285
30%	75%	£963.253	£992.327	£969.075	£998.150	£959.125	£964.947
35%	75%	£854,633	£888,553	£861,425	£895,345	£849,817	£856,610
40%	75%	£746.013	£784.778	£753.776	£792.541	£740.509	£748.272
45%	75%	£637,393	£681,005	£646,126	£689,738	£631,202	£639,935
50%	75%	£528,773	£577.230	£538.476	£586.934	£521.894	£531.597
10%	60%	£1,399,966	£1,415,472	£1,401,518	£1,417,025	£1,397,764	£1,399,317
15%	60%	£1,292,462	£1.315.721	£1.294.790	£1.318.050	£1,289,160	£1,291,488
20%	60%	£1,184,959	£1,215,971	£1,188,063	£1,219,077	£1,180,556	£1,183,660
25%	60%	£1,077,454	£1,116,221	£1,081,336	£1,120,102	£1,071,951	£1,075,833
30%	60%	£969,951	£1,016,470	£974,608	£1,021,127	£963,347	£968,004
35%	60%	£862,448	£916,720	£867,881	£922,153	£854,743	£860,176
40%	60%	£754,943	£816,969	£761,154	£823,179	£746,138	£752,349
45%	60%	£647,440	£717,219	£654,426	£724,205	£637,534	£644,520
50%	60%	£539.936	£617,468	£547.699	£625,230	£528.930	£536.692

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£995,027	-£995,027	-£995,027	-£995,027	-£995,027	-£995,027
10%	71%	-£1,211,735	-£1,200,659	-£1,209,887	-£1,198,811	-£1,213,308	-£1,211,459
15%	71%	-£1,320,090					-£1,319,676
20%	71%	-£1,428,444	-£1,406,292	-£1,424,748	-£1,402,596	-£1,431,589	-£1,427,892
25%	71%	-£1,536,798					-£1,536,109
30%	71%	-£1,645,153	-£1,611,924	-£1,639,607	-£1,606,380	-£1,649,869	-£1,644,325
35%	71%	-£1,753,506	-£1,714,740				-£1,752,541
40%	71%	-£1,861,860	-£1,817,557	-£1,854,468	-£1,810,164	-£1,868,150	-£1,860,758
45%	71%	-£1,970,215					-£1,968,974
50%	71%	-£2,078,569	-£2,023,190		-£2,013,948	-£2,086,431	-£2,077,190
100%	71%	-£3,171,773		-£3,152,967			-£3,168,967
10%	75%	-£1,212,267	-£1,202,576	-£1,210,326	-£1,200,635	-£1,213,643	-£1,211,703
15%	75%	-£1,320,887					-£1,320,040
20%	75%	-£1,429,507	-£1,410,124	-£1,425,626	-£1,406,243	-£1,432,259	-£1,428,378
25%	75%	-£1,538,127	-£1,513,898	-£1,533,275	-£1,509,047	-£1,541,566	-£1,536,715
30%	75%	-£1,646,747					-£1,645,053
35%	75%	-£1,755,367		-£1,748,575	-£1,714,655	-£1,760,183	-£1,753,390
40%	75%	-£1,863,987					-£1,861,728
45%	75%	-£1,972,607	-£1,928,995	-£1,963,874	-£1,920,262	-£1,978,798	-£1,970,065
50%	75%	-£2,081,227					-£2,078,403
10%	60%	-£1,210,034	-£1,194,528	-£1,208,482	-£1,192,975	-£1,212,236	-£1,210,683
15%	60%	-£1,317,538					-£1,318,512
20%	60%	-£1,425,041	-£1,394,029	-£1,421,937	-£1,390,923	-£1,429,444	-£1,426,340
25%	60%	-£1,532,546					-£1,534,167
30%	60%	-£1,640,049				-£1,646,653	-£1,641,996
35%	60%	-£1,747,552					-£1,749,824
40%	60%	-£1,855,057	-£1,793,031	-£1,848,846	-£1,786,821	-£1,863,862	-£1,857,651
45%	60%	-£1,962,560					-£1,965,480
50%	60%	-£2.070.064	-£1.992.532	-£2.062.301	-£1.984.770		-£2 073 308

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£482,452	-£482,452				
10%	71%	-£699,160	-£688,084		-£686,236	-£700,733	-£698,884
15%	71%	-£807,515	-£790,901				
20%	71%	-£915,869	-£893,717			-£919,014	
25%	71%	-£1,024,223	-£996,534				
30%	71%	-£1,132,578	-£1,099,349	-£1,127,032	-£1,093,805	-£1,137,294	-£1,131,750
35%	71%	-£1,240,931	-£1,202,165	-£1,234,463	-£1,195,696		
40%	71%	-£1,349,285	-£1,304,982	-£1,341,893	-£1,297,589	-£1,355,575	-£1,348,183
45%	71%	-£1,457,640	-£1,407,798	-£1,449,322		-£1,464,715	-£1,456,399
50%	71%	-£1,565,994	-£1,510,615	-£1,556,753	-£1,501,373	-£1,573,856	-£1,564,615
100%	71%	-£2,659,198	-£2,546,500		-£2,527,694		
10%	75%	-£699,692	-£690,001		-£688,060	-£701,068	-£699,128
15%	75%	-£808,312	-£793,775				
20%	75%	-£916,932	-£897,549	-£913,051	-£893,668	-£919,684	-£915,803
25%	75%	-£1,025,552	-£1,001,323		-£996,472		-£1,024,140
30%	75%	-£1,134,172	-£1,105,098	-£1,128,350	-£1,099,275	-£1,138,300	-£1,132,478
35%	75%	-£1,242,792	-£1,208,872				
40%	75%	-£1,351,412	-£1,312,647	-£1,343,649	-£1,304,884	-£1,356,916	-£1,349,153
45%	75%	-£1,460,032	-£1,416,420		-£1,407,687		
50%	75%	-£1,568,652	-£1,520,195	-£1,558,949	-£1,510,491	-£1,575,531	-£1,565,828
10%	60%	-£697,459	-£681,953				
15%	60%	-£804,963	-£781,704		-£779,375		
20%	60%	-£912,466	-£881,454				
25%	60%	-£1,019,971	-£981,204	-£1,016,089		-£1,025,474	-£1,021,592
30%	60%	-£1,127,474	-£1,080,955	-£1,122,817	-£1,076,298	-£1,134,078	-£1,129,421
35%	60%	-£1,234,977	-£1,180,705	-£1,229,544			
40%	60%	-£1,342,482	-£1,280,456	-£1,336,271	-£1,274,246		-£1,345,076
45%	60%	-£1,449,985	-£1,380,206	-£1,442,999			
50%	60%	-£1 557 489	-£1 479 957				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£409,965	£409,965	£409,965	£409,965	£409,965	£409,965
10%	71%	£193,257	£204,333	£195,105	£206,181	£191,684	£193,533
15%	71%	£84,902	£101,516	£87,675	£104,289	£82,543	£85,316
20%	71%	-£23,452	-£1,300	-£19,756	£2,396	-£26,597	-£22,900
25%	71%	-£131,806	-£104,117	-£127,185	-£99,496	-£135,737	-£131,117
30%	71%	-£240.161	-£206.932	-£234.615	-£201.388	-£244.877	-£239.333
35%	71%	-£348,514	-£309,748	-£342,046	-£303,279	-£354,018	-£347,549
40%	71%	-£456.868	-£412.565	-£449,476	-£405.172	-£463.158	-£455.766
45%	71%	-£565,223	-£515,381		-£507,064		
50%	71%	-£673.577	-£618.198				
100%	71%	-£1,766,781	-£1,654,083				
10%	75%	£192.725	£202.416	£194.666	£204.357	£191.349	£193,289
15%	75%	£84,105	£98,642	£87,016	£101,554	£82,041	£84,952
20%	75%	-£24.515	-£5.132	-£20.634	-£1.251	-£27.267	-£23.386
25%	75%	-£133,135	-£108,906	-£128,283	-£104,055	-£136,574	-£131,723
30%	75%	-£241.755	-£212.681	-£235,933	-£206.858	-£245.883	-£240.061
35%	75%	-£350,375	-£316,455	-£343,583	-£309,663	-£355,191	-£348,398
40%	75%	-£458.995	-£420.230		-£412.467		-£456.736
45%	75%	-£567,615	-£524,003		-£515,270		
50%	75%	-£676.235	-£627.778		-£618.074	-£683.114	
10%	60%	£194,958	£210,464	£196,510	£212,017	£192,756	£194,309
15%	60%	£87,454	£110,713	£89,782	£113,042	£84,152	£86,480
20%	60%	-£20.049	£10.963	-£16.945	£14.069	-£24.452	-£21.348
25%	60%	-£127,554	-£88,787	-£123,672	-£84,906	-£133,057	-£129,175
30%	60%	-£235.057	-£188.538	-£230.400	-£183.881	-£241.661	-£237.004
35%	60%	-£342,560	-£288,288	-£337,127	-£282,855	-£350,265	-£344,832
40%	60%	-£450.065	-£388.039	-£443.854	-£381.829	-£458.870	-£452.659
45%	60%	-£557.568	-£487.789		-£480.803	-£567.474	

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

3

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£813,877	£813,877	£813,877	£813,877	£813,877	£813,877
10%	71%	£597,169	£608,245	£599,017	£610,093	£595,596	£597,445
15%	71%	£488,814	£505,428	£491,587	£508,201	£486,455	£489,228
20%	71%	£380,460	£402,612	£384,156	£406,308	£377,315	£381,012
25%	71%	£272,106	£299,795	£276,727	£304,416	£268,175	£272,795
30%	71%	£163,751	£196,980	£169,297	£202,524	£159,035	£164,579
35%	71%	£55,398	£94,164	£61,866	£100,633	£49,894	£56,363
40%	71%	-£52,956	-£8,653	-£45,564	-£1,260	-£59,246	-£51,854
45%	71%	-£161,311	-£111,469	-£152,993	-£103,152	-£168,386	-£160,070
50%	71%	-£269,665	-£214,286	-£260,424	-£205,044	-£277,527	-£268,286
100%	71%			-£1,344,063			-£1,360,063
10%	75%	£596,637	£606,328	£598,578	£608,269	£595,261	£597,201
15%	75%	£488,017	£502,554	£490,928	£505,466	£485,953	£488,864
20%	75%	£379,397	£398,780	£383,278	£402,661	£376,645	£380,526
25%	75%	£270,777	£295,006	£275,629	£299,857	£267,338	£272,189
30%	75%	£162,157	£191,231	£167,979	£197,054	£158,029	£163,851
35%	75%	£53,537	£87,457	£60,329	£94,249	£48,721	£55,514
40%	75%	-£55,083	-£16,318	-£47,320	-£8,555	-£60,587	-£52,824
45%	75%	-£163,703	-£120,091	-£154,970	-£111,358	-£169,894	-£161,161
50%	75%	-£272,323	-£223,866	-£262,620	-£214,162	-£279,202	-£269,499
10%	60%	£598,870	£614,376	£600,422	£615,929	£596,668	£598,221
15%	60%	£491,366	£514,625	£493,694	£516,954	£488,064	£490,392
20%	60%	£383,863	£414,875	£386,967	£417,981	£379,460	£382,564
25%	60%	£276,358	£315,125	£280,240	£319,006	£270,855	£274,737
30%	60%	£168,855	£215,374	£173,512	£220,031	£162,251	£166,908
35%	60%	£61,352	£115,624	£66,785	£121,057	£53,647	£59,080
40%	60%	-£46,153	£15,873	-£39,942	£22,083	-£54,958	-£48,747
45%	60%	-£153,656	-£83,877	-£146,670	-£76,891	-£163,562	-£156,576
50%	60%	-£261.160	-£183.628	-£253.397	-£175.866	-£272.166	-£264.404

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,113,302	£1,113,302	£1,113,302	£1,113,302	£1,113,302	£1,113,302
10%	71%	£896,594	£907,670	£898,442	£909,518	£895,021	£896,870
15%	71%	£788,239	£804,853	£791,012	£807,626	£785,880	£788,653
20%	71%	£679,885	£702,037	£683,581	£705,733	£676,740	£680,437
25%	71%	£571,531	£599,220	£576,152	£603,841	£567,600	£572,220
30%	71%	£463,176	£496,405	£468,722	£501,949	£458,460	£464,004
35%	71%	£354,823	£393,589	£361,291	£400,058	£349,319	£355,788
40%	71%	£246,469	£290,772	£253,861	£298,165	£240,179	£247,571
45%	71%	£138,114	£187,956	£146,432	£196,273	£131,039	£139,355
50%	71%	£29,760	£85,139	£39,001	£94,381	£21,898	£31,139
100%	71%	-£1,063,444	-£950,746	-£1,044,638		-£1,079,443	-£1,060,638
10%	75%	£896,062	£905,753	£898,003	£907,694	£894,686	£896,626
15%	75%	£787,442	£801,979	£790,353	£804,891	£785,378	£788,289
20%	75%	£678,822	£698,205	£682,703	£702,086	£676,070	£679,951
25%	75%	£570,202	£594,431	£575,054	£599,282	£566,763	£571,614
30%	75%	£461,582	£490,656	£467,404	£496,479	£457,454	£463,276
35%	75%	£352,962	£386,882	£359,754	£393,674	£348,146	£354,939
40%	75%	£244,342	£283,107	£252,105	£290,870	£238,838	£246,601
45%	75%	£135,722	£179,334	£144,455	£188,067	£129,531	£138,264
50%	75%	£27,102	£75,559	£36,805	£85,263	£20,223	£29,926
10%	60%	£898,295	£913,801	£899,847	£915,354	£896,093	£897,646
15%	60%	£790,791	£814,050	£793,119	£816,379	£787,489	£789,817
20%	60%	£683,288	£714,300	£686,392	£717,406	£678,885	£681,989
25%	60%	£575,783	£614,550	£579,665	£618,431	£570,280	£574,162
30%	60%	£468,280	£514,799	£472,937	£519,456	£461,676	£466,333
35%	60%	£360,777	£415,049	£366,210	£420,482	£353,072	£358,505
40%	60%	£253,272	£315,298	£259,483	£321,508	£244,467	£250,678
45%	60%	£145,769	£215,548	£152,755	£222,534	£135,863	£142,849
50%	60%	£38,265	£115,797	£46,028	£123,559	£27,259	£35,021

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,418,237	£1,418,237	£1,418,237	£1,418,237	£1,418,237	£1,418,237
10%	71%	£1,201,529	£1,212,605	£1,203,377	£1,214,453	£1,199,956	£1,201,805
15%	71%	£1,093,174	£1,109,788	£1,095,947	£1,112,561	£1,090,815	£1,093,588
20%	71%	£984,820	£1,006,972	£988,516	£1,010,668	£981,675	£985,372
25%	71%	£876,466	£904,155	£881,087	£908,776	£872,535	£877,155
30%	71%	£768,111	£801,340	£773,657	£806,884	£763,395	£768,939
35%	71%	£659,758	£698,524	£666,226	£704,993	£654,254	£660,723
40%	71%	£551,404	£595,707	£558,796	£603,100	£545,114	£552,506
45%	71%	£443,049	£492,891	£451,367	£501,208	£435,974	£444,290
50%	71%	£334,695	£390,074	£343,936	£399,316	£326,833	£336,074
100%	71%	-£758.509				-£774.508	
10%	75%	£1,200,997	£1,210,688	£1,202,938	£1,212,629	£1,199,621	£1,201,561
15%	75%	£1,092,377	£1,106,914	£1,095,288	£1,109,826	£1,090,313	£1,093,224
20%	75%	£983,757	£1,003,140	£987,638	£1,007,021	£981,005	£984,886
25%	75%	£875,137	£899,366	£879,989	£904,217	£871,698	£876,549
30%	75%	£766,517	£795,591	£772,339	£801,414	£762,389	£768,211
35%	75%	£657.897	£691.817	£664.689	£698,609	£653.081	£659.874
40%	75%	£549,277	£588,042	£557,040	£595,805	£543,773	£551,536
45%	75%	£440.657	£484,269	£449.390	£493.002	£434,466	£443,199
50%	75%	£332,037	£380,494	£341,740	£390,198	£325,158	£334,861
10%	60%	£1,203,230	£1,218,736	£1.204.782	£1.220.289	£1,201,028	£1,202,581
15%	60%	£1,095,726	£1,118,985	£1,098,054	£1,121,314	£1,092,424	£1,094,752
20%	60%	£988,223	£1,019,235	£991,327	£1,022,341	£983,820	£986,924
25%	60%	£880,718	£919,485	£884,600	£923,366	£875,215	£879,097
30%	60%	£773,215	£819,734	£777,872	£824,391	£766,611	£771,268
35%	60%	£665,712	£719,984	£671,145	£725,417	£658,007	£663,440
40%	60%	£558,207	£620,233	£564,418	£626,443	£549,402	£555,613
45%	60%	£450,704	£520,483	£457,690	£527,469	£440,798	£447,784
50%	60%	£343.200	£420.732	£350.963	£428,494	£332 194	£339.956

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£804,626	£804,626	£804,626	£804,626	£804,626	£804,626
10%	71%	£587,918	£598,994	£589,766	£600,842	£586,345	£588,194
15%	71%	£479,563	£496,177	£482,336	£498,950	£477,204	£479,977
20%	71%	£371,209	£393,361	£374,905	£397,057	£368,064	£371,761
25%	71%	£262,855	£290,544	£267,476	£295,165	£258,924	£263,544
30%	71%	£154,500	£187,729	£160,046	£193,273	£149,784	£155,328
35%	71%	£46,147	£84,913	£52,615	£91,382	£40,643	£47,112
40%	71%	-£62,207	-£17,904	-£54,815	-£10,511	-£68,497	-£61,105
45%	71%	-£170.562	-£120.720	-£162.244	-£112.403	-£177.637	-£169.321
50%	71%	-£278,916	-£223,537	-£269,675	-£214,295	-£286,778	-£277,537
100%	71%	-£1.372.120	-£1,259,422	-£1.353.314	-£1.240.616	-£1.388.119	-£1,369,314
10%	75%	£587,386	£597,077	£589,327	£599,018	£586,010	£587,950
15%	75%	£478,766	£493.303	£481.677	£496.215	£476.702	£479.613
20%	75%	£370,146	£389,529	£374,027	£393,410	£367,394	£371,275
25%	75%	£261.526	£285,755	£266.378	£290,606	£258.087	£262,938
30%	75%	£152,906	£181,980	£158,728	£187,803	£148,778	£154,600
35%	75%	£44.286	£78.206	£51.078	£84.998	£39.470	£46,263
40%	75%	-£64,334	-£25,569	-£56,571	-£17,806	-£69,838	-£62,075
45%	75%	-£172.954	-£129.342	-£164.221	-£120.609	-£179.145	-£170.412
50%	75%	-£281,574	-£233,117	-£271,871	-£223,413	-£288,453	-£278,750
10%	60%	£589,619	£605,125	£591,171	£606,678	£587,417	£588,970
15%	60%	£482,115	£505,374	£484,443	£507,703	£478,813	£481,141
20%	60%	£374,612	£405.624	£377.716	£408,730	£370.209	£373.313
25%	60%	£267,107	£305,874	£270,989	£309,755	£261,604	£265,486
30%	60%	£159,604	£206,123	£164,261	£210,780	£153,000	£157,657
35%	60%	£52,101	£106,373	£57,534	£111,806	£44,396	£49,829
40%	60%	-£55,404	£6,622	-£49,193	£12,832	-£64,209	-£57,998
45%	60%	-£162,907	-£93,128	-£155,921	-£86,142	-£172,813	-£165,827
50%	60%	-£270.411	-£192.879	-£262.648	-£185.117	-£281.417	-£273.655

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,224,227	£1,224,227	£1,224,227	£1,224,227	£1,224,227	£1,224,227
10%	71%	£1,007,519	£1,018,595	£1,009,367	£1,020,443	£1,005,946	£1,007,795
15%	71%	£899,164	£915,778	£901,937	£918,551	£896,805	£899,578
20%	71%	£790,810	£812,962	£794,506	£816,658	£787,665	£791,362
25%	71%	£682,456	£710,145	£687,077	£714,766	£678,525	£683,145
30%	71%	£574,101	£607,330	£579,647	£612,874	£569,385	£574,929
35%	71%	£465,748	£504,514	£472,216	£510,983	£460,244	£466,713
40%	71%	£357,394	£401,697	£364,786	£409,090	£351,104	£358,496
45%	71%	£249,039	£298,881	£257,357	£307,198	£241,964	£250,280
50%	71%	£140,685	£196,064	£149,926	£205,306	£132,823	£142,064
100%	71%	-£952,519	-£839,821				
10%	75%	£1,006,987	£1,016,678	£1,008,928	£1,018,619	£1,005,611	£1,007,551
15%	75%	£898,367	£912,904	£901,278	£915,816	£896,303	£899,214
20%	75%	£789,747	£809,130	£793,628	£813,011	£786,995	£790,876
25%	75%	£681,127	£705,356	£685,979	£710,207	£677,688	£682,539
30%	75%	£572,507	£601,581	£578,329	£607,404	£568,379	£574,201
35%	75%	£463,887	£497,807	£470,679	£504,599	£459,071	£465,864
40%	75%	£355,267	£394,032	£363,030	£401,795	£349,763	£357,526
45%	75%	£246,647	£290,259	£255,380	£298,992	£240,456	£249,189
50%	75%	£138,027	£186,484	£147,730	£196,188	£131,148	£140,851
10%	60%	£1,009,220	£1,024,726	£1,010,772	£1,026,279	£1,007,018	£1,008,571
15%	60%	£901,716	£924,975	£904,044	£927,304	£898,414	£900,742
20%	60%	£794,213	£825,225	£797,317	£828,331	£789,810	£792,914
25%	60%	£686,708	£725,475	£690,590	£729,356	£681,205	£685,087
30%	60%	£579,205	£625,724	£583,862	£630,381	£572,601	£577,258
35%	60%	£471,702	£525,974	£477,135	£531,407	£463,997	£469,430
40%	60%	£364,197	£426,223	£370,408	£432,433	£355,392	£361,603
45%	60%	£256,694	£326,473	£263,680	£333,459	£246,788	£253,774
50%	60%	£149.190	£226.722	£156.953	£234,484	£138.184	£145.946

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,418,237	£1,418,237	£1,418,237	£1,418,237	£1,418,237	£1,418,237
10%	71%	£1,201,529	£1,212,605	£1,203,377	£1,214,453	£1,199,956	£1,201,805
15%	71%	£1,093,174	£1,109,788	£1,095,947	£1,112,561	£1,090,815	£1,093,588
20%	71%	£984,820	£1,006,972	£988,516	£1,010,668	£981,675	£985,372
25%	71%	£876,466	£904,155	£881,087	£908,776	£872,535	£877,155
30%	71%	£768,111	£801,340	£773,657	£806,884	£763,395	£768,939
35%	71%	£659,758	£698,524	£666,226	£704,993	£654,254	£660,723
40%	71%	£551,404	£595,707	£558,796	£603,100	£545,114	£552,506
45%	71%	£443,049	£492,891	£451,367	£501,208	£435,974	£444,290
50%	71%	£334,695	£390,074	£343,936	£399,316	£326,833	£336,074
100%	71%	-£758,509					-£755,703
10%	75%	£1,200,997	£1,210,688	£1,202,938	£1,212,629	£1,199,621	£1,201,561
15%	75%	£1,092,377	£1,106,914	£1,095,288	£1,109,826	£1,090,313	£1,093,224
20%	75%	£983,757	£1,003,140	£987,638	£1,007,021	£981,005	£984,886
25%	75%	£875,137	£899,366	£879,989	£904,217	£871,698	£876,549
30%	75%	£766,517	£795,591	£772,339	£801,414	£762,389	£768,211
35%	75%	£657,897	£691,817	£664,689	£698,609	£653,081	£659,874
40%	75%	£549,277	£588,042	£557,040	£595,805	£543,773	£551,536
45%	75%	£440,657	£484,269	£449,390	£493,002	£434,466	£443,199
50%	75%	£332,037	£380,494	£341,740	£390,198	£325,158	£334,861
10%	60%	£1,203,230	£1,218,736	£1,204,782	£1,220,289	£1,201,028	£1,202,581
15%	60%	£1,095,726	£1,118,985	£1,098,054	£1,121,314	£1,092,424	£1,094,752
20%	60%	£988,223	£1,019,235	£991,327	£1,022,341	£983,820	£986,924
25%	60%	£880,718	£919,485	£884,600	£923,366	£875,215	£879,097
30%	60%	£773,215	£819,734	£777,872	£824,391	£766,611	£771,268
35%	60%	£665,712	£719,984	£671,145	£725,417	£658,007	£663,440
40%	60%	£558,207	£620,233	£564,418	£626,443	£549,402	£555,613
45%	60%	£450,704	£520,483	£457,690	£527,469	£440,798	£447,784
50%	60%	£343,200	£420,732	£350,963	£428,494	£332,194	£339,956

£13,474,000

 No Units
 7

 Site Area
 0.03 Ha

	CIL Zone	2
	Value Area	Med
		•
Sales value inflation Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£884,609	£884,609	£884,609	£884,609	£884,609	£884,609
10%	71%	£738,740	£747,097	£742,784	£751,141	£736,247	£740,291
15%	71%	£665,806	£678,340	£671,873	£684,408	£662,067	£668,133
20%	71%	£592,872	£609,585	£600,961	£617,674	£587,886	£595,975
25%	71%	£519,938	£540,828	£530,049	£550,940	£513,705	£523,816
30%	71%	£447,004	£472,073	£459,138	£484,206	£439,524	£451,657
35%	71%	£374,069	£403,316	£388,226	£417,473	£365,343	£379,499
40%	71%	£301,136	£334,560	£317,313	£350,739	£291,162	£307,341
45%	71%	£228,201	£265,805	£246,402	£284,005	£216,982	£235,182
50%	71%	£155,267	£197,048	£175,490	£217,271	£142,801	£163,024
100%	71%	-£584,120	-£499,095	-£542,967	-£457,943	-£609,489	-£568,335
10%	75%	£738,099	£745,411	£742,345	£749,657	£735,917	£740,164
15%	75%	£664,844	£675,812	£671,214	£682,182	£661,572	£667,942
20%	75%	£591,589	£606,213	£600,083	£614,706	£587,226	£595,719
25%	75%	£518,335	£536,614	£528,951	£547,230	£512,881	£523,497
30%	75%	£445,079	£467,015	£457,820	£479,754	£438,535	£451,275
35%	75%	£371,825	£397,416	£386,689	£412,280	£364,189	£379,053
40%	75%	£298,570	£327,817	£315,557	£344,804	£289,844	£306,830
45%	75%	£225,316	£258,218	£244,425	£277,328	£215,498	£234,609
50%	75%	£152,060	£188,619	£173,294	£209,852	£141,152	£162,386
10%	60%	£740,793	£752,491	£744,190	£755,889	£737,302	£740,700
15%	60%	£668,885	£686,433	£673,981	£691,529	£663,649	£668,745
20%	60%	£596,977	£620,375	£603,772	£627,169	£589,996	£596,790
25%	60%	£525,069	£554,316	£533,563	£562,810	£516,343	£524,836
30%	60%	£453,162	£488,257	£463,353	£498,449	£442,690	£452,882
35%	60%	£381,253	£422,199	£393,145	£434,089	£369,037	£380,927
40%	60%	£309,346	£356,141	£322,935	£369,730	£295,383	£308,973
45%	60%	£237,438	£290,082	£252,726	£305,370	£221,730	£237,019
50%	60%	£165.530	£224.023	£182 516	£241 011	£148.077	£165.064

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,725,391	-£1,725,391	-£1,725,391	-£1,725,391	-£1,725,391	-£1,725,391
10%	71%	-£1,871,260	-£1,862,903				-£1,869,709
15%	71%	-£1,944,194	-£1,931,660				-£1,941,867
20%	71%	-£2,017,128	-£2,000,415	-£2,009,039	-£1,992,326	-£2,022,114	-£2,014,025
25%	71%	-£2,090,062	-£2,069,172				-£2,086,184
30%	71%	-£2,162,996	-£2,137,927				-£2,158,343
35%	71%	-£2,235,931	-£2,206,684				-£2,230,501
40%	71%	-£2,308,864	-£2,275,440				-£2,302,659
45%	71%	-£2,381,799	-£2,344,195		-£2,325,995 -£2,392,729		-£2,374,818
50%	71%	-£2,454,733	-£2,412,952	-£2,434,510			-£2,446,976
100%	71%	-£3,194,120	-£3,109,095	-£3,152,967			-£3,178,335
10%	75%	-£1,871,901	-£1,864,589	-£1,867,655	-£1,860,343	-£1,874,083	-£1,869,836
15%	75%	-£1,945,156	-£1,934,188		-£1,927,818		-£1,942,058
20%	75%	-£2,018,411	-£2,003,787	-£2,009,917	-£1,995,294	-£2,022,774	-£2,014,281
25%	75%	-£2,091,665	-£2,073,386	-£2,081,049	-£2,062,770	-£2,097,119	-£2,086,503
30%	75%	-£2,164,921	-£2,142,985				-£2,158,725
35%	75%	-£2,238,175	-£2,212,584	-£2,223,311	-£2,197,720	-£2,245,811	-£2,230,947
40%	75%	-£2,311,430	-£2,282,183				-£2,303,170
45%	75%	-£2,384,684	-£2,351,782	-£2,365,575		-£2,394,502	-£2,375,391
50%	75%	-£2,457,940	-£2,421,381				-£2,447,614
10%	60%	-£1,869,207	-£1,857,509			-£1,872,698	-£1,869,300
15%	60%	-£1,941,115	-£1,923,567				-£1,941,255
20%	60%	-£2,013,023	-£1,989,625			-£2,020,004	-£2,013,210
25%	60%	-£2,084,931	-£2,055,684		-£2,047,190		-£2,085,164
30%	60%	-£2,156,838	-£2,121,743	-£2,146,647			-£2,157,118
35%	60%	-£2,228,747	-£2,187,801				-£2,229,073
40%	60%	-£2,300,654	-£2,253,859	-£2,287,065	-£2,240,270	-£2,314,617	-£2,301,027
45%	60%	-£2,372,562	-£2,319,918				-£2,372,981
50%	60%	-£2,444,470	-£2,385,977	-£2,427,484			-£2,444,936

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,212,816	-£1,212,816	-£1,212,816			
10%	71%	-£1,358,685	-£1,350,328	-£1,354,641	-£1,346,284	-£1,361,178	-£1,357,134
15%	71%	-£1,431,619	-£1,419,085				
20%	71%	-£1,504,553	-£1,487,840	-£1,496,464	-£1,479,751	-£1,509,539	-£1,501,450
25%	71%	-£1,577,487	-£1,556,597				
30%	71%	-£1,650,421	-£1,625,352				
35%	71%	-£1,723,356	-£1,694,109				
40%	71%	-£1,796,289	-£1,762,865	-£1,780,112	-£1,746,686	-£1,806,263	-£1,790,084
45%	71%	-£1,869,224	-£1,831,620				
50%	71%	-£1,942,158	-£1,900,377	-£1,921,935	-£1,880,154	-£1,954,624	-£1,934,401
100%	71%	-£2,681,545	-£2,596,520				
10%	75%	-£1,359,326	-£1,352,014	-£1,355,080	-£1,347,768	-£1,361,508	-£1,357,261
15%	75%	-£1,432,581	-£1,421,613				
20%	75%	-£1,505,836	-£1,491,212	-£1,497,342	-£1,482,719	-£1,510,199	-£1,501,706
25%	75%	-£1,579,090	-£1,560,811				
30%	75%	-£1,652,346	-£1,630,410	-£1,639,605	-£1,617,671	-£1,658,890	-£1,646,150
35%	75%	-£1,725,600	-£1,700,009				
40%	75%	-£1,798,855	-£1,769,608	-£1,781,868	-£1,752,621	-£1,807,581	-£1,790,595
45%	75%	-£1,872,109	-£1,839,207				
50%	75%	-£1,945,365	-£1,908,806	-£1,924,131	-£1,887,573	-£1,956,273	-£1,935,039
10%	60%	-£1,356,632	-£1,344,934		-£1,341,536		
15%	60%	-£1,428,540	-£1,410,992	-£1,423,444	-£1,405,896	-£1,433,776	-£1,428,680
20%	60%	-£1,500,448	-£1,477,050				
25%	60%	-£1,572,356	-£1,543,109	-£1,563,862	-£1,534,615	-£1,581,082	-£1,572,589
30%	60%	-£1,644,263	-£1,609,168	-£1,634,072	-£1,598,976	-£1,654,735	-£1,644,543
35%	60%	-£1,716,172	-£1,675,226				
40%	60%	-£1,788,079	-£1,741,284	-£1,774,490	-£1,727,695	-£1,802,042	-£1,788,452
45%	60%	-£1,859,987	-£1,807,343				
50%	60%	-£1.931.895	-£1.873.402		-£1.856.414		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£320,399	-£320,399	-£320,399	-£320,399	-£320,399	-£320,399
10%	71%	-£466,268	-£457,911		-£453,867		-£464,717
15%	71%	-£539,202	-£526,668		-£520,600	-£542,941	-£536,875
20%	71%	-£612,136	-£595,423		-£587,334		-£609,033
25%	71%	-£685,070	-£664,180		-£654,068		-£681,192
30%	71%	-£758,004	-£732,935		-£720,802		-£753,351
35%	71%	-£830,939	-£801,692		-£787,535		-£825,509
40%	71%	-£903,872	-£870,448		-£854,269		-£897,667
45%	71%	-£976,807	-£939,203	-£958,606	-£921,003	-£988,026	-£969,826
50%	71%	-£1,049,741	-£1,007,960		-£987,737		-£1,041,984
100%	71%	-£1,789,128	-£1,704,103	-£1,747,975	-£1,662,951	-£1,814,497	-£1,773,343
10%	75%	-£466,909	-£459,597	-£462,663	-£455,351	-£469,091	-£464,844
15%	75%	-£540,164	-£529,196		-£522,826		-£537,066
20%	75%	-£613,419	-£598,795	-£604,925	-£590,302	-£617,782	-£609,289
25%	75%	-£686,673	-£668,394		-£657,778		-£681,511
30%	75%	-£759,929	-£737,993	-£747,188	-£725,254	-£766,473	-£753,733
35%	75%	-£833,183	-£807,592		-£792,728	-£840,819	-£825,955
40%	75%	-£906,438	-£877,191	-£889,451	-£860,204	-£915,164	-£898,178
45%	75%	-£979,692	-£946,790		-£927,680		-£970,399
50%	75%	-£1,052,948	-£1,016,389	-£1,031,714	-£995,156	-£1,063,856	-£1,042,622
10%	60%	-£464,215	-£452,517		-£449,119		-£464,308
15%	60%	-£536,123	-£518,575		-£513,479		-£536,263
20%	60%	-£608,031	-£584,633		-£577,839		-£608,218
25%	60%	-£679,939	-£650,692	-£671,445	-£642,198		-£680,172
30%	60%	-£751,846	-£716,751		-£706,559		-£752,126
35%	60%	-£823,755	-£782,809	-£811,863	-£770,919		-£824,081
40%	60%	-£895,662	-£848,867		-£835,278		-£896,035
45%	60%	-£967,570	-£914,926		-£899,638	-£983,278	-£967,989
E00/	200/	04 020 470	200,000		0000 007		04 000 044

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£83,513	£83,513	£83,513	£83,513	£83,513	£83,513
10%	71%	-£62,356	-£53,999	-£58,312	-£49,955	-£64,849	-£60,805
15%	71%	-£135,290	-£122,756	-£129,223	-£116,688	-£139,029	-£132,963
20%	71%	-£208,224	-£191,511	-£200,135	-£183,422	-£213,210	-£205,121
25%	71%	-£281,158	-£260,268	-£271,047	-£250,156	-£287,391	-£277,280
30%	71%	-£354,092	-£329,023	-£341,958	-£316,890	-£361,572	-£349,439
35%	71%	-£427,027	-£397,780	-£412,870	-£383,623		-£421,597
40%	71%	-£499,960	-£466,536		-£450,357	-£509,934	-£493,755
45%	71%	-£572,895				-£584,114	-£565,914
50%	71%	-£645,829	-£604,048	-£625,606			-£638,072
100%	71%	-£1,385,216	-£1,300,191	-£1,344,063	-£1,259,039	-£1,410,585	-£1,369,431
10%	75%	-£62,997	-£55,685	-£58,751	-£51,439	-£65,179	-£60,932
15%	75%	-£136,252	-£125,284	-£129,882	-£118,914	-£139,524	-£133,154
20%	75%	-£209,507	-£194,883	-£201,013	-£186,390	-£213,870	-£205,377
25%	75%	-£282,761	-£264,482	-£272,145	-£253,866	-£288,215	-£277,599
30%	75%	-£356,017	-£334,081	-£343,276	-£321,342	-£362,561	-£349,821
35%	75%	-£429,271	-£403,680	-£414,407	-£388,816		-£422,043
40%	75%	-£502,526			-£456,292		-£494,266
45%	75%	-£575,780	-£542,878		-£523,768	-£585,598	-£566,487
50%	75%	-£649,036					-£638,710
10%	60%	-£60,303	-£48,605	-£56,906	-£45,207	-£63,794	-£60,396
15%	60%	-£132,211	-£114,663	-£127,115	-£109,567	-£137,447	-£132,351
20%	60%	-£204,119	-£180,721	-£197,324	-£173,927	-£211,100	-£204,306
25%	60%	-£276,027	-£246,780	-£267,533	-£238,286	-£284,753	-£276,260
30%	60%	-£347,934	-£312,839	-£337,743	-£302,647	-£358,406	-£348,214
35%	60%	-£419,843	-£378,897	-£407,951	-£367,007	-£432,059	-£420,169
40%	60%	-£491,750			-£431,366		-£492,123
45%	60%	-£563,658					-£564,077
50%	60%	-£635.566					-£636.032

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£382,938	£382,938	£382,938	£382,938	£382,938	£382,938
10%	71%	£237,069	£245,426	£241,113	£249,470	£234,576	£238,620
15%	71%	£164,135	£176,669	£170,202	£182,737	£160,396	£166,462
20%	71%	£91,201	£107,914	£99,290	£116,003	£86,215	£94,304
25%	71%	£18,267	£39,157	£28,378	£49,269	£12,034	£22,145
30%	71%	-£54,667	-£29,598	-£42,533	-£17,465	-£62,147	-£50,014
35%	71%	-£127,602	-£98,355	-£113,445	-£84,198	-£136,328	-£122,172
40%	71%	-£200,535	-£167,111	-£184,358	-£150,932	-£210,509	-£194,330
45%	71%	-£273,470	-£235,866	-£255,269	-£217,666	-£284,689	-£266,489
50%	71%	-£346,404	-£304,623	-£326,181	-£284,400	-£358,870	-£338,647
100%	71%	-£1,085,791					
10%	75%	£236,428	£243,740	£240,674	£247,986	£234,246	£238,493
15%	75%	£163,173	£174,141	£169,543	£180,511	£159,901	£166,271
20%	75%	£89,918	£104,542	£98,412	£113,035	£85,555	£94,048
25%	75%	£16,664	£34,943	£27,280	£45,559	£11,210	£21,826
30%	75%	-£56,592	-£34,656	-£43,851	-£21,917	-£63,136	-£50,396
35%	75%	-£129,846	-£104,255	-£114,982	-£89,391	-£137,482	-£122,618
40%	75%	-£203,101	-£173,854	-£186,114	-£156,867	-£211,827	-£194,841
45%	75%	-£276,355	-£243,453	-£257,246	-£224,343	-£286,173	-£267,062
50%	75%	-£349,611	-£313,052	-£328,377	-£291,819	-£360,519	-£339,285
10%	60%	£239,122	£250,820	£242,519	£254,218	£235,631	£239,029
15%	60%	£167,214	£184,762	£172,310	£189,858	£161,978	£167,074
20%	60%	£95,306	£118,704	£102,101	£125,498	£88,325	£95,119
25%	60%	£23,398	£52,645	£31,892	£61,139	£14,672	£23,165
30%	60%	-£48,509	-£13,414	-£38,318	-£3,222	-£58,981	-£48,789
35%	60%	-£120,418	-£79,472	-£108,526	-£67,582	-£132,634	-£120,744
40%	60%	-£192,325	-£145,530	-£178,736	-£131,941	-£206,288	-£192,698
45%	60%	-£264,233	-£211,589	-£248,945	-£196,301	-£279,941	-£264,652
50%	60%	-£336.141	-£277.648	-£319.155	-£260.660	-£353.594	-£336.607

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£687,873	£687,873	£687,873	£687,873	£687,873	£687,873
10%	71%	£542,004	£550,361	£546,048	£554,405	£539,511	£543,555
15%	71%	£469,070	£481,604	£475,137	£487,672	£465,331	£471,397
20%	71%	£396,136	£412,849	£404,225	£420,938	£391,150	£399,239
25%	71%	£323,202	£344,092	£333,313	£354,204	£316,969	£327,080
30%	71%	£250,268	£275,337	£262,402	£287,470	£242,788	£254,921
35%	71%	£177,333	£206,580	£191,490	£220,737	£168,607	£182,763
40%	71%	£104,400	£137,824	£120,577	£154,003	£94,426	£110,605
45%	71%	£31,465	£69,069	£49,666	£87,269	£20,246	£38,446
50%	71%	-£41,469	£312	-£21,246	£20,535	-£53,935	-£33,712
100%	71%	-£780,856					-£765,071
10%	75%	£541,363	£548,675	£545,609	£552,921	£539,181	£543,428
15%	75%	£468,108	£479,076	£474,478	£485,446	£464,836	£471,206
20%	75%	£394,853	£409,477	£403,347	£417,970	£390,490	£398,983
25%	75%	£321,599	£339,878	£332,215	£350,494	£316,145	£326,761
30%	75%	£248,343	£270,279	£261,084	£283,018	£241,799	£254,539
35%	75%	£175,089	£200,680	£189,953	£215,544	£167,453	£182,317
40%	75%	£101,834	£131,081	£118,821	£148,068	£93,108	£110,094
45%	75%	£28,580	£61,482	£47,689	£80,592	£18,762	£37,873
50%	75%	-£44,676	-£8,117	-£23,442	£13,116	-£55,584	-£34,350
10%	60%	£544,057	£555,755	£547,454	£559,153	£540,566	£543,964
15%	60%	£472,149	£489,697	£477,245	£494,793	£466,913	£472,009
20%	60%	£400,241	£423,639	£407,036	£430,433	£393,260	£400,054
25%	60%	£328,333	£357,580	£336,827	£366,074	£319,607	£328,100
30%	60%	£256,426	£291,521	£266,617	£301,713	£245,954	£256,146
35%	60%	£184,517	£225,463	£196,409	£237,353	£172,301	£184,191
40%	60%	£112,610	£159,405	£126,199	£172,994	£98,647	£112,237
45%	60%	£40,702	£93,346	£55,990	£108,634	£24,994	£40,283
50%	60%	-£31,206	£27,287	-£14,220	£44,275	-£48,659	-£31,672

£17,299,000

£27,943,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£74.262	£74.262	£74.262	£74.262	F74 262	£74.262
10%	71%	-£71.607	-£63.250	-£67.563	-£59.206	-£74,100	-£70.056
15%	71%	-£144.541	-£132.007	-£138.474	-£125.939	-£148.280	-£142.214
20%	71%	-£217.475	-£200.762	-£209.386	-£192.673	-£222.461	-£214,372
25%	71%	-£217,475 -£290.409	-£200,762 -£269,519	-£280,298	-£192,673 -£259.407	-£222,461 -£296.642	-£214,372 -£286.531
30%	71%	-£363,343	-£338.274	-£351,209	-£326.141	-£370.823	-£358.690
35%	71%	-£363,343 -£436,278	-£336,274 -£407.031	-£422.121	-£392.874	-£370,623 -£445.004	-£430.848
40%	71%	-£509.211	-£475.787	-£493.034	-£459.608	-£519.185	-£503.006
45%	71%	-£509,211 -£582 146	-£475,767 -£544.542	-£493,034 -£563,945	-£459,606 -£526.342	-£519,165 -£593,365	-£503,006 -£575,165
50%	71%	-£655,080	-£544,542 -£613.299	-£634.857	-£526,342 -£593.076	-£667,546	-£647.323
100%	71%	-£1,394,467	-£1,309,442	-£1.353.314	-£1,268,290	-£1.419.836	-£1,378,682
100%	75%	-£1,394,467 -£72,248	-£1,309,442 -£64,936	-£1,353,314 -£68,002	-£1,286,290 -£60,690	-£1,419,636 -£74,430	-£1,378,062 -£70,183
15%	75%	-£145.503	-£134,535	-£139.133	-£128.165	-£148.775	-£142.405
20%	75%	-£145,503 -£218,758	-£134,535 -£204.134	-£139,133 -£210,264	-£125,165 -£195.641	-£146,775 -£223,121	-£214,628
25%	75%	-£292.012	-£273,733	-£281.396	-£183,041 -£263.117	-£297 466	-£214,020 -£286,850
30%	75%	-£365,268	-£2/3,/33 -£343,332	-£201,390 -£352 527	-£263,117 -£330.593	-£297,400 -£371.812	-£200,000 -£359,072
35%	75%	-£438.522	-£343,332 -£412,931	-£352,527 -£423,658	-£330,593 -£398.067	-£371,612 -£446,158	-£359,072 -£431,294
40%	75%	-£438,322 -£511,777	-£412,931 -£482.530	-£423,000 -£494,790	-£396,067 -£465.543	-£520.503	-£503.517
45%	75%	-£511,777 -£585.031	-£462,530 -£552 129	-£494,790 -£565,922	-£403,543 -£533,019	-£520,303 -£594.849	-£505,517 -£575,738
50%	75%	-£658,031 -£658,287	-£621.728	-£637.053	-£600.495	-£669.195	-£647.961
10%	60%	-£69.554	-£621,726 -£57.856	-£657,053 -£66.157	-£54,458	-£73.045	-£69.647
15%	60%	-£69,554 -£141,462	-£57,856 -£123.914	-£66,157 -£136,366	-£54,458 -£118.818	-£/3,045 -£146.698	-£69,647 -£141.602
20%	60%	-£141,462 -£213.370	-£123,914 -£189,972	-£136,366 -£206.575	-£110,010 -£183,178	-£146,696	-£141,602 -£213.557
25%	60%	-£213,370 -£285,278	-£189,972 -£256.031	-£206,575 -£276,784	-£183,178 -£247.537	-£220,351 -£294.004	-£213,557 -£285.511
30%	60%	-£265,276 -£357.185	-£322.090	-£276,764 -£346,994	-£247,537 -£311.898	-£294,004 -£367.657	-£357.465
35%	60%	-£357,185 -£429.094	-£322,090 -£388.148	-£346,994 -£417.202	-£311,898 -£376,258	-£367,657 -£441.310	-£357,465 -£429.420
40%	60%	-£429,094 -£501.001	-£300,140 -£454,206	-£417,202 -£487,412	-£376,256 -£440.617	-£441,310 -£514.964	-£429,420 -£501.374
40%	60%	-£501,001 -£572.909	-£454,206 -£520,265	-£487,412 -£557.621	-£440,617 -£504.977	-£514,964 -£588.617	-£501,374 -£573.328
45% 50%	60%	-£572,909 -£644.817	-£520,265 -£586.324	-£557,621 -£627.831	-£504,977 -£569.336	-£588,617 -£662,270	-£573,328 -£645,283

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£493,863	£493,863	£493,863	£493,863	£493,863	£493,863
10%	71%	£347,994	£356,351	£352,038	£360,395	£345,501	£349,545
15%	71%	£275,060	£287,594	£281,127	£293,662	£271,321	£277,387
20%	71%	£202,126	£218,839	£210,215	£226,928	£197,140	£205,229
25%	71%	£129,192	£150,082	£139,303	£160,194	£122,959	£133,070
30%	71%	£56,258	£81,327	£68,392	£93,460	£48,778	£60,911
35%	71%	-£16,677	£12,570	-£2,520	£26,727	-£25,403	-£11,247
40%	71%	-£89,610	-£56,186	-£73,433	-£40,007	-£99,584	-£83,405
45%	71%	-£162,545	-£124,941	-£144,344	-£106,741	-£173,764	-£155,564
50%	71%	-£235,479	-£193,698	-£215,256	-£173,475	-£247,945	-£227,722
100%	71%	-£974,866	-£889,841			-£1,000,235	-£959,081
10%	75%	£347,353	£354,665	£351,599	£358,911	£345,171	£349,418
15%	75%	£274,098	£285,066	£280,468	£291,436	£270,826	£277,196
20%	75%	£200,843	£215,467	£209,337	£223,960	£196,480	£204,973
25%	75%	£127,589	£145,868	£138,205	£156,484	£122,135	£132,751
30%	75%	£54,333	£76,269	£67,074	£89,008	£47,789	£60,529
35%	75%	-£18,921	£6,670	-£4,057	£21,534	-£26,557	-£11,693
40%	75%	-£92,176	-£62,929	-£75,189	-£45,942	-£100,902	-£83,916
45%	75%	-£165,430	-£132,528	-£146,321	-£113,418	-£175,248	-£156,137
50%	75%	-£238,686	-£202,127	-£217,452	-£180,894	-£249,594	-£228,360
10%	60%	£350,047	£361,745	£353,444	£365,143	£346,556	£349,954
15%	60%	£278,139	£295,687	£283,235	£300,783	£272,903	£277,999
20%	60%	£206,231	£229,629	£213,026	£236,423	£199,250	£206,044
25%	60%	£134,323	£163,570	£142,817	£172,064	£125,597	£134,090
30%	60%	£62,416	£97,511	£72,607	£107,703	£51,944	£62,136
35%	60%	-£9,493	£31,453	£2,399	£43,343	-£21,709	-£9,819
40%	60%	-£81,400	-£34,605	-£67,811	-£21,016	-£95,363	-£81,773
45%	60%	-£153,308	-£100,664	-£138,020	-£85,376	-£169,016	-£153,727
50%	60%	-£225.216	-£166.723	-£208.230	-£149.735	-£242.669	-£225.682

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£687,873	£687,873	£687,873	£687,873	£687,873	£687,873
10%	71%	£542.004	£550.361	£546.048	£554,405	£539.511	£543,555
15%	71%	£469,070	£481,604	£475,137	£487,672	£465,331	£471,397
20%	71%	£396,136	£412,849	£404,225	£420,938	£391,150	£399,239
25%	71%	£323,202	£344,092	£333,313	£354,204	£316,969	£327,080
30%	71%	£250,268	£275,337	£262,402	£287,470	£242,788	£254,921
35%	71%	£177,333	£206,580	£191,490	£220,737	£168,607	£182,763
40%	71%	£104,400	£137,824	£120,577	£154,003	£94,426	£110,605
45%	71%	£31,465	£69,069	£49,666	£87,269	£20,246	£38,446
50%	71%	-£41,469	£312	-£21,246	£20,535	-£53,935	-£33,712
100%	71%	-£780,856	-£695,831	-£739,703	-£654,679	-£806,225	-£765,071
10%	75%	£541,363	£548,675	£545,609	£552,921	£539,181	£543,428
15%	75%	£468,108	£479,076	£474,478	£485,446	£464,836	£471,206
20%	75%	£394,853	£409,477	£403,347	£417,970	£390,490	£398,983
25%	75%	£321,599	£339,878	£332,215	£350,494	£316,145	£326,761
30%	75%	£248,343	£270,279	£261,084	£283,018	£241,799	£254,539
35%	75%	£175,089	£200,680	£189,953	£215,544	£167,453	£182,317
40%	75%	£101,834	£131,081	£118,821	£148,068	£93,108	£110,094
45%	75%	£28,580	£61,482	£47,689	£80,592	£18,762	£37,873
50%	75%	-£44,676	-£8,117	-£23,442	£13,116	-£55,584	-£34,350
10%	60%	£544,057	£555,755	£547,454	£559,153	£540,566	£543,964
15%	60%	£472,149	£489,697	£477,245	£494,793	£466,913	£472,009
20%	60%	£400,241	£423,639	£407,036	£430,433	£393,260	£400,054
25%	60%	£328,333	£357,580	£336,827	£366,074	£319,607	£328,100
30%	60%	£256,426	£291,521	£266,617	£301,713	£245,954	£256,146
35%	60%	£184,517	£225,463	£196,409	£237,353	£172,301	£184,191
40%	60%	£112,610	£159,405	£126,199	£172,994	£98,647	£112,237
45%	60%	£40,702	£93,346	£55,990	£108,634	£24,994	£40,283
50%	60%	-£31.206	£27.287	-£14 220	£44.275	-£48 659	-£31.672

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING
Site typology 10 
 No Units
 7

 Site Area
 0.03 Ha

CIL Zone	2
Value Area	Low
_	
	09
	09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£569,990	£569,990	£569,990	£569,990	£569,990	£569,990
10%	71%	£453,314	£459,954	£459,628	£466,268	£449,355	£455,669
15%	71%	£394,975	£404,936	£404,447	£414,408	£389,036	£398,508
20%	71%	£336,637	£349,918	£349,266	£362,548	£328,718	£341,348
25%	71%	£278,299	£294,901	£294,085	£310,687	£268,400	£284,187
30%	71%	£219,960	£239,883	£238,904	£258,827	£208,083	£227,027
35%	71%	£161,623	£184,865	£183,723	£206,965	£147,765	£169,865
40%	71%	£103,284	£129,847	£128,542	£155,105	£87,447	£112,705
45%	71%	£44,946	£74,829	£73,361	£103,244	£27,129	£55,544
50%	71%	-£13.611	£19.811	£18.181	£51.384	-£33.732	-£1.642
100%	71%	-£607,219	-£539,649	-£542,967	-£475,398	-£647,504	-£583,254
10%	75%	£452,559	£458,369	£459,189	£465,000	£449,094	£455,725
15%	75%	£393,843	£402,559	£403,788	£412,504	£388,646	£398,592
20%	75%	£335.128	£346.749	£348.388	£360.009	£328.198	£341.459
25%	75%	£276,412	£290,938	£292,987	£307,513	£267,751	£284,326
30%	75%	£217.696	£235.128	£237.586	£255.018	£207.303	£227,194
35%	75%	£158,981	£179,317	£182,186	£202,524	£146,854	£170,061
40%	75%	£100.265	£123.507	£126.786	£150.028	£86.407	£112.928
45%	75%	£41,549	£67,697	£71,386	£97,533	£25,959	£55,795
50%	75%	-£17.448	£11.886	£15.985	£45.038	-£35.053	-£1,359
10%	60%	£455,729	£465,026	£461,033	£470,330	£450,186	£455,491
15%	60%	£398,599	£412,544	£406,555	£420,501	£390,284	£398,241
20%	60%	£341,468	£360,062	£352,077	£370,671	£330,382	£340,991
25%	60%	£284,338	£307,581	£297,599	£320,841	£270,480	£283,741
30%	60%	£227,208	£255,099	£243,121	£271,012	£210,579	£226,491
35%	60%	£170,077	£202,617	£188,642	£221,181	£150,676	£169,242
40%	60%	£112,947	£150,135	£134,164	£171,352	£90,775	£111,992
45%	60%	£55,817	£97,653	£79,686	£121,522	£30,872	£54,742
50%	60%	-£1 336	£45 171	£25.208	£71 692	-£29.504	-£2.549

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,040,010					
10%	71%	-£2,156,686	-£2,150,046				
15%	71%	-£2,215,025					
20%	71%	-£2,273,363		-£2,260,734			
25%	71%	-£2,331,701					
30%	71%	-£2,390,040		-£2,371,096		-£2,401,917	
35%	71%	-£2,448,377					
40%	71%	-£2,506,716					-£2,497,295
45%	71%	-£2,565,054					
50%	71%	-£2,623,611		-£2,591,819	-£2,558,616		-£2,611,642
100%	71%	-£3,217,219		-£3,152,967			
10%	75%	-£2,157,441				-£2,160,906	
15%	75%	-£2,216,157			-£2,197,496		
20%	75%	-£2,274,872			-£2,249,991	-£2,281,802	-£2,268,541
25%	75%	-£2,333,588	-£2,319,062		-£2,302,487	-£2,342,249	-£2,325,674
30%	75%	-£2,392,304					
35%	75%	-£2,451,019		-£2,427,814	-£2,407,476	-£2,463,146	-£2,439,939
40%	75%	-£2,509,735		-£2,483,214			
45%	75%	-£2,568,451		-£2,538,614	-£2,512,467	-£2,584,041	-£2,554,205
50%	75%	-£2,627,448	-£2,598,114		-£2,564,962		
10%	60%	-£2,154,271	-£2,144,974	-£2,148,967		-£2,159,814	-£2,154,509
15%	60%	-£2,211,401					
20%	60%	-£2,268,532	-£2,249,938		-£2,239,329	-£2,279,618	
25%	60%	-£2,325,662					
30%	60%	-£2,382,792					
35%	60%	-£2,439,923					
40%	60%	-£2,497,053	-£2,459,865	-£2,475,836	-£2,438,648		-£2,498,008
45%	60%	-£2,554,183					
50%	60%	-£2,611,336					

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,527,435	-£1,527,435	-£1,527,435	-£1,527,435	-£1,527,435	-£1,527,435
10%	71%	-£1,644,111	-£1,637,471	-£1,637,797	-£1,631,157	-£1,648,070	-£1,641,756
15%	71%	-£1,702,450	-£1,692,489				
20%	71%	-£1,760,788	-£1,747,507				
25%	71%	-£1,819,126	-£1,802,524				
30%	71%	-£1,877,465	-£1,857,542	-£1,858,521	-£1,838,598	-£1,889,342	-£1,870,398
35%	71%	-£1,935,802	-£1,912,560				
40%	71%	-£1,994,141	-£1,967,578	-£1,968,883	-£1,942,320	-£2,009,978	-£1,984,720
45%	71%	-£2,052,479	-£2,022,596				
50%	71%	-£2,111,036	-£2,077,614	-£2,079,244	-£2,046,041	-£2,131,157	-£2,099,067
100%	71%	-£2,704,644	-£2,637,074				
10%	75%	-£1,644,866	-£1,639,056	-£1,638,236	-£1,632,425	-£1,648,331	-£1,641,700
15%	75%	-£1,703,582	-£1,694,866				
20%	75%	-£1,762,297	-£1,750,676	-£1,749,037	-£1,737,416	-£1,769,227	-£1,755,966
25%	75%	-£1,821,013	-£1,806,487				
30%	75%	-£1,879,729	-£1,862,297	-£1,859,839	-£1,842,407	-£1,890,122	-£1,870,231
35%	75%	-£1,938,444	-£1,918,108				
40%	75%	-£1,997,160	-£1,973,918	-£1,970,639	-£1,947,397	-£2,011,018	-£1,984,497
45%	75%	-£2,055,876	-£2,029,728				
50%	75%	-£2,114,873	-£2,085,539	-£2,081,440	-£2,052,387	-£2,132,478	-£2,098,784
10%	60%	-£1,641,696	-£1,632,399				
15%	60%	-£1,698,826	-£1,684,881	-£1,690,870	-£1,676,924	-£1,707,141	-£1,699,184
20%	60%	-£1,755,957	-£1,737,363				
25%	60%	-£1,813,087	-£1,789,844	-£1,799,826	-£1,776,584	-£1,826,945	-£1,813,684
30%	60%	-£1,870,217	-£1,842,326	-£1,854,304	-£1,826,413	-£1,886,846	-£1,870,934
35%	60%	-£1,927,348	-£1,894,808				
40%	60%	-£1,984,478	-£1,947,290	-£1,963,261	-£1,926,073	-£2,006,650	-£1,985,433
45%	60%	-£2,041,608	-£1,999,772				
50%	60%	-£2.098.761	-£2.052.254				-£2.099.974

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£635,018	-£635,018				
10%	71%	-£751,694	-£745,054				
15%	71%	-£810,033	-£800,072	-£800,561	-£790,600		-£806,500
20%	71%	-£868,371	-£855,090				
25%	71%	-£926,709	-£910,107			-£936,608	
30%	71%	-£985,048	-£965,125				
35%	71%	-£1,043,385	-£1,020,143	-£1,021,285	-£998,043	-£1,057,243	-£1,035,143
40%	71%	-£1,101,724	-£1,075,161				
45%	71%	-£1,160,062	-£1,130,179	-£1,131,647	-£1,101,764	-£1,177,879	-£1,149,464
50%	71%	-£1,218,619	-£1,185,197				
100%	71%	-£1,812,227	-£1,744,657	-£1,747,975	-£1,680,406	-£1,852,512	-£1,788,262
10%	75%	-£752,449	-£746,639	-£745,819	-£740,008	-£755,914	-£749,283
15%	75%	-£811,165	-£802,449		-£792,504		
20%	75%	-£869,880	-£858,259				
25%	75%	-£928,596	-£914,070				
30%	75%	-£987,312	-£969,880				-£977,814
35%	75%	-£1,046,027	-£1,025,691		-£1,002,484	-£1,058,154	
40%	75%	-£1,104,743	-£1,081,501				
45%	75%	-£1,163,459	-£1,137,311				
50%	75%	-£1,222,456	-£1,193,122			-£1,240,061	
10%	60%	-£749,279	-£739,982				
15%	60%	-£806,409	-£792,464			-£814,724	
20%	60%	-£863.540	-£844.946				
25%	60%	-£920,670	-£897,427				
30%	60%	-£977.800	-£949,909				
35%	60%	-£1,034,931	-£1,002,391	-£1,016,366			
40%	60%	-£1,092,061	-£1,054,873	-£1,070,844			
45%	60%	-£1,149,191	-£1,107,355	-£1,125,322	-£1,083,486	-£1,174,136	-£1,150,266
50%	60%	-£1.206.344	-£1,159,837			-£1.234.512	-£1,207,557

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

	% of AH as	SR and SO at council Income	SR and SO at GLA Income	LAR and SO at council Income	LAR and SO at GLA Income		
	,,						
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LL
0%	71%	-£231,106	-£231,106	-£231,106	-£231,106	-£231,106	-£231,106
10%	71%	-£347,782	-£341,142	-£341,468	-£334,828	-£351,741	-£345,427
15%	71%	-£406,121	-£396,160	-£396,649	-£386,688	-£412,060	-£402,588
20%	71%	-£464,459	-£451,178	-£451,830	-£438,548	-£472,378	-£459,748
25%	71%	-£522,797	-£506,195			-£532,696	
30%	71%	-£581,136	-£561,213		-£542,269		-£574,069
35%	71%	-£639,473	-£616,231				
40%	71%	-£697,812	-£671,249	-£672,554	-£645,991	-£713,649	
45%	71%	-£756,150	-£726,267			-£773,967	
50%	71%	-£814,707	-£781,285		-£749,712	-£834,828	-£802,738
100%	71%	-£1,408,315	-£1,340,745		-£1,276,494		
10%	75%	-£348,537	-£342,727	-£341,907	-£336,096	-£352,002	-£345,371
15%	75%	-£407,253	-£398,537	-£397,308	-£388,592	-£412,450	-£402,504
20%	75%	-£465,968	-£454,347	-£452,708	-£441,087	-£472,898	-£459,637
25%	75%	-£524,684	-£510,158				
30%	75%	-£583,400	-£565,968	-£563,510	-£546,078	-£593,793	-£573,902
35%	75%	-£642,115	-£621,779		-£598,572		
40%	75%	-£700,831	-£677,589	-£674,310	-£651,068	-£714,689	-£688,168
45%	75%	-£759,547	-£733,399				
50%	75%	-£818,544	-£789,210				
10%	60%	-£345,367	-£336,070	-£340,063	-£330,766	-£350,910	-£345,605
15%	60%	-£402,497	-£388,552	-£394,541	-£380,595	-£410,812	-£402,855
20%	60%	-£459,628	-£441,034	-£449,019	-£430,425	-£470,714	-£460,105
25%	60%	-£516,758	-£493,515		-£480,255		
30%	60%	-£573,888	-£545,997		-£530,084		
35%	60%	-£631,019	-£598,479	-£612,454			-£631,854
40%	60%	-£688,149	-£650,961		-£629,744		-£689,104
45%	60%	-£745,279	-£703,443	-£721,410	-£679,574	-£770,224	-£746,354
50%	60%	-F802 432	-£755 925		-£729 404		

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£68,319	£68,319	£68,319	£68,319	£68,319	£68,319
10%	71%	-£48,357	-£41,717	-£42,043	-£35,403	-£52,316	-£46,002
15%	71%	-£106,696	-£96,735	-£97,224	-£87,263	-£112,635	-£103,163
20%	71%	-£165,034	-£151,753	-£152,405	-£139,123	-£172,953	-£160,323
25%	71%	-£223,372	-£206,770	-£207,586	-£190,984	-£233,271	-£217,484
30%	71%	-£281,711	-£261,788	-£262,767	-£242,844	-£293,588	-£274,644
35%	71%	-£340,048	-£316,806	-£317,948	-£294,706	-£353,906	-£331,806
40%	71%	-£398,387	-£371,824	-£373,129	-£346,566	-£414,224	-£388,966
45%	71%	-£456,725	-£426,842	-£428,310	-£398,427		-£446,127
50%	71%	-£515,282	-£481,860	-£483,490	-£450,287	-£535,403	-£503,313
100%	71%	-£1,108,890	-£1,041,320				-£1,084,925
10%	75%	-£49,112	-£43,302	-£42,482	-£36,671	-£52,577	-£45,946
15%	75%	-£107,828	-£99,112	-£97,883	-£89,167	-£113,025	-£103,079
20%	75%	-£166,543	-£154,922	-£153,283	-£141,662	-£173,473	-£160,212
25%	75%	-£225,259	-£210,733	-£208,684	-£194,158	-£233,920	-£217,345
30%	75%	-£283,975	-£266,543	-£264,085	-£246,653	-£294,368	-£274,477
35%	75%	-£342,690	-£322,354	-£319,485	-£299,147	-£354,817	-£331,610
40%	75%	-£401,406	-£378,164	-£374,885	-£351,643	-£415,264	-£388,743
45%	75%	-£460,122	-£433,974	-£430,285	-£404,138		-£445,876
50%	75%	-£519,119	-£489,785	-£485,686	-£456,633	-£536,724	-£503,030
10%	60%	-£45,942	-£36,645	-£40,638	-£31,341	-£51,485	-£46,180
15%	60%	-£103,072	-£89,127	-£95,116	-£81,170	-£111,387	-£103,430
20%	60%	-£160,203	-£141,609	-£149,594	-£131,000	-£171,289	-£160,680
25%	60%	-£217,333	-£194,090	-£204,072	-£180,830	-£231,191	-£217,930
30%	60%	-£274,463	-£246,572	-£258,550	-£230,659	-£291,092	-£275,180
35%	60%	-£331,594	-£299,054	-£313,029	-£280,490	-£350,995	-£332,429
40%	60%	-£388,724	-£351,536	-£367,507	-£330,319	-£410,896	-£389,679
45%	60%	-£445,854	-£404,018	-£421,985	-£380,149	-£470,799	-£446,929
50%	60%	-£503.007	-£456,500		-£429.979		-£504.220

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£373,254	£373,254	£373,254	£373,254	£373,254	£373,254
10%	71%	£256,578	£263,218	£262,892	£269,532	£252,619	£258,933
15%	71%	£198,239	£208,200	£207,711	£217,672	£192,300	£201,772
20%	71%	£139,901	£153,182	£152,530	£165,812	£131,982	£144,612
25%	71%	£81,563	£98,165	£97,349	£113,951	£71,664	£87,451
30%	71%	£23,224	£43,147	£42,168	£62,091	£11,347	£30,291
35%	71%	-£35,113	-£11,871	-£13,013	£10,229	-£48,971	-£26,871
40%	71%	-£93,452	-£66,889	-£68,194	-£41,631	-£109,289	-£84,031
45%	71%	-£151,790	-£121,907	-£123,375	-£93,492	-£169,607	-£141,192
50%	71%	-£210,347	-£176,925	-£178,555	-£145,352	-£230,468	-£198,378
100%	71%	-£803,955			-£672,134		
10%	75%	£255,823	£261,633	£262,453	£268,264	£252,358	£258,989
15%	75%	£197,107	£205,823	£207,052	£215,768	£191,910	£201,856
20%	75%	£138,392	£150,013	£151,652	£163,273	£131,462	£144,723
25%	75%	£79,676	£94,202	£96,251	£110,777	£71,015	£87,590
30%	75%	£20,960	£38,392	£40,850	£58,282	£10,567	£30,458
35%	75%	-£37,755	-£17,419	-£14,550	£5,788	-£49,882	-£26,675
40%	75%	-£96,471	-£73,229	-£69,950	-£46,708	-£110,329	-£83,808
45%	75%	-£155,187	-£129,039	-£125,350	-£99,203	-£170,777	-£140,941
50%	75%	-£214,184	-£184,850	-£180,751	-£151,698	-£231,789	-£198,095
10%	60%	£258,993	£268,290	£264,297	£273,594	£253,450	£258,755
15%	60%	£201,863	£215,808	£209,819	£223,765	£193,548	£201,505
20%	60%	£144,732	£163,326	£155,341	£173,935	£133,646	£144,255
25%	60%	£87,602	£110,845	£100,863	£124,105	£73,744	£87,005
30%	60%	£30,472	£58,363	£46,385	£74,276	£13,843	£29,755
35%	60%	-£26,659	£5,881	-£8,094	£24,445	-£46,060	-£27,494
40%	60%	-£83,789	-£46,601	-£62,572	-£25,384	-£105,961	-£84,744
45%	60%	-£140,919	-£99,083	-£117,050	-£75,214	-£165,864	-£141,994
50%	60%	-£198.072	-£151.565	-£171.528	-£125.044	-£226.240	-£199.285

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£240,357	-£240,357	-£240,357	-£240,357	-£240,357	-£240,357
10%	71%	-£357,033	-£350,393	-£350,719	-£344,079	-£360,992	-£354,678
15%	71%	-£415,372	-£405,411	-£405,900	-£395,939	-£421,311	-£411,839
20%	71%	-£473,710	-£460,429	-£461,081	-£447,799	-£481,629	-£468,999
25%	71%	-£532,048	-£515,446				-£526,160
30%	71%	-£590,387	-£570,464	-£571,443		-£602,264	-£583,320
35%	71%	-£648,724	-£625,482	-£626,624			-£640,482
40%	71%	-£707,063	-£680,500		-£655,242	-£722,900	-£697,642
45%	71%	-£765,401	-£735,518			-£783,218	-£754,803
50%	71%	-£823,958	-£790,536	-£792,166	-£758,963	-£844,079	-£811,989
100%	71%	-£1,417,566	-£1,349,996	-£1,353,314			-£1,393,601
10%	75%	-£357,788	-£351,978	-£351,158	-£345,347	-£361,253	-£354,622
15%	75%	-£416,504	-£407,788	-£406,559	-£397,843	-£421,701	-£411,755
20%	75%	-£475,219	-£463,598	-£461,959	-£450,338	-£482,149	-£468,888
25%	75%	-£533,935	-£519,409		-£502,834	-£542,596	-£526,021
30%	75%	-£592,651	-£575,219			-£603,044	-£583,153
35%	75%	-£651.366	-£631.030				-£640.286
40%	75%	-£710,082	-£686,840	-£683,561			-£697,419
45%	75%	-£768.798	-£742.650		-£712.814		-£754.552
50%	75%	-£827,795	-£798,461				-£811,706
10%	60%	-£354.618	-£345.321	-£349.314	-£340.017	-£360.161	-£354.856
15%	60%	-£411,748	-£397,803	-£403,792	-£389,846	-£420,063	-£412,106
20%	60%	-£468,879	-£450,285			-£479,965	-£469,356
25%	60%	-£526,009	-£502,766	-£512,748	-£489,506	-£539,867	-£526,606
30%	60%	-£583,139	-£555,248				-£583,856
35%	60%	-£640,270	-£607,730				-£641,105
40%	60%	-£697,400	-£660.212			-£719.572	-£698,355
45%	60%	-£754,530	-£712,694				-£755,605
50%	60%	-£811.683	-£765.176				-£812.896

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£179,244	£179,244	£179,244	£179,244	£179,244	£179,244
10%	71%	£62,568	£69,208	£68,882	£75,522	£58,609	£64,923
15%	71%	£4,229	£14,190	£13,701	£23,662	-£1,710	£7,762
20%	71%	-£54,109	-£40,828	-£41,480	-£28,198	-£62,028	-£49,398
25%	71%	-£112,447	-£95,845	-£96,661	-£80,059	-£122,346	-£106,559
30%	71%	-£170,786	-£150,863	-£151,842	-£131,919	-£182,663	-£163,719
35%	71%	-£229,123	-£205,881	-£207,023	-£183,781	-£242,981	-£220,881
40%	71%	-£287,462	-£260,899	-£262,204	-£235,641	-£303,299	-£278,041
45%	71%	-£345,800	-£315,917	-£317,385	-£287,502	-£363,617	-£335,202
50%	71%	-£404,357	-£370,935	-£372,565	-£339,362	-£424,478	-£392,388
100%	71%	-£997,965	-£930,395		-£866,144	-£1,038,250	-£974,000
10%	75%	£61,813	£67,623	£68,443	£74,254	£58,348	£64,979
15%	75%	£3,097	£11,813	£13,042	£21,758	-£2,100	£7,846
20%	75%	-£55,618	-£43,997	-£42,358	-£30,737	-£62,548	-£49,287
25%	75%	-£114,334	-£99,808	-£97,759	-£83,233	-£122,995	-£106,420
30%	75%	-£173,050	-£155,618	-£153,160	-£135,728	-£183,443	-£163,552
35%	75%	-£231,765	-£211,429	-£208,560	-£188,222	-£243,892	-£220,685
40%	75%	-£290,481	-£267,239	-£263,960	-£240,718	-£304,339	-£277,818
45%	75%	-£349,197	-£323,049	-£319,360	-£293,213	-£364,787	-£334,951
50%	75%	-£408,194	-£378,860	-£374,761	-£345,708	-£425,799	-£392,105
10%	60%	£64,983	£74,280	£70,287	£79,584	£59,440	£64,745
15%	60%	£7,853	£21,798	£15,809	£29,755	-£462	£7,495
20%	60%	-£49,278	-£30,684	-£38,669	-£20,075	-£60,364	-£49,755
25%	60%	-£106,408	-£83,165	-£93,147	-£69,905	-£120,266	-£107,005
30%	60%	-£163,538	-£135,647	-£147,625	-£119,734	-£180,167	-£164,255
35%	60%	-£220,669	-£188,129	-£202,104	-£169,565	-£240,070	-£221,504
40%	60%	-£277,799	-£240,611	-£256,582	-£219,394	-£299,971	-£278,754
45%	60%	-£334,929	-£293,093	-£311,060	-£269,224	-£359,874	-£336,004
E09/	60%	£202 002	C245 575	£26E £20	£210.054	£420.2E0	C202 20E

 45%
 60%
 --334,929

 50%
 60%
 --2392,082

 Residual Land values compared to benchmark land values Benchmark 23 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£373,254	£373,254	£373,254	£373,254	£373,254	£373,254
10%	71%	£256,578	£263,218	£262,892	£269,532	£252,619	£258,933
15%	71%	£198,239	£208,200	£207,711	£217,672	£192,300	£201,772
20%	71%	£139,901	£153,182	£152,530	£165,812	£131,982	£144,612
25%	71%	£81,563	£98,165	£97,349	£113,951	£71,664	£87,451
30%	71%	£23,224	£43,147	£42,168	£62,091	£11,347	£30,291
35%	71%	-£35,113	-£11,871	-£13,013	£10,229	-£48,971	-£26,871
40%	71%	-£93,452	-£66,889	-£68,194	-£41,631	-£109,289	-£84,031
45%	71%	-£151,790	-£121,907	-£123,375	-£93,492	-£169,607	-£141,192
50%	71%	-£210,347	-£176,925	-£178,555	-£145,352	-£230,468	-£198,378
100%	71%	-£803,955	-£736,385		-£672,134	-£844,240	-£779,990
10%	75%	£255,823	£261,633	£262,453	£268,264	£252,358	£258,989
15%	75%	£197,107	£205,823	£207,052	£215,768	£191,910	£201,856
20%	75%	£138,392	£150,013	£151,652	£163,273	£131,462	£144,723
25%	75%	£79,676	£94,202	£96,251	£110,777	£71,015	£87,590
30%	75%	£20,960	£38,392	£40,850	£58,282	£10,567	£30,458
35%	75%	-£37,755	-£17,419	-£14,550	£5,788	-£49,882	-£26,675
40%	75%	-£96,471	-£73,229	-£69,950	-£46,708	-£110,329	-£83,808
45%	75%	-£155,187	-£129,039	-£125,350	-£99,203	-£170,777	-£140,941
50%	75%	-£214,184	-£184,850	-£180,751	-£151,698	-£231,789	-£198,095
10%	60%	£258.993	£268.290	£264.297	£273.594	£253.450	£258.755
15%	60%	£201,863	£215,808	£209,819	£223,765	£193,548	£201,505
20%	60%	£144,732	£163,326	£155,341	£173,935	£133,646	£144,255
25%	60%	£87,602	£110,845	£100,863	£124,105	£73,744	£87,005
30%	60%	£30,472	£58,363	£46,385	£74,276	£13,843	£29,755
35%	60%	-£26,659	£5,881	-£8,094	£24,445	-£46,060	-£27,494
40%	60%	-£83.789	-£46.601	-£62.572	-£25.384	-£105.961	-£84,744
45%	60%	-£140.919	-£99.083	-£117.050	-£75.214	-£165.864	-£141.994
50%	60%	-£198.072	-£151 565	-£171 528	-£125.044	-£226.240	-£100 285

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING
Site typology 10 
 No Units
 7

 Site Area
 0.03 Ha

	CIL Zone	3
	Value Area	High
Sales value inflation		0'
Build cost inflation		0'

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£764,162	£764,162	£764,162	£764,162	£764,162	£764,162
10%	71%	£629,294	£637,022	£634,383	£642,112	£627,213	£632,301
15%	71%	£561,860	£573,453	£569,493	£581,086	£558,739	£566,372
20%	71%	£494,426	£509,883	£504,603	£520,061	£490,264	£500,442
25%	71%	£426,992	£446,313	£439,714	£459,036	£421,789	£434,511
30%	71%	£359,558	£382,744	£374,824	£398,011	£353,315	£368,582
35%	71%	£292,123	£319,174	£309,935	£336,985	£284,840	£302,651
40%	71%	£224,689	£255,604	£245,046	£275,960	£216,366	£236,721
45%	71%	£157,255	£192,034	£180,157	£214,935	£147,891	£170,792
50%	71%	£89,821	£128,464	£115,267	£153,910	£79,417	£104,861
100%	71%	-£594,748	-£516,110	-£542,967	-£464,329	-£615,922	-£564,142
10%	75%	£628,600	£635,363	£633,944	£640,706	£626,779	£632,122
15%	75%	£560,820	£570,963	£568,835	£578,978	£558,088	£566,103
20%	75%	£493,038	£506,563	£503,726	£517,251	£489,397	£500,083
25%	75%	£425,258	£442,164	£438,616	£455,522	£420,706	£434,064
30%	75%	£357,477	£377,765	£373,507	£393,794	£352,014	£368,044
35%	75%	£289,696	£313,364	£308,398	£332,067	£283,322	£302,025
40%	75%	£221,915	£248,965	£243,289	£270,339	£214,631	£236,006
45%	75%	£154,134	£184,566	£178,180	£208,611	£145,940	£169,986
50%	75%	£86,354	£120,166	£113,070	£146,883	£77,249	£103,966
10%	60%	£631,514	£642,333	£635,788	£646,609	£628,600	£632,875
15%	60%	£565,189	£581,419	£571,601	£587,831	£560,819	£567,231
20%	60%	£498,865	£520,505	£507,414	£529,054	£493,038	£501,587
25%	60%	£432,541	£459,591	£443,227	£470,278	£425,257	£435,944
30%	60%	£366,216	£398,677	£379,041	£411,501	£357,476	£370,300
35%	60%	£299,892	£337,762	£314,854	£352,724	£289,695	£304,657
40%	60%	£233,569	£276,848	£250,667	£293,947	£221,914	£239,013
45%	60%	£167,244	£215,934	£186,480	£235,171	£154,133	£173,370
50%	60%	£100.920	£155.020	£122 293	£176.393	£86.353	£107.726

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,845,838					
10%	71%	-£1,980,706	-£1,972,978	-£1,975,617	-£1,967,888		-£1,977,699
15%	71%	-£2,048,140			-£2,028,914		
20%	71%	-£2,115,574				-£2,119,736	-£2,109,558
25%	71%	-£2,183,008					
30%	71%	-£2,250,442	-£2,227,256		-£2,211,989		-£2,241,418
35%	71%	-£2,317,877					
40%	71%	-£2,385,311	-£2,354,396				
45%	71%	-£2,452,745					-£2,439,208
50%	71%	-£2,520,179	-£2,481,536	-£2,494,733	-£2,456,090		
100%	71%	-£3,204,748		-£3,152,967			
10%	75%	-£1,981,400	-£1,974,637	-£1,976,056	-£1,969,294	-£1,983,221	-£1,977,878
15%	75%	-£2,049,180					
20%	75%	-£2,116,962	-£2,103,437	-£2,106,274	-£2,092,749		
25%	75%	-£2,184,742	-£2,167,836	-£2,171,384	-£2,154,478	-£2,189,294	-£2,175,936
30%	75%	-£2,252,523					
35%	75%	-£2,320,304	-£2,296,636			-£2,326,678	
40%	75%	-£2,388,085					
45%	75%	-£2,455,866	-£2,425,434	-£2,431,820	-£2,401,389	-£2,464,060	-£2,440,014
50%	75%	-£2,523,646					
10%	60%	-£1,978,486	-£1,967,667	-£1,974,212	-£1,963,391	-£1,981,400	-£1,977,125
15%	60%	-£2,044,811					
20%	60%	-£2,111,135					
25%	60%	-£2,177,459					
30%	60%	-£2,243,784					
35%	60%	-£2,310,108					
40%	60%	-£2,376,431				-£2,388,086	-£2,370,987
45%	60%	-£2,442,756					
50%	60%	-£2,509,080					-£2,502,274

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,333,263	-£1,333,263	-£1,333,263	-£1,333,263	-£1,333,263	-£1,333,263
10%	71%	-£1,468,131	-£1,460,403	-£1,463,042	-£1,455,313	-£1,470,212	-£1,465,124
15%	71%	-£1,535,565	-£1,523,972				
20%	71%	-£1,602,999	-£1,587,542	-£1,592,822	-£1,577,364	-£1,607,161	-£1,596,983
25%	71%	-£1,670,433	-£1,651,112				
30%	71%	-£1,737,867	-£1,714,681	-£1,722,601	-£1,699,414	-£1,744,110	-£1,728,843
35%	71%	-£1,805,302	-£1,778,251				-£1,794,774
40%	71%	-£1,872,736	-£1,841,821	-£1,852,379	-£1,821,465	-£1,881,059	-£1,860,704
45%	71%	-£1,940,170	-£1,905,391			-£1,949,534	
50%	71%	-£2,007,604	-£1,968,961	-£1,982,158	-£1,943,515	-£2,018,008	-£1,992,564
100%	71%	-£2,692,173	-£2,613,535				
10%	75%	-£1,468,825	-£1,462,062	-£1,463,481		-£1,470,646	-£1,465,303
15%	75%	-£1,536,605	-£1,526,462				
20%	75%	-£1,604,387	-£1,590,862	-£1,593,699	-£1,580,174	-£1,608,028	-£1,597,342
25%	75%	-£1,672,167	-£1,655,261				
30%	75%	-£1,739,948	-£1,719,660	-£1,723,918			
35%	75%	-£1,807,729	-£1,784,061				
40%	75%	-£1,875,510	-£1,848,460	-£1,854,136	-£1,827,086	-£1,882,794	-£1,861,419
45%	75%	-£1,943,291	-£1,912,859				-£1,927,439
50%	75%	-£2,011,071	-£1,977,259				
10%	60%	-£1,465,911	-£1,455,092	-£1,461,637	-£1,450,816	-£1,468,825	-£1,464,550
15%	60%	-£1,532,236	-£1,516,006	-£1,525,824	-£1,509,594	-£1,536,606	-£1,530,194
20%	60%	-£1,598,560	-£1,576,920	-£1,590,011		-£1,604,387	-£1,595,838
25%	60%	-£1,664,884	-£1,637,834	-£1,654,198	-£1,627,147	-£1,672,168	-£1,661,481
30%	60%	-£1,731,209	-£1,698,748	-£1,718,384	-£1,685,924	-£1,739,949	-£1,727,125
35%	60%	-£1,797,533	-£1,759,663				-£1,792,768
40%	60%	-£1,863,856	-£1,820,577	-£1,846,758	-£1,803,478	-£1,875,511	-£1,858,412
45%	60%	-£1,930,181	-£1,881,491		-£1,862,254		-£1,924,055
50%	60%	-£1 996 505	-£1 942 405	-£1 975 132	-£1 921 032	-£2 011 072	-£1 989 699

80% -£1,996,505

Residual Land values compared to benchmark land values
Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£440,846	-£440,846	-£440,846			
10%	71%	-£575,714	-£567,986		-£562,896		
15%	71%	-£643,148	-£631,555			-£646,269	-£638,636
20%	71%	-£710,582	-£695,125			-£714,744	
25%	71%	-£778,016	-£758,695	-£765,294	-£745,972	-£783,219	-£770,497
30%	71%	-£845,450	-£822,264	-£830,184			
35%	71%	-£912,885	-£885,834			-£920,168	-£902,357
40%	71%	-£980,319	-£949,404	-£959,962			
45%	71%	-£1,047,753	-£1,012,974				
50%	71%	-£1,115,187	-£1,076,544				
100%	71%	-£1,799,756	-£1,721,118	-£1,747,975	-£1,669,337	-£1,820,930	-£1,769,150
10%	75%	-£576,408	-£569,645	-£571,064	-£564,302	-£578,229	-£572,886
15%	75%	-£644,188	-£634,045				
20%	75%	-£711,970	-£698,445	-£701,282	-£687,757	-£715,611	-£704,925
25%	75%	-£779,750	-£762,844				
30%	75%	-£847,531	-£827,243	-£831,501	-£811,214	-£852,994	-£836,964
35%	75%	-£915,312	-£891,644		-£872,941		
40%	75%	-£983,093	-£956,043	-£961,719	-£934,669	-£990,377	-£969,002
45%	75%	-£1,050,874	-£1,020,442				
50%	75%	-£1,118,654	-£1,084,842				
10%	60%	-£573,494	-£562,675				
15%	60%	-£639,819	-£623,589	-£633,407	-£617,177	-£644,189	-£637,777
20%	60%	-£706,143	-£684,503				
25%	60%	-£772,467	-£745,417	-£761,781	-£734,730	-£779,751	-£769,064
30%	60%	-£838,792	-£806,331				
35%	60%	-£905,116	-£867,246	-£890,154	-£852,284	-£915,313	-£900,351
40%	60%	-£971,439	-£928,160				
45%	60%	-£1,037,764	-£989,074	-£1,018,528	-£969,837	-£1,050,875	-£1,031,638
50%	60%	-£1.104.088	-£1.049.988				

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
76 OI AII							
	71%	-£36,934	-£36,934	-£36,934	-£36,934	-£36,934	-£36,934
10%	71%	-£171,802	-£164,074	-£166,713	-£158,984	-£173,883	-£168,795
15%	71%	-£239,236	-£227,643	-£231,603	-£220,010	-£242,357	-£234,724
20%	71%	-£306,670	-£291,213	-£296,493	-£281,035	-£310,832	-£300,654
25%	71%	-£374,104	-£354,783	-£361,382	-£342,060	-£379,307	-£366,585
30%	71%	-£441,538	-£418,352	-£426,272	-£403,085		-£432,514
35%	71%	-£508,973	-£481,922		-£464,111	-£516,256	-£498,445
40%	71%	-£576,407	-£545,492		-£525,136		-£564,375
45%	71%	-£643,841	-£609,062				-£630,304
50%	71%	-£711,275	-£672,632		-£647,186	-£721,679	-£696,235
100%	71%	-£1,395,844	-£1,317,206	-£1,344,063	-£1,265,425	-£1,417,018	-£1,365,238
10%	75%	-£172,496	-£165,733	-£167,152	-£160,390	-£174,317	-£168,974
15%	75%	-£240,276	-£230,133	-£232,261	-£222,118	-£243,008	-£234,993
20%	75%	-£308,058	-£294,533	-£297,370	-£283,845	-£311,699	-£301,013
25%	75%	-£375,838	-£358,932	-£362,480	-£345,574	-£380,390	-£367,032
30%	75%	-£443,619	-£423,331	-£427,589	-£407,302	-£449,082	-£433,052
35%	75%	-£511,400	-£487,732			-£517,774	-£499,071
40%	75%	-£579,181	-£552,131	-£557,807		-£586,465	-£565,090
45%	75%	-£646.962	-£616.530				-£631.110
50%	75%	-£714,742	-£680,930				-£697,130
10%	60%	-£169.582	-£158.763	-£165.308	-£154.487	-£172.496	-£168.221
15%	60%	-£235,907	-£219,677	-£229,495	-£213,265	-£240,277	-£233,865
20%	60%	-£302.231	-£280.591	-£293.682	-£272.042	-£308.058	-£299.509
25%	60%	-£368,555	-£341,505	-£357,869	-£330,818	-£375,839	-£365,152
30%	60%	-£434.880	-£402.419	-£422.055	-£389.595	-£443.620	-£430,796
35%	60%	-£501.204	-£463.334	-£486,242	-£448.372		-£496,439
40%	60%	-£567,527	-£524,248		-£507,149		-£562,083
45%	60%	-£633,852	-£585,162	-£614,616	-£565,925		-£627,726
50%	60%	-£700.176	-£646.076		-£624 703	-£714 743	-£693.370

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£262,491	£262,491	£262,491	£262,491	£262,491	£262,491
10%	71%	£127,623	£135,351	£132,712	£140,441	£125,542	£130,630
15%	71%	£60,189	£71,782	£67,822	£79,415	£57,068	£64,701
20%	71%	-£7,245	£8,212	£2,932	£18,390	-£11,407	-£1,229
25%	71%	-£74,679	-£55,358	-£61,957	-£42,635	-£79,882	-£67,160
30%	71%	-£142,113	-£118,927	-£126,847	-£103,660	-£148,356	-£133,089
35%	71%	-£209,548	-£182,497	-£191,736	-£164,686	-£216,831	-£199,020
40%	71%	-£276,982	-£246,067	-£256,625	-£225,711	-£285,305	-£264,950
45%	71%	-£344,416	-£309,637	-£321,514	-£286,736	-£353,780	-£330,879
50%	71%	-£411,850	-£373,207	-£386,404	-£347,761	-£422,254	-£396,810
100%	71%	-£1,096,419	-£1,017,781				-£1,065,813
10%	75%	£126,929	£133,692	£132,273	£139,035	£125,108	£130,451
15%	75%	£59,149	£69,292	£67,164	£77,307	£56,417	£64,432
20%	75%	-£8,633	£4,892	£2,055	£15,580	-£12,274	-£1,588
25%	75%	-£76,413	-£59,507	-£63,055	-£46,149	-£80,965	-£67,607
30%	75%	-£144,194	-£123,906	-£128,164	-£107,877	-£149,657	-£133,627
35%	75%	-£211,975	-£188,307	-£193,273	-£169,604	-£218,349	-£199,646
40%	75%	-£279,756	-£252,706	-£258,382	-£231,332	-£287,040	-£265,665
45%	75%	-£347,537	-£317,105	-£323,491	-£293,060	-£355,731	-£331,685
50%	75%	-£415,317	-£381,505	-£388,601	-£354,788	-£424,422	-£397,705
10%	60%	£129,843	£140,662	£134,117	£144,938	£126,929	£131,204
15%	60%	£63,518	£79,748	£69,930	£86,160	£59,148	£65,560
20%	60%	-£2,806	£18,834	£5,743	£27,383	-£8,633	-£84
25%	60%	-£69,130	-£42,080	-£58,444	-£31,393	-£76,414	-£65,727
30%	60%	-£135,455	-£102,994	-£122,630	-£90,170	-£144,195	-£131,371
35%	60%	-£201,779	-£163,909	-£186,817	-£148,947	-£211,976	-£197,014
40%	60%	-£268,102	-£224,823	-£251,004	-£207,724	-£279,757	-£262,658
45%	60%	-£334,427	-£285,737	-£315,191	-£266,500	-£347,538	-£328,301
50%	60%	-£400.751	-£346.651	-£379.378	-£325.278	-£415.318	-£393.945

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£567,426	£567,426	£567,426	£567,426	£567,426	£567,426
10%	71%	£432,558	£440,286	£437,647	£445,376	£430,477	£435,565
15%	71%	£365,124	£376,717	£372,757	£384,350	£362,003	£369,636
20%	71%	£297,690	£313,147	£307,867	£323,325	£293,528	£303,706
25%	71%	£230,256	£249,577	£242,978	£262,300	£225,053	£237,775
30%	71%	£162,822	£186,008	£178,088	£201,275	£156,579	£171,846
35%	71%	£95,387	£122,438	£113,199	£140,249	£88,104	£105,915
40%	71%	£27,953	£58,868	£48,310	£79,224	£19,630	£39,985
45%	71%	-£39,481	-£4,702	-£16,579	£18,199	-£48,845	-£25,944
50%	71%	-£106,915	-£68,272	-£81,469	-£42,826	-£117,319	-£91,875
100%	71%	-£791,484					-£760,878
10%	75%	£431,864	£438,627	£437,208	£443,970	£430,043	£435,386
15%	75%	£364,084	£374,227	£372,099	£382,242	£361,352	£369,367
20%	75%	£296,302	£309,827	£306,990	£320,515	£292,661	£303,347
25%	75%	£228,522	£245,428	£241,880	£258,786	£223,970	£237,328
30%	75%	£160,741	£181,029	£176,771	£197,058	£155,278	£171,308
35%	75%	£92,960	£116,628	£111,662	£135,331	£86,586	£105,289
40%	75%	£25,179	£52,229	£46,553	£73,603	£17,895	£39,270
45%	75%	-£42,602	-£12,170	-£18,556	£11,875	-£50,796	-£26,750
50%	75%	-£110,382	-£76,570	-£83,666	-£49,853	-£119,487	-£92,770
10%	60%	£434,778	£445,597	£439,052	£449,873	£431,864	£436,139
15%	60%	£368,453	£384,683	£374,865	£391,095	£364,083	£370,495
20%	60%	£302,129	£323,769	£310,678	£332,318	£296,302	£304,851
25%	60%	£235,805	£262,855	£246,491	£273,542	£228,521	£239,208
30%	60%	£169,480	£201,941	£182,305	£214,765	£160,740	£173,564
35%	60%	£103,156	£141,026	£118,118	£155,988	£92,959	£107,921
40%	60%	£36,833	£80,112	£53,931	£97,211	£25,178	£42,277
45%	60%	-£29,492	£19,198	-£10,256	£38,435	-£42,603	-£23,366
50%	60%	-£95,816	-£41,716	-£74,443	-£20,343	-£110,383	-£89,010

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£46,185	-£46,185	-£46,185	-£46,185	-£46,185	-£46,185
10%	71%	-£181,053	-£173,325	-£175,964	-£168,235	-£183,134	-£178,046
15%	71%	-£248,487	-£236,894	-£240,854	-£229,261	-£251,608	-£243,975
20%	71%	-£315,921	-£300,464	-£305,744	-£290,286	-£320,083	-£309,905
25%	71%	-£383,355	-£364,034	-£370,633	-£351,311	-£388,558	-£375,836
30%	71%	-£450,789	-£427,603	-£435,523	-£412,336	-£457,032	-£441,765
35%	71%	-£518,224					
40%	71%	-£585,658	-£554,743			-£593,981	-£573,626
45%	71%	-£653,092					
50%	71%	-£720,526	-£681,883	-£695,080	-£656,437	-£730,930	-£705,486
100%	71%	-£1,405,095					
10%	75%	-£181,747	-£174,984	-£176,403	-£169,641	-£183,568	-£178,225
15%	75%	-£249,527	-£239,384	-£241,512	-£231,369	-£252,259	-£244,244
20%	75%	-£317,309	-£303,784	-£306,621	-£293,096	-£320,950	-£310,264
25%	75%	-£385,089	-£368,183	-£371,731	-£354,825	-£389,641	-£376,283
30%	75%	-£452,870	-£432,582		-£416,553		-£442,303
35%	75%	-£520,651	-£496,983				
40%	75%	-£588,432		-£567,058	-£540,008		-£574,341
45%	75%	-£656,213			-£601,736		-£640,361
50%	75%	-£723,993	-£690,181	-£697,277	-£663,464	-£733,098	-£706,381
10%	60%	-£178,833	-£168,014	-£174,559	-£163,738	-£181,747	-£177,472
15%	60%	-£245,158	-£228,928	-£238,746	-£222,516	-£249,528	-£243,116
20%	60%	-£311,482	-£289,842	-£302,933	-£281,293	-£317,309	-£308,760
25%	60%	-£377,806	-£350,756	-£367,120	-£340,069	-£385,090	-£374,403
30%	60%	-£444,131	-£411,670	-£431,306	-£398,846	-£452,871	-£440,047
35%	60%	-£510,455	-£472,585				
40%	60%	-£576,778	-£533,499		-£516,400	-£588,433	-£571,334
45%	60%	-£643,103					
50%	60%	-£709.427					

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£373,416	£373,416	£373,416	£373,416	£373,416	£373,416
10%	71%	£238,548	£246,276	£243,637	£251,366	£236,467	£241,555
15%	71%	£171,114	£182,707	£178,747	£190,340	£167,993	£175,626
20%	71%	£103,680	£119,137	£113,857	£129,315	£99,518	£109,696
25%	71%	£36,246	£55,567	£48,968	£68,290	£31,043	£43,765
30%	71%	-£31,188	-£8,002	-£15,922	£7,265	-£37,431	-£22,164
35%	71%	-£98,623	-£71,572	-£80,811	-£53,761	-£105,906	-£88,095
40%	71%	-£166,057	-£135,142	-£145,700	-£114,786	-£174,380	-£154,025
45%	71%	-£233,491	-£198,712	-£210,589	-£175,811	-£242,855	-£219,954
50%	71%	-£300,925	-£262,282	-£275,479	-£236,836	-£311,329	-£285,885
100%	71%	-£985,494	-£906,856			-£1,006,668	-£954,888
10%	75%	£237,854	£244,617	£243,198	£249,960	£236,033	£241,376
15%	75%	£170,074	£180,217	£178,089	£188,232	£167,342	£175,357
20%	75%	£102,292	£115,817	£112,980	£126,505	£98,651	£109,337
25%	75%	£34,512	£51,418	£47,870	£64,776	£29,960	£43,318
30%	75%	-£33,269	-£12,981	-£17,239	£3,048	-£38,732	-£22,702
35%	75%	-£101,050	-£77,382	-£82,348	-£58,679	-£107,424	-£88,721
40%	75%	-£168,831	-£141,781	-£147,457	-£120,407	-£176,115	-£154,740
45%	75%	-£236,612	-£206,180	-£212,566	-£182,135	-£244,806	-£220,760
50%	75%	-£304,392	-£270,580	-£277,676	-£243,863	-£313,497	-£286,780
10%	60%	£240,768	£251,587	£245,042	£255,863	£237,854	£242,129
15%	60%	£174,443	£190,673	£180,855	£197,085	£170,073	£176,485
20%	60%	£108,119	£129,759	£116,668	£138,308	£102,292	£110,841
25%	60%	£41,795	£68,845	£52,481	£79,532	£34,511	£45,198
30%	60%	-£24,530	£7,931	-£11,705	£20,755	-£33,270	-£20,446
35%	60%	-£90,854	-£52,984	-£75,892	-£38,022	-£101,051	-£86,089
40%	60%	-£157,177	-£113,898	-£140,079	-£96,799	-£168,832	-£151,733
45%	60%	-£223,502	-£174,812	-£204,266	-£155,575	-£236,613	-£217,376
50%	60%	-£289.826	-£235,726	-£268.453	-£214.353	-£304.393	-£283.020

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£567,426	£567,426	£567,426	£567,426	£567,426	£567,426
10%	71%	£432,558	£440,286	£437,647	£445,376	£430,477	£435,565
15%	71%	£365,124	£376,717	£372,757	£384,350	£362,003	£369,636
20%	71%	£297,690	£313,147	£307,867	£323,325	£293,528	£303,706
25%	71%	£230,256	£249,577	£242,978	£262,300	£225,053	£237,775
30%	71%	£162,822	£186,008	£178,088	£201,275	£156,579	£171,846
35%	71%	£95,387	£122,438	£113,199	£140,249	£88,104	£105,915
40%	71%	£27,953	£58,868	£48,310	£79,224	£19,630	£39,985
45%	71%	-£39,481	-£4,702	-£16,579	£18,199	-£48,845	-£25,944
50%	71%	-£106,915	-£68,272	-£81,469	-£42,826	-£117,319	-£91,875
100%	71%	-£791,484	-£712,846				-£760,878
10%	75%	£431,864	£438,627	£437,208	£443,970	£430,043	£435,386
15%	75%	£364,084	£374,227	£372,099	£382,242	£361,352	£369,367
20%	75%	£296,302	£309,827	£306,990	£320,515	£292,661	£303,347
25%	75%	£228,522	£245,428	£241,880	£258,786	£223,970	£237,328
30%	75%	£160,741	£181,029	£176,771	£197,058	£155,278	£171,308
35%	75%	£92,960	£116,628	£111,662	£135,331	£86,586	£105,289
40%	75%	£25,179	£52,229	£46,553	£73,603	£17,895	£39,270
45%	75%	-£42,602	-£12,170	-£18,556	£11,875	-£50,796	-£26,750
50%	75%	-£110,382	-£76,570	-£83,666	-£49,853	-£119,487	-£92,770
10%	60%	£434,778	£445.597	£439.052	£449.873	£431.864	£436.139
15%	60%	£368,453	£384,683	£374,865	£391,095	£364,083	£370,495
20%	60%	£302,129	£323,769	£310,678	£332,318	£296,302	£304,851
25%	60%	£235,805	£262,855	£246,491	£273,542	£228,521	£239,208
30%	60%	£169,480	£201,941	£182,305	£214,765	£160,740	£173,564
35%	60%	£103,156	£141,026	£118,118	£155,988	£92,959	£107,921
40%	60%	£36,833	£80,112	£53,931	£97,211	£25,178	£42,277
45%	60%	-£29,492	£19,198	-£10,256	£38,435	-£42,603	-£23,366

£27,943,000

£13,474,000

7 0.03 Ha

	CIL Zone	3
	Value Area	Med
Sales value inflation		0%
Build cost inflation		09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£651,798	£651,798	£651,798	£651,798	£651,798	£651,798
10%	71%	£527,224	£534,115	£533,256	£540,147	£524,184	£530,215
15%	71%	£464,937	£475,274	£473,984	£484,321	£460,376	£469,424
20%	71%	£402,649	£416,432	£414,713	£428,496	£396,569	£408,633
25%	71%	£340,362	£357,592	£355,442	£372,670	£332,761	£347,841
30%	71%	£278,075	£298,750	£296,170	£316,846	£268,954	£287,049
35%	71%	£215,788	£239,909	£236,899	£261,020	£205,146	£226,258
40%	71%	£153,500	£181,067	£177,627	£205,195	£141,340	£165,466
45%	71%	£91,213	£122,226	£118,356	£149,369	£77,532	£104,675
50%	71%	£28,926	£63,384	£59,085	£93,543	£13,725	£43,883
100%	71%	-£604,340	-£534,217	-£542,967	-£472,844	-£635,275	-£573,901
10%	75%	£526,483	£532,513	£532,816	£538,847	£523,823	£530,156
15%	75%	£463,826	£472,871	£473,326	£482,371	£459,835	£469,335
20%	75%	£401,167	£413,228	£413,834	£425,895	£395,847	£408,514
25%	75%	£338,510	£353,586	£354,344	£369,419	£331,859	£347,693
30%	75%	£275,852	£293,943	£294,852	£312,943	£267,872	£286,871
35%	75%	£213,195	£234,301	£235,362	£256,468	£203,884	£226,051
40%	75%	£150,538	£174,659	£175,870	£199,991	£139,896	£165,230
45%	75%	£87,879	£115,016	£116,380	£143,516	£75,909	£104,409
50%	75%	£25,222	£55,373	£56,888	£87,040	£11,921	£43,588
10%	60%	£529,594	£539,242	£534,660	£544,309	£525,338	£530,405
15%	60%	£468,492	£482,965	£476,093	£490,565	£462,108	£469,707
20%	60%	£407,390	£426,687	£417,524	£436,820	£398,877	£409,011
25%	60%	£346,288	£370,409	£358,955	£383,076	£335,648	£348,314
30%	60%	£285,186	£314,132	£300,386	£329,332	£272,417	£287,617
35%	60%	£224,085	£257,854	£241,818	£275,587	£209,187	£226,921
40%	60%	£162,983	£201,576	£183,249	£221,842	£145,957	£166,223
45%	60%	£101,880	£145,298	£124,680	£168,098	£82,726	£105,527
50%	60%	£40.778	£89,020	£66,111	£114,354	£19.497	£44.830

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,958,202	-£1,958,202	-£1,958,202	-£1,958,202	-£1,958,202	-£1,958,202
10%	71%	-£2,082,776	-£2,075,885	-£2,076,744	-£2,069,853	-£2,085,816	
15%	71%	-£2,145,063	-£2,134,726				
20%	71%	-£2,207,351	-£2,193,568		-£2,181,504		
25%	71%	-£2,269,638	-£2,252,408				
30%	71%	-£2,331,925	-£2,311,250	-£2,313,830	-£2,293,154	-£2,341,046	
35%	71%	-£2,394,212	-£2,370,091			-£2,404,854	
40%	71%	-£2,456,500	-£2,428,933	-£2,432,373	-£2,404,805	-£2,468,660	-£2,444,534
45%	71%	-£2,518,787	-£2,487,774	-£2,491,644			-£2,505,325 -£2,566,117
50%	71%	-£2,581,074	-£2,546,616				-£2,566,117
100%	71%	-£3,214,340	-£3,144,217	-£3,152,967	-£3,082,844		
10%	75%	-£2,083,517	-£2,077,487	-£2,077,184		-£2,086,177	-£2,079,844
15%	75%	-£2,146,174	-£2,137,129	-£2,136,674			
20%	75%	-£2,208,833	-£2,196,772	-£2,196,166	-£2,184,105	-£2,214,153	-£2,201,486
25%	75%	-£2,271,490	-£2,256,414			-£2,278,141	
30%	75%	-£2,334,148	-£2,316,057				
35%	75%	-£2,396,805	-£2,375,699				
40%	75%	-£2,459,462	-£2,435,341			-£2,470,104	
45%	75%	-£2,522,121	-£2,494,984		-£2,466,484		
50%	75%	-£2,584,778	-£2,554,627				
10%	60%	-£2,080,406	-£2,070,758	-£2,075,340	-£2,065,691		
15%	60%	-£2,141,508	-£2,127,035				
20%	60%	-£2,202,610	-£2,183,313	-£2,192,476	-£2,173,180		
25%	60%	-£2,263,712	-£2,239,591				
30%	60%	-£2,324,814	-£2,295,868	-£2,309,614	-£2,280,668		
35%	60%	-£2,385,915	-£2,352,146				
40%	60%	-£2,447,017	-£2,408,424		-£2,388,158	-£2,464,043	-£2,443,777
45%	60%	-£2,508,120	-£2,464,702			-£2,527,274	
50%	60%	-£2.569.222	-£2.520.980				

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,445,627					
10%	71%	-£1,570,201			-£1,557,278	-£1,573,241	
15%	71%	-£1,632,488					
20%	71%	-£1,694,776					
25%	71%	-£1,757,063		-£1,741,983			
30%	71%	-£1,819,350	-£1,798,675	-£1,801,255	-£1,780,579	-£1,828,471	-£1,810,376
35%	71%	-£1,881,637					
40%	71%	-£1,943,925	-£1,916,358	-£1,919,798	-£1,892,230	-£1,956,085	-£1,931,959
45%	71%	-£2,006,212					
50%	71%	-£2,068,499	-£2,034,041	-£2,038,340	-£2,003,882	-£2,083,700	-£2,053,542
100%	71%	-£2,701,765					
10%	75%	-£1,570,942		-£1,564,609			-£1,567,269
15%	75%	-£1,633,599			-£1,615,054		
20%	75%	-£1,696,258	-£1,684,197	-£1,683,591	-£1,671,530	-£1,701,578	-£1,688,911
25%	75%	-£1,758,915			-£1,728,006		
30%	75%	-£1,821,573	-£1,803,482	-£1,802,573	-£1,784,482	-£1,829,553	-£1,810,554
35%	75%	-£1,884,230	-£1,863,124	-£1,862,063			-£1,871,374
40%	75%	-£1,946,887	-£1,922,766	-£1,921,555	-£1,897,434	-£1,957,529	-£1,932,195
45%	75%	-£2,009,546					
50%	75%	-£2,072,203		-£2,040,537			
10%	60%	-£1,567,831					
15%	60%	-£1,628,933	-£1,614,460		-£1,606,860		
20%	60%	-£1,690,035					-£1,688,414
25%	60%	-£1,751,137			-£1,714,349		
30%	60%	-£1,812,239	-£1,783,293	-£1,797,039	-£1,768,093	-£1,825,008	-£1,809,808
35%	60%	-£1,873,340					
40%	60%	-£1,934,442	-£1,895,849	-£1,914,176	-£1,875,583	-£1,951,468	-£1,931,202
45%	60%	-£1,995,545					
50%	60%	-£2,056,647		-£2,031,314			

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£553,210	-£553,210				
10%	71%	-£677,784	-£670,893				
15%	71%	-£740,071	-£729,734	-£731,024	-£720,687	-£744,632	-£735,584
20%	71%	-£802,359	-£788,576				-£796,375
25%	71%	-£864,646	-£847,416	-£849,566	-£832,338	-£872,247	
30%	71%	-£926,933	-£906,258				
35%	71%	-£989,220	-£965,099	-£968,109	-£943,988	-£999,862	
40%	71%	-£1,051,508	-£1,023,941				
45%	71%	-£1,113,795	-£1,082,782				
50%	71%	-£1,176,082	-£1,141,624				
100%	71%	-£1,809,348	-£1,739,225	-£1,747,975	-£1,677,852	-£1,840,283	-£1,778,909
10%	75%	-£678,525	-£672,495		-£666,161	-£681,185	
15%	75%	-£741,182	-£732,137				
20%	75%	-£803,841	-£791,780	-£791,174			-£796,494
25%	75%	-£866,498	-£851,422	-£850,664			
30%	75%	-£929,156	-£911,065	-£910,156	-£892,065	-£937,136	-£918,137
35%	75%	-£991,813	-£970,707				
40%	75%	-£1,054,470	-£1,030,349	-£1,029,138	-£1,005,017		-£1,039,778
45%	75%	-£1,117,129	-£1,089,992				
50%	75%	-£1,179,786	-£1,149,635	-£1,148,120	-£1,117,968	-£1,193,087	-£1,161,420
10%	60%	-£675,414	-£665,766				
15%	60%	-£736,516	-£722,043	-£728,915	-£714,443	-£742,900	-£735,301
20%	60%	-£797,618	-£778,321				
25%	60%	-£858,720	-£834,599	-£846,053		-£869,360	-£856,694
30%	60%	-£919,822	-£890,876				
35%	60%	-£980,923	-£947,154	-£963,190	-£929,421		-£978,087
40%	60%	-£1,042,025	-£1,003,432				
45%	60%	-£1,103,128	-£1,059,710				
50%	60%	-£1.164.230	-£1,115,988				

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£149,298	-£149,298	-£149,298	-£149,298	-£149,298	-£149,298
10%	71%	-£273,872	-£266,981	-£267,840	-£260,949	-£276,912	-£270,881
15%	71%	-£336,159	-£325,822	-£327,112	-£316,775	-£340,720	-£331,672
20%	71%	-£398,447	-£384,664	-£386,383	-£372,600	-£404,527	-£392,463
25%	71%	-£460,734	-£443,504	-£445,654	-£428,426		-£453,255
30%	71%	-£523,021	-£502,346	-£504,926		-£532,142	
35%	71%	-£585,308	-£561,187				
40%	71%	-£647,596	-£620,029				
45%	71%	-£709,883	-£678,870				
50%	71%	-£772,170	-£737,712	-£742,011		-£787,371	
100%	71%	-£1,405,436	-£1,335,313	-£1,344,063			
10%	75%	-£274,613	-£268,583	-£268,280	-£262,249	-£277,273	-£270,940
15%	75%	-£337,270	-£328,225	-£327,770	-£318,725	-£341,261	-£331,761
20%	75%	-£399,929	-£387,868	-£387,262	-£375,201	-£405,249	-£392,582
25%	75%	-£462,586	-£447,510		-£431,677		
30%	75%	-£525,244	-£507,153	-£506,244	-£488,153	-£533,224	-£514,225
35%	75%	-£587,901	-£566,795	-£565,734		-£597,212	
40%	75%	-£650,558	-£626,437	-£625,226			-£635,866
45%	75%	-£713.217	-£686.080				
50%	75%	-£775,874	-£745,723				
10%	60%	-£271,502	-£261,854	-£266,436	-£256,787	-£275,758	-£270,691
15%	60%	-£332,604	-£318,131	-£325,003	-£310,531	-£338,988	-£331,389
20%	60%	-£393,706	-£374,409	-£383,572	-£364,276	-£402,219	-£392,085
25%	60%	-£454,808	-£430,687	-£442,141	-£418,020	-£465,448	-£452,782
30%	60%	-£515.910	-£486.964		-£471.764		-£513,479
35%	60%	-£577.011	-£543.242		-£525.509		-£574,175
40%	60%	-£638,113	-£599,520		-£579,254		-£634,873
45%	60%	-£699,216	-£655,798		-£632,998		-£695,569
50%	60%	-£760.318	-£712.076	-F734 985	-£686 742		-£756,266

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£150,127	£150,127	£150,127	£150,127	£150,127	£150,127
10%	71%	£25,553	£32,444	£31,585	£38,476	£22,513	£28,544
15%	71%	-£36,734	-£26,397	-£27,687	-£17,350	-£41,295	-£32,247
20%	71%	-£99,022	-£85,239	-£86,958	-£73,175	-£105,102	-£93,038
25%	71%	-£161,309	-£144,079	-£146,229	-£129,001	-£168,910	-£153,830
30%	71%	-£223,596	-£202,921	-£205,501	-£184,825	-£232,717	-£214,622
35%	71%	-£285,883	-£261,762	-£264,772	-£240,651	-£296,525	-£275,413
40%	71%	-£348,171	-£320,604	-£324,044	-£296,476	-£360,331	-£336,205
45%	71%	-£410,458	-£379,445	-£383,315	-£352,302	-£424,139	-£396,996
50%	71%	-£472,745		-£442,586	-£408,128	-£487,946	-£457,788
100%	71%	-£1,106,011		-£1,044,638			
10%	75%	£24,812	£30,842	£31,145	£37,176	£22,152	£28,485
15%	75%	-£37,845	-£28,800	-£28,345	-£19,300	-£41,836	-£32,336
20%	75%	-£100,504	-£88,443	-£87,837	-£75,776	-£105,824	-£93,157
25%	75%	-£163,161	-£148,085	-£147,327	-£132,252	-£169,812	-£153,978
30%	75%	-£225,819	-£207,728	-£206,819	-£188,728	-£233,799	-£214,800
35%	75%	-£288,476	-£267,370	-£266,309	-£245,203	-£297,787	-£275,620
40%	75%	-£351,133	-£327,012	-£325,801	-£301,680	-£361,775	-£336,441
45%	75%	-£413,792	-£386,655	-£385,291	-£358,155	-£425,762	-£397,262
50%	75%	-£476,449			-£414,631		
10%	60%	£27,923	£37,571	£32,989	£42,638	£23,667	£28,734
15%	60%	-£33,179	-£18,706	-£25,578	-£11,106	-£39,563	-£31,964
20%	60%	-£94,281	-£74,984	-£84,147	-£64,851	-£102,794	-£92,660
25%	60%	-£155,383	-£131,262	-£142,716	-£118,595	-£166,023	-£153,357
30%	60%	-£216,485	-£187,539	-£201,285	-£172,339	-£229,254	-£214,054
35%	60%	-£277,586	-£243,817	-£259,853	-£226,084	-£292,484	-£274,750
40%	60%	-£338,688	-£300,095	-£318,422	-£279,829	-£355,714	-£335,448
45%	60%	-£399,791	-£356,373	-£376,991	-£333,573	-£418,945	-£396,144
50%	60%	-£460.893	-£412.651		-£387.317	-£482.174	

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£455,062	£455,062	£455,062	£455,062	£455,062	£455,062
10%	71%	£330,488	£337,379	£336,520	£343,411	£327,448	£333,479
15%	71%	£268,201	£278,538	£277,248	£287,585	£263,640	£272,688
20%	71%	£205,913	£219,696	£217,977	£231,760	£199,833	£211,897
25%	71%	£143,626	£160,856	£158,706	£175,934	£136,025	£151,105
30%	71%	£81,339	£102,014	£99,434	£120,110	£72,218	£90,313
35%	71%	£19,052	£43,173	£40,163	£64,284	£8,410	£29,522
40%	71%	-£43,236	-£15,669	-£19,109	£8,459	-£55,396	-£31,270
45%	71%	-£105,523	-£74,510	-£78,380	-£47,367	-£119,204	-£92,061
50%	71%	-£167,810	-£133,352	-£137,651	-£103,193	-£183,011	-£152,853
100%	71%	-£801,076	-£730,953				-£770,637
10%	75%	£329,747	£335,777	£336,080	£342,111	£327,087	£333,420
15%	75%	£267,090	£276,135	£276,590	£285,635	£263,099	£272,599
20%	75%	£204,431	£216,492	£217,098	£229,159	£199,111	£211,778
25%	75%	£141,774	£156,850	£157,608	£172,683	£135,123	£150,957
30%	75%	£79,116	£97,207	£98,116	£116,207	£71,136	£90,135
35%	75%	£16,459	£37,565	£38,626	£59,732	£7,148	£29,315
40%	75%	-£46,198	-£22,077	-£20,866	£3,255	-£56,840	-£31,506
45%	75%	-£108,857	-£81,720	-£80,356	-£53,220	-£120,827	-£92,327
50%	75%	-£171,514	-£141,363	-£139,848	-£109,696	-£184,815	-£153,148
10%	60%	£332,858	£342,506	£337,924	£347,573	£328,602	£333,669
15%	60%	£271,756	£286,229	£279,357	£293,829	£265,372	£272,971
20%	60%	£210,654	£229,951	£220,788	£240,084	£202,141	£212,275
25%	60%	£149,552	£173,673	£162,219	£186,340	£138,912	£151,578
30%	60%	£88,450	£117,396	£103,650	£132,596	£75,681	£90,881
35%	60%	£27,349	£61,118	£45,082	£78,851	£12,451	£30,185
40%	60%	-£33,753	£4,840	-£13,487	£25,106	-£50,779	-£30,513
45%	60%	-£94,856	-£51,438	-£72,056	-£28,638	-£114,010	-£91,209
E00/	600/						

£17,299,000

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds % of AH as SR and LLR 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£261,052	£261,052	£261,052	£261,052	£261,052	£261,052
10%	71%	£136,478	£143,369	£142,510	£149,401	£133,438	£139,469
15%	71%	£74,191	£84,528	£83,238	£93,575	£69,630	£78,678
20%	71%	£11,903	£25,686	£23,967	£37,750	£5,823	£17,887
25%	71%	-£50,384	-£33,154	-£35,304	-£18,076	-£57,985	-£42,905
30%	71%	-£112,671	-£91,996	-£94,576	-£73,900	-£121,792	-£103,697
35%	71%	-£174,958	-£150,837	-£153,847	-£129,726	-£185,600	-£164,488
40%	71%	-£237,246	-£209,679	-£213,119	-£185,551	-£249,406	-£225,280
45%	71%	-£299,533	-£268,520	-£272,390	-£241,377	-£313,214	-£286,071
50%	71%	-£361,820	-£327,362	-£331,661	-£297,203	-£377,021	-£346,863
100%	71%	-£995,086	-£924,963	-£933,713	-£863,590	-£1,026,021	-£964,647
10%	75%	£135,737	£141,767	£142,070	£148,101	£133,077	£139,410
15%	75%	£73,080	£82,125	£82,580	£91,625	£69,089	£78,589
20%	75%	£10,421	£22,482	£23,088	£35,149	£5,101	£17,768
25%	75%	-£52,236	-£37,160	-£36,402	-£21,327	-£58,887	-£43,053
30%	75%	-£114,894	-£96,803	-£95,894	-£77,803	-£122,874	-£103,875
35%	75%	-£177,551	-£156,445	-£155,384	-£134,278	-£186,862	-£164,695
40%	75%	-£240,208	-£216,087	-£214,876	-£190,755	-£250,850	-£225,516
45%	75%	-£302,867	-£275,730	-£274,366	-£247,230	-£314,837	-£286,337
50%	75%	-£365,524	-£335,373	-£333,858	-£303,706	-£378,825	-£347,158
10%	60%	£138,848	£148,496	£143,914	£153,563	£134,592	£139,659
15%	60%	£77,746	£92,219	£85,347	£99,819	£71,362	£78,961
20%	60%	£16,644	£35,941	£26,778	£46,074	£8,131	£18,265
25%	60%	-£44,458	-£20,337	-£31,791	-£7,670	-£55,098	-£42,432
30%	60%	-£105,560	-£76,614	-£90,360	-£61,414	-£118,329	-£103,129
35%	60%	-£166,661	-£132,892	-£148,928	-£115,159	-£181,559	-£163,825
40%	60%	-£227,763	-£189,170	-£207,497	-£168,904	-£244,789	-£224,523
45%	60%	-£288,866	-£245,448	-£266,066	-£222,648	-£308,020	-£285,219
50%	60%	-£349,968	-£301,726	-£324,635	-£276,392	-£371,249	-£345,916

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£455,062	£455,062	£455,062	£455,062	£455,062	£455,062
10%	71%	£330.488	£337.379	£336.520	£343.411	£327,448	£333,479
15%	71%	£268,201	£278,538	£277,248	£287,585	£263,640	£272,688
20%	71%	£205,913	£219,696	£217,977	£231,760	£199,833	£211,897
25%	71%	£143,626	£160,856	£158,706	£175,934	£136,025	£151,105
30%	71%	£81,339	£102,014	£99,434	£120,110	£72,218	£90,313
35%	71%	£19,052	£43,173	£40,163	£64,284	£8,410	£29,522
40%	71%	-£43,236	-£15,669	-£19,109	£8,459	-£55,396	-£31,270
45%	71%	-£105,523	-£74,510	-£78,380	-£47,367	-£119,204	-£92,061
50%	71%	-£167.810	-£133.352	-£137.651	-£103.193	-£183.011	-£152.853
100%	71%	-£801,076					-£770,637
10%	75%	£329,747	£335,777	£336,080	£342,111	£327,087	£333,420
15%	75%	£267,090	£276,135	£276,590	£285,635	£263,099	£272,599
20%	75%	£204,431	£216,492	£217,098	£229,159	£199,111	£211,778
25%	75%	£141,774	£156,850	£157,608	£172,683	£135,123	£150,957
30%	75%	£79,116	£97,207	£98,116	£116,207	£71,136	£90,135
35%	75%	£16,459	£37,565	£38,626	£59,732	£7,148	£29,315
40%	75%	-£46,198	-£22,077	-£20,866	£3,255	-£56,840	-£31,506
45%	75%	-£108,857	-£81,720	-£80,356	-£53,220	-£120,827	-£92,327
50%	75%	-£171.514	-£141.363	-£139.848	-£109.696	-£184.815	-£153.148
10%	60%	£332.858	£342.506	£337.924	£347.573	£328.602	£333,669
15%	60%	£271,756	£286,229	£279,357	£293,829	£265,372	£272,971
20%	60%	£210,654	£229,951	£220,788	£240,084	£202,141	£212,275
25%	60%	£149,552	£173,673	£162,219	£186,340	£138,912	£151,578
30%	60%	£88,450	£117,396	£103,650	£132,596	£75,681	£90,881
35%	60%	£27,349	£61,118	£45,082	£78,851	£12,451	£30,185
40%	60%	-£33.753	£4.840	-£13.487	£25,106	-£50.779	-£30.513
45%	60%	-£94,856	-£51,438	-£72,056	-£28,638	-£114,010	-£91,209
50%	60%	-£155 958	-£107.716	-£130.625	-FR2 3R2	-£177 230	-£151 906

£27,943,000

£13,474,000

No Units 7 Site Area 0.03 Ha

Low
0%
0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£483,252	£483,252	£483,252	£483,252	£483,252	£483,252
10%	71%	£374,119	£379,755	£381,565	£387,201	£369,455	£376,901
15%	71%	£319,551	£328,006	£330,720	£339,175	£312,556	£323,726
20%	71%	£264,984	£276,257	£279,876	£291,149	£255,658	£270,549
25%	71%	£210,418	£224,509	£229,032	£243,123	£198,758	£217,373
30%	71%	£155,851	£172,760	£178,188	£195,097	£141,860	£164,198
35%	71%	£101,283	£121,011	£127,344	£147,071	£84,961	£111,022
40%	71%	£46,717	£69,263	£76,500	£99,045	£28,063	£57,846
45%	71%	-£7,979	£17,513	£25,656	£51,020	-£29,308	£4,670
50%	71%	-£63,438	-£34,795	-£25,600	£2,995	-£87,137	-£49,299
100%	71%	-£618,730	-£561,378	-£542,967	-£485,617	-£666,181	-£590,418
10%	75%	£373,307	£378,239	£381,126	£386,057	£369,227	£377,044
15%	75%	£318,334	£325,732	£330,061	£337,459	£312,213	£323,941
20%	75%	£263,362	£273,225	£278,998	£288,861	£255,200	£270,836
25%	75%	£208,389	£220,718	£227,935	£240,264	£198,187	£217,733
30%	75%	£153,416	£168,212	£176,870	£191,667	£141,175	£164,628
35%	75%	£98,443	£115,705	£125,807	£143,069	£84,161	£111,525
40%	75%	£43,470	£63,198	£74,744	£94,471	£27,148	£58,422
45%	75%	-£11,690	£10,691	£23,679	£45,873	-£30,353	£5,317
50%	75%	-£67,563	-£42,499	-£27,832	-£2,769	-£88,299	-£48,568
10%	60%	£376,715	£384,607	£382,970	£390,861	£370,187	£376,441
15%	60%	£323,447	£335,283	£332,828	£344,665	£313,653	£323,035
20%	60%	£270,177	£285,960	£282,687	£298,469	£257,120	£269,629
25%	60%	£216,909	£236,637	£232,545	£252,273	£200,587	£216,223
30%	60%	£163,641	£187,313	£182,405	£206,077	£144,054	£162,818
35%	60%	£110,372	£137,991	£132,263	£159,882	£87,520	£109,412
40%	60%	£57,104	£88,668	£82,121	£113,685	£30,988	£56,006
45%	60%	£3,834	£39,344	£31,980	£67,490	-£25,964	£2,600
50%	60%	-F50 242	-£10 142	-£18 458	£21 204	-F83 420	-F51 637

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,126,748	-£2,126,748	-£2,126,748	-£2,126,748	-£2,126,748	-£2,126,748
10%	71%	-£2,235,881	-£2,230,245	-£2,228,435	-£2,222,799	-£2,240,545	
15%	71%	-£2,290,449	-£2,281,994			-£2,297,444	-£2,286,274
20%	71%	-£2,345,016	-£2,333,743	-£2,330,124		-£2,354,342	-£2,339,451
25%	71%	-£2,399,582	-£2,385,491				
30%	71%	-£2,454,149	-£2,437,240	-£2,431,812	-£2,414,903	-£2,468,140	-£2,445,802
35%	71%	-£2,508,717	-£2,488,989				
40%	71%	-£2,563,283	-£2,540,737				-£2,552,154
45%	71%	-£2,617,979	-£2,592,487	-£2,584,344		-£2,639,308	
50%	71%	-£2,673,438	-£2,644,795		-£2,607,005		
100%	71%	-£3,228,730	-£3,171,378				
10%	75%	-£2,236,693	-£2,231,761			-£2,240,773	
15%	75%	-£2,291,666	-£2,284,268				
20%	75%	-£2,346,638	-£2,336,775		-£2,321,139	-£2,354,800	-£2,339,164
25%	75%	-£2,401,611	-£2,389,282	-£2,382,065	-£2,369,736	-£2,411,813	-£2,392,267
30%	75%	-£2,456,584	-£2,441,788				
35%	75%	-£2,511,557	-£2,494,295		-£2,466,931		-£2,498,475
40%	75%	-£2,566,530	-£2,546,802				
45%	75%	-£2,621,690	-£2,599,309				
50%	75%	-£2,677,563	-£2,652,499				
10%	60%	-£2,233,285	-£2,225,393		-£2,219,139		
15%	60%	-£2,286,553	-£2,274,717			-£2,296,347	-£2,286,965
20%	60%	-£2,339,823	-£2,324,040				-£2,340,371
25%	60%	-£2,393,091	-£2,373,363				
30%	60%	-£2,446,359	-£2,422,687	-£2,427,595	-£2,403,923	-£2,465,946	-£2,447,182
35%	60%	-£2,499,628	-£2,472,009				
40%	60%	-£2,552,896	-£2,521,332	-£2,527,879	-£2,496,315		-£2,553,994
45%	60%	-£2,606,166	-£2,570,656				

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,614,173	-£1,614,173				
10%	71%	-£1,723,306	-£1,717,670		-£1,710,224	-£1,727,970	-£1,720,524
15%	71%	-£1,777,874	-£1,769,419				
20%	71%	-£1,832,441	-£1,821,168	-£1,817,549	-£1,806,276		
25%	71%	-£1,887,007	-£1,872,916				
30%	71%	-£1,941,574	-£1,924,665	-£1,919,237	-£1,902,328	-£1,955,565	-£1,933,227
35%	71%	-£1,996,142	-£1,976,414			-£2,012,464	
40%	71%	-£2,050,708	-£2,028,162		-£1,998,380	-£2,069,362	-£2,039,579
45%	71%	-£2,105,404	-£2,079,912				
50%	71%	-£2,160,863	-£2,132,220		-£2,094,430	-£2,184,562	-£2,146,724
100%	71%	-£2,716,155	-£2,658,803				
10%	75%	-£1,724,118	-£1,719,186	-£1,716,299	-£1,711,368		-£1,720,381
15%	75%	-£1,779,091	-£1,771,693	-£1,767,364			-£1,773,484
20%	75%	-£1,834,063	-£1,824,200	-£1,818,427	-£1,808,564	-£1,842,225	-£1,826,589
25%	75%	-£1,889,036	-£1,876,707				
30%	75%	-£1,944,009	-£1,929,213	-£1,920,555	-£1,905,758	-£1,956,250	-£1,932,797
35%	75%	-£1,998,982	-£1,981,720	-£1,971,618		-£2,013,264	
40%	75%	-£2,053,955	-£2,034,227		-£2,002,954		
45%	75%	-£2,109,115	-£2,086,734				-£2,092,108
50%	75%	-£2,164,988	-£2,139,924		-£2,100,194		-£2,145,993
10%	60%	-£1,720,710	-£1,712,818				
15%	60%	-£1,773,978	-£1,762,142	-£1,764,597			-£1,774,390
20%	60%	-£1,827,248	-£1,811,465				
25%	60%	-£1,880,516	-£1,860,788	-£1,864,880	-£1,845,152	-£1,896,838	-£1,881,202
30%	60%	-£1,933,784	-£1,910,112	-£1,915,020	-£1,891,348	-£1,953,371	-£1,934,607
35%	60%	-£1,987,053	-£1,959,434				
40%	60%	-£2,040,321	-£2,008,757				
45%	60%	-£2,093,591	-£2,058,081				
50%	60%	-£2.147.667	-£2.107.567				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%		-£721,756		-£721,756		
10%	71%		-£825,253		-£817,807		
15%	71%		-£877,002	-£874,288	-£865,833		
20%	71%	-£940,024	-£928,751		-£913,859		
25%	71%	-£994,590	-£980,499	-£975,976	-£961,885		
30%	71%		-£1,032,248		-£1,009,911	-£1,063,148	
35%	71%	-£1,103,725	-£1,083,997	-£1,077,664	-£1,057,937	-£1,120,047	-£1,093,986
40%	71%		-£1,135,745	-£1,128,508	-£1,105,963		
45%	71%	-£1,212,987	-£1,187,495	-£1,179,352	-£1,153,988	-£1,234,316	-£1,200,338
50%	71%		-£1,239,803		-£1,202,013		
100%	71%	-£1,823,738	-£1,766,386	-£1,747,975	-£1,690,625	-£1,871,189	-£1,795,426
10%	75%		-£826,769		-£818,951		-£827,964
15%	75%	-£886,674	-£879,276		-£867,549		
20%	75%	-£941,646	-£931,783		-£916,147	-£949,808	-£934,172
25%	75%	-£996,619	-£984,290		-£964,744		
30%	75%		-£1,036,796	-£1,028,138	-£1,013,341	-£1,063,833	-£1,040,380
35%	75%	-£1,106,565	-£1,089,303		-£1,061,939		
40%	75%	-£1,161,538	-£1,141,810	-£1,130,264	-£1,110,537	-£1,177,860	-£1,146,586
45%	75%		-£1,194,317	-£1,181,329	-£1,159,135	-£1,235,361	
50%	75%	-£1,272,571	-£1,247,507	-£1,232,840	-£1,207,777	-£1,293,307	-£1,253,576
10%	60%		-£820,401		-£814,147		
15%	60%	-£881,561	-£869,725	-£872,180	-£860,343		
20%	60%		-£919,048		-£906,539		
25%	60%		-£968,371		-£952,735		
30%	60%		-£1,017,695		-£998,931		
35%	60%	-£1,094,636	-£1,067,017	-£1,072,745	-£1,045,126	-£1,117,488	-£1,095,596
40%	60%		-£1.116.340		-£1.091.323		
45%	60%	-£1,201,174	-£1,165,664		-£1,137,518	-£1,230,972	
50%	60%		-£1 215 150		-£1 183 714		-£1 256 645

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

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£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£317,844	-£317,844	-£317,844	-£317,844	-£317,844	-£317,844
10%	71%	-£426,977	-£421,341	-£419,531	-£413,895	-£431,641	-£424,195
15%	71%	-£481,545	-£473,090	-£470,376	-£461,921	-£488,540	-£477,370
20%	71%	-£536,112	-£524,839				-£530,547
25%	71%	-£590,678	-£576,587	-£572,064			-£583,723
30%	71%	-£645,245	-£628,336				-£636,898
35%	71%	-£699,813	-£680,085				-£690,074
40%	71%	-£754,379	-£731,833	-£724,596		-£773,033	-£743,250
45%	71%	-£809,075	-£783,583			-£830,404	-£796,426
50%	71%	-£864,534	-£835,891	-£826,696	-£798,101		-£850,395
100%	71%	-£1,419,826	-£1,362,474				-£1,391,514
10%	75%	-£427,789	-£422,857	-£419,970	-£415,039	-£431,869	-£424,052
15%	75%	-£482,762	-£475,364				-£477,155
20%	75%	-£537,734	-£527,871			-£545,896	-£530,260
25%	75%	-£592,707	-£580,378				-£583,363
30%	75%	-£647,680	-£632,884		-£609,429		-£636,468
35%	75%	-£702,653	-£685,391				-£689,571
40%	75%	-£757,626	-£737,898		-£706,625	-£773,948	-£742,674
45%	75%	-£812,786	-£790,405	-£777,417		-£831,449	-£795,779
50%	75%	-£868,659	-£843,595				-£849,664
10%	60%	-£424,381	-£416,489	-£418,126	-£410,235	-£430,909	-£424,655
15%	60%	-£477,649	-£465,813			-£487,443	-£478,061
20%	60%	-£530,919	-£515,136	-£518,409		-£543,976	-£531,467
25%	60%	-£584,187	-£564,459				-£584,873
30%	60%	-£637,455	-£613,783		-£595,019	-£657,042	-£638,278
35%	60%	-£690,724	-£663,105				-£691,684
40%	60%	-£743,992	-£712,428	-£718,975	-£687,411	-£770,108	-£745,090
45%	60%	-£797,262	-£761,752				-£798,496
50%	60%	-£851.338	-£811.238				-£852.733

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£18,419	-£18,419	-£18,419	-£18,419	-£18,419	-£18,419
10%	71%	-£127,552	-£121,916	-£120,106	-£114,470	-£132,216	-£124,770
15%	71%	-£182,120	-£173,665	-£170,951	-£162,496	-£189,115	-£177,945
20%	71%	-£236,687	-£225,414	-£221,795	-£210,522	-£246,013	-£231,122
25%	71%	-£291,253	-£277,162	-£272,639	-£258,548	-£302,913	-£284,298
30%	71%	-£345,820	-£328,911	-£323,483	-£306,574	-£359,811	-£337,473
35%	71%	-£400,388	-£380,660	-£374,327	-£354,600	-£416,710	-£390,649
40%	71%	-£454,954	-£432,408	-£425,171	-£402,626	-£473,608	-£443,825
45%	71%	-£509,650	-£484,158				
50%	71%	-£565,109	-£536,466	-£527,271	-£498,676	-£588,808	-£550,970
100%	71%	-£1,120,401	-£1,063,049				
10%	75%	-£128,364	-£123,432	-£120,545	-£115,614	-£132,444	-£124,627
15%	75%	-£183,337	-£175,939	-£171,610	-£164,212	-£189,458	-£177,730
20%	75%	-£238,309	-£228,446	-£222,673	-£212,810	-£246,471	-£230,835
25%	75%	-£293,282	-£280,953	-£273,736	-£261,407	-£303,484	-£283,938
30%	75%	-£348,255	-£333,459	-£324,801	-£310,004	-£360,496	-£337,043
35%	75%	-£403,228	-£385,966	-£375,864	-£358,602	-£417,510	-£390,146
40%	75%	-£458,201	-£438,473	-£426,927	-£407,200	-£474,523	-£443,249
45%	75%	-£513,361	-£490,980				
50%	75%	-£569,234	-£544,170		-£504,440		
10%	60%	-£124,956	-£117,064	-£118,701	-£110,810	-£131,484	-£125,230
15%	60%	-£178,224	-£166,388	-£168,843	-£157,006	-£188,018	-£178,636
20%	60%	-£231,494	-£215,711	-£218,984	-£203,202	-£244,551	-£232,042
25%	60%	-£284,762	-£265,034	-£269,126	-£249,398	-£301,084	-£285,448
30%	60%	-£338,030	-£314,358	-£319,266	-£295,594	-£357,617	-£338,853
35%	60%	-£391,299	-£363,680	-£369,408	-£341,789	-£414,151	-£392,259
40%	60%	-£444,567	-£413,003	-£419,550	-£387,986	-£470,683	-£445,665
45%	60%	-£497,837	-£462,327		-£434,181		
50%	60%	-£551,913	-£511,813				

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£286,516	£286,516	£286,516	£286,516	£286,516	£286,516
10%	71%	£177,383	£183,019	£184,829	£190,465	£172,719	£180,165
15%	71%	£122,815	£131,270	£133,984	£142,439	£115,820	£126,990
20%	71%	£68,248	£79,521	£83,140	£94,413	£58,922	£73,813
25%	71%	£13,682	£27,773	£32,296	£46,387	£2,022	£20,637
30%	71%	-£40,885	-£23,976	-£18,548	-£1,639	-£54,876	-£32,538
35%	71%	-£95,453	-£75,725	-£69,392	-£49,665	-£111,775	-£85,714
40%	71%	-£150,019	-£127,473	-£120,236	-£97,691	-£168,673	-£138,890
45%	71%	-£204,715	-£179,223	-£171,080	-£145,716	-£226,044	-£192,066
50%	71%	-£260,174	-£231,531	-£222,336	-£193,741	-£283,873	-£246,035
100%	71%	-£815,466					-£787,154
10%	75%	£176,571	£181,503	£184,390	£189,321	£172,491	£180,308
15%	75%	£121,598	£128,996	£133,325	£140,723	£115,477	£127,205
20%	75%	£66,626	£76,489	£82,262	£92,125	£58,464	£74,100
25%	75%	£11,653	£23,982	£31,199	£43,528	£1,451	£20,997
30%	75%	-£43,320	-£28,524	-£19,866	-£5,069	-£55,561	-£32,108
35%	75%	-£98,293	-£81,031	-£70,929	-£53,667	-£112,575	-£85,211
40%	75%	-£153,266	-£133,538	-£121,992	-£102,265	-£169,588	-£138,314
45%	75%	-£208,426	-£186,045	-£173,057	-£150,863	-£227,089	-£191,419
50%	75%	-£264,299	-£239,235	-£224,568	-£199,505	-£285,035	-£245,304
10%	60%	£179,979	£187,871	£186,234	£194,125	£173,451	£179,705
15%	60%	£126,711	£138,547	£136,092	£147,929	£116,917	£126,299
20%	60%	£73,441	£89,224	£85,951	£101,733	£60,384	£72,893
25%	60%	£20,173	£39,901	£35,809	£55,537	£3,851	£19,487
30%	60%	-£33,095	-£9,423	-£14,331	£9,341	-£52,682	-£33,918
35%	60%	-£86,364	-£58,745	-£64,473	-£36,854	-£109,216	-£87,324
40%	60%	-£139,632	-£108,068	-£114,615	-£83,051	-£165,748	-£140,730
45%	60%	-£192,902	-£157,392	-£164,756	-£129,246	-£222,700	-£194,136
50%	60%	-£246,978	-£206,878	-£215,194	-£175,442	-£280,156	-£248,373

£17,299,000

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds LAR and SO at GLA Income thresholds % of AH as SR and LLR rented 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£92,506	£92,506	£92,506	£92,506	£92,506	£92,506
10%	71%	-£16,627	-£10,991	-£9,181	-£3,545	-£21,291	-£13,845
15%	71%	-£71,195	-£62,740	-£60,026	-£51,571	-£78,190	-£67,020
20%	71%	-£125,762	-£114,489	-£110,870	-£99,597	-£135,088	-£120,197
25%	71%	-£180,328	-£166,237	-£161,714	-£147,623	-£191,988	-£173,373
30%	71%	-£234,895	-£217,986	-£212,558	-£195,649	-£248,886	-£226,548
35%	71%	-£289,463	-£269,735	-£263,402	-£243,675	-£305,785	-£279,724
40%	71%	-£344,029	-£321,483	-£314,246	-£291,701	-£362,683	-£332,900
45%	71%	-£398,725	-£373,233	-£365,090	-£339,726	-£420,054	-£386,076
50%	71%	-£454,184	-£425,541	-£416,346	-£387,751		-£440,045
100%	71%	-£1,009,476	-£952,124		-£876,363	-£1,056,927	-£981,164
10%	75%	-£17,439	-£12,507	-£9,620	-£4,689	-£21,519	-£13,702
15%	75%	-£72,412	-£65,014	-£60,685	-£53,287	-£78,533	-£66,805
20%	75%	-£127,384	-£117,521	-£111,748	-£101,885	-£135,546	-£119,910
25%	75%	-£182,357	-£170,028	-£162,811	-£150,482	-£192,559	-£173,013
30%	75%	-£237,330	-£222,534	-£213,876	-£199,079	-£249,571	-£226,118
35%	75%	-£292,303	-£275,041	-£264,939	-£247,677	-£306,585	-£279,221
40%	75%	-£347,276	-£327,548	-£316,002	-£296,275	-£363,598	-£332,324
45%	75%	-£402,436	-£380,055	-£367,067	-£344,873	-£421,099	-£385,429
50%	75%	-£458,309	-£433,245	-£418,578	-£393,515		-£439,314
10%	60%	-£14,031	-£6,139	-£7,776	£115	-£20,559	-£14,305
15%	60%	-£67,299	-£55,463	-£57,918	-£46,081	-£77,093	-£67,711
20%	60%	-£120,569	-£104,786	-£108,059	-£92,277	-£133,626	-£121,117
25%	60%	-£173,837	-£154,109	-£158,201	-£138,473	-£190,159	-£174,523
30%	60%	-£227,105	-£203,433	-£208,341	-£184,669	-£246,692	-£227,928
35%	60%	-£280,374	-£252,755	-£258,483	-£230,864	-£303,226	-£281,334
40%	60%	-£333,642	-£302,078	-£308,625	-£277,061	-£359,758	-£334,740
45%	60%	-£386,912	-£351,402	-£358,766	-£323,256	-£416,710	-£388,146
50%	60%	-£440.988	-£400.888	-£409.204	-£369.452	-£474.166	

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£286,516	£286,516	£286,516	£286,516	£286,516	£286,516
10%	71%	£177,383	£183,019	£184,829	£190,465	£172,719	£180,165
15%	71%	£122,815	£131,270	£133,984	£142,439	£115,820	£126,990
20%	71%	£68,248	£79,521	£83,140	£94,413	£58,922	£73,813
25%	71%	£13,682	£27,773	£32,296	£46,387	£2,022	£20,637
30%	71%	-£40,885	-£23,976	-£18,548	-£1,639	-£54,876	-£32,538
35%	71%	-£95,453	-£75,725	-£69,392	-£49,665	-£111,775	-£85,714
40%	71%	-£150,019	-£127,473	-£120,236	-£97,691	-£168,673	-£138,890
45%	71%	-£204,715	-£179,223	-£171,080	-£145,716	-£226,044	-£192,066
50%	71%	-£260,174	-£231,531	-£222,336	-£193,741	-£283,873	-£246,035
100%	71%	-£815,466	-£758,114				-£787,154
10%	75%	£176,571	£181,503	£184,390	£189,321	£172,491	£180,308
15%	75%	£121,598	£128,996	£133,325	£140,723	£115,477	£127,205
20%	75%	£66,626	£76,489	£82,262	£92,125	£58,464	£74,100
25%	75%	£11,653	£23,982	£31,199	£43,528	£1,451	£20,997
30%	75%	-£43,320	-£28,524	-£19,866	-£5,069	-£55,561	-£32,108
35%	75%	-£98,293	-£81,031	-£70,929	-£53,667	-£112,575	-£85,211
40%	75%	-£153,266	-£133,538	-£121,992	-£102,265	-£169,588	-£138,314
45%	75%	-£208,426	-£186,045	-£173,057	-£150,863	-£227,089	-£191,419
50%	75%	-£264,299	-£239,235	-£224,568	-£199,505	-£285,035	-£245,304
10%	60%	£179.979	£187.871	£186.234	£194.125	£173,451	£179.705
15%	60%	£126,711	£138,547	£136,092	£147,929	£116,917	£126,299
20%	60%	£73,441	£89.224	£85,951	£101,733	£60.384	£72.893
25%	60%	£20,173	£39,901	£35,809	£55,537	£3,851	£19,487
30%	60%	-£33,095	-£9,423	-£14,331	£9,341	-£52,682	-£33,918
35%	60%	-£86,364	-£58,745	-£64,473	-£36,854	-£109,216	-£87,324
40%	60%	-£139.632	-£108.068	-£114.615	-£83.051	-£165.748	-£140.730
45%	60%	-£192,902	-£157,392	-£164,756	-£129,246	-£222,700	-£194,136
50%	60%	-£246 978	-£206.878	£21E 104	£17E 442	-£280 156	-£248 373

£27,943,000

£13,474,000

7 0.12 Ha

	CIL Zone	1
	Value Area	High
Sales value inflation Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,386,066	£4,386,066	£4,386,066	£4,386,066	£4,386,066	£4,386,066
10%	71%	£3,858,137	£3,871,569	£3,859,032	£3,872,464	£3,860,125	£3,861,020
15%	71%	£3,594,173	£3,614,320	£3,595,515	£3,615,662	£3,597,155	£3,598,497
20%	71%	£3,330,208	£3,357,071	£3,331,999	£3,358,862	£3,334,184	£3,335,974
25%	71%	£3,066,245	£3,099,824	£3,068,481	£3,102,060	£3,071,214	£3,073,451
30%	71%	£2,802,280	£2,842,575	£2,804,965	£2,845,259	£2,808,243	£2,810,928
35%	71%	£2,538,316	£2,585,326	£2,541,447	£2,588,459	£2,545,272	£2,548,405
40%	71%	£2.274.351	£2.328.077	£2,277,931	£2.331.657	£2.282.302	£2.285.882
45%	71%	£2,010,387	£2,070,829	£2,014,415	£2,074,857	£2,019,332	£2,023,359
50%	71%	£1.746.423	£1.813.581	£1.750.897	£1.818.055	£1.756.361	£1.760.836
100%	71%	-£908,852	-£772,185	-£899,746	-£763,080	-£888,627	-£879,521
10%	75%	£3.857.550	£3.869.302	£3.858.489	£3.870.242	£3.859.289	£3.860.228
15%	75%	£3,593,292	£3,610,920	£3,594,701	£3,612,329	£3,595,900	£3,597,310
20%	75%	£3.329.033	£3.352.538	£3.330.913	£3.354.418	£3.332.512	£3.334.391
25%	75%	£3,064,776	£3,094,157	£3,067,124	£3,096,506	£3,069,124	£3,071,472
30%	75%	£2.800.517	£2.835.775	£2.803.336	£2.838.594	£2.805.735	£2.808.554
35%	75%	£2.536.259	£2.577.393	£2.539.548	£2.580.682	£2.542.347	£2.545.635
40%	75%	£2.272.001	£2,319,012	£2.275.759	£2.322.771	£2.278.958	£2.282.717
45%	75%	£2,007,743	£2,060,630	£2,011,972	£2,064,858	£2,015,569	£2,019,798
50%	75%	£1.743.485	£1.802.248	£1.748.183	£1.806.946	£1.752.181	£1.756.880
10%	60%	£3,860,018	£3,878,822	£3,860,769	£3,879,573	£3,862,800	£3,863,552
15%	60%	£3.596.993	£3.625.199	£3.598.121	£3.626.327	£3.601.168	£3.602.295
20%	60%	£3,333,969	£3,371,577	£3,335,472	£3,373,081	£3,339,535	£3,341,038
25%	60%	£3.070.945	£3.117.956	£3.072.825	£3.119.835	£3.077.902	£3.079.781
30%	60%	£2,807,921	£2,864,333	£2,810,176	£2,866,589	£2,816,269	£2,818,525
35%	60%	£2.544.897	£2.610.711	£2.547.528	£2.613.342	£2.554.636	£2.557.267
40%	60%	£2,281,872	£2,357,090	£2,284,879	£2,360,096	£2,293,003	£2,296,011
45%	60%	£2.018.848	£2.103.467	£2.022.231	£2.106.850	£2.031.370	£2.034.754
50%	60%	£1.755.824	£1.849.845	£1,759,582	£1.853.604	£1.769.738	£1.773.496

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,638,934	-£6,638,934	-£6,638,934	-£6,638,934	-£6,638,934	-£6,638,934
10%	71%	-£7,166,863	-£7,153,431	-£7,165,968	-£7,152,536	-£7,164,875	-£7,163,980
15%	71%		-£7,410,680				
20%	71%	-£7,694,792	-£7,667,929	-£7,693,001	-£7,666,138	-£7,690,816	-£7,689,026
25%	71%		-£7,925,176				
30%	71%	-£8,222,720	-£8,182,425	-£8,220,035	-£8,179,741	-£8,216,757	-£8,214,072
35%	71%		-£8,439,674				
40%	71%	-£8,750,649	-£8,696,923	-£8,747,069	-£8,693,343	-£8,742,698	-£8,739,118
45%	71%		-£8,954,171				
50%	71%		-£9,211,419	-£9,274,103	-£9,206,945	-£9,268,639	-£9,264,164
100%	71%		-£11,797,185	-£11,924,746			
10%	75%	-£7,167,450	-£7,155,698	-£7,166,511	-£7,154,758	-£7,165,711	-£7,164,772
15%	75%		-£7,414,080				
20%	75%	-£7,695,967	-£7,672,462	-£7,694,087	-£7,670,582	-£7,692,488	-£7,690,609
25%	75%	-£7,960,224	-£7,930,843		-£7,928,494		
30%	75%		-£8,189,225	-£8,221,664	-£8,186,406		
35%	75%		-£8,447,607				
40%	75%		-£8,705,988				
45%	75%		-£8,964,370		-£8,960,142		
50%	75%		-£9,222,752		-£9,218,054		
10%	60%		-£7,146,178				
15%	60%		-£7,399,801				
20%	60%		-£7,653,423				
25%	60%		-£7,907,044				
30%	60%	-£8,217,079	-£8,160,667	-£8,214,824	-£8,158,411		
35%	60%		-£8.414.289	-£8.477.472			
40%	60%		-£8,667,910				
45%	60%		-£8,921,533		-£8,918,150		-£8,990,246
50%	60%		-£9.175.155				

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,473,746	-£4,473,746	-£4,473,746	-£4,473,746	-£4,473,746	-£4,473,746
10%	71%		-£4,988,244	-£5,000,780	-£4,987,349	-£4,999,688	-£4,998,792
15%	71%	-£5,265,640	-£5,245,492		-£5,244,150		
20%	71%		-£5,502,741				
25%	71%		-£5,759,989				
30%	71%		-£6,017,238				
35%	71%		-£6,274,486		-£6,271,354		-£6,311,408
40%	71%		-£6,531,735				
45%	71%		-£6,788,984				-£6,836,454
50%	71%		-£7.046.232				
100%	71%	-£9,768,664	-£9,631,998			-£9,748,440	-£9,739,334
10%	75%		-£4,990,511	-£5,001,324		-£5,000,524	-£4,999,584
15%	75%		-£5,248,892			-£5,263,912	
20%	75%	-£5,530,779	-£5,507,274		-£5,505,395	-£5,527,301	
25%	75%		-£5,765,656				
30%	75%		-£6.024.037				
35%	75%		-£6.282.419				
40%	75%		-£6.540.801				-£6.577.096
45%	75%		-£6,799,182				-£6.840.014
50%	75%		-£7.057.564				
10%	60%		-£4,980,991			-£4.997.012	
15%	60%		-£5,234,613				
20%	60%		-£5 488 235		-£5.486.732		-£5,518,775
25%	60%		-£5,741,857		-£5,739,977		-£5,780,031
30%	60%		-£5,995,479		-£5,993,224	-£6,043,543	-£6.041.288
35%	60%	-£6.314.916	-£6,249,101		-£6,246,470		-£6,302,545
40%	60%		-£6,502,723		-£6.499.717		-£6,563,802
45%	60%	-£6.840.964	-£6,756,346		-£6,752,963		-£6,825,059
50%	60%	-£7,103,988	-£7 009 967		-£7.006.208		-£7 086 316

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£704,054	-£704,054	-£704,054	-£704,054	-£704,054	-£704,054
10%	71%	-£1,231,983	-£1,218,551	-£1,231,088	-£1,217,656	-£1,229,995	-£1,229,100
15%	71%	-£1,495,947	-£1,475,800	-£1,494,605	-£1,474,458	-£1,492,965	-£1,491,623
20%	71%	-£1,759,912	-£1,733,049	-£1,758,121	-£1,731,258	-£1,755,936	-£1,754,146
25%	71%		-£1,990,296	-£2,021,639	-£1,988,060	-£2,018,906	
30%	71%						
35%	71%	-£2,551,804	-£2,504,794	-£2,548,673	-£2,501,661	-£2,544,848	-£2,541,715
40%	71%						
45%	71%				-£3,015,263	-£3,070,788	-£3,066,761
50%	71%						
100%	71%		-£5,862,305	-£5,989,866	-£5,853,200	-£5,978,747	-£5,969,641
10%	75%	-£1,232,570	-£1,220,818	-£1,231,631	-£1,219,878	-£1,230,831	-£1,229,892
15%	75%	-£1,496,828	-£1,479,200	-£1,495,419	-£1,477,791	-£1,494,220	-£1,492,810
20%	75%	-£1,761,087	-£1,737,582	-£1,759,207	-£1,735,702	-£1,757,608	-£1,755,729
25%	75%	-£2,025,344	-£1,995,963	-£2,022,996	-£1,993,614	-£2,020,996	
30%	75%		-£2,254,345	-£2,286,784	-£2,251,526	-£2,284,385	-£2,281,566
35%	75%						
40%	75%	-£2,818,119	-£2,771,108	-£2,814,361	-£2,767,349		-£2,807,403
45%	75%			-£3,078,148			
50%	75%	-£3,346,635		-£3,341,937	-£3,283,174	-£3,337,939	-£3,333,240
10%	60%	-£1,230,102	-£1,211,298	-£1,229,351	-£1,210,547	-£1,227,320	-£1,226,568
15%	60%	-£1,493,127	-£1,464,921	-£1,491,999	-£1,463,793	-£1,488,952	-£1,487,825
20%	60%	-£1,756,151	-£1,718,543	-£1,754,648	-£1,717,039	-£1,750,585	-£1,749,082
25%	60%		-£1,972,164		-£1,970,285	-£2,012,218	
30%	60%						
35%	60%	-£2,545,223	-£2,479,409	-£2,542,592	-£2,476,778	-£2,535,484	
40%	60%						
45%	60%			-£3,067,889			
50%	60%						-£3.316.624

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1,002,126	£1,002,126	£1,002,126	£1,002,126	£1,002,126	£1,002,126
10%	71%	£474,197	£487,629	£475,092	£488,524	£476,185	£477,080
15%	71%	£210,233	£230,380	£211,575	£231,722	£213,215	£214,557
20%	71%	-£53,732	-£26,869	-£51,941	-£25,078	-£49,756	-£47,966
25%	71%	-£317,695	-£284,116	-£315,459	-£281,880	-£312,726	-£310,489
30%	71%	-£581,660	-£541,365	-£578,975	-£538,681	-£575,697	-£573,012
35%	71%	-£845,624	-£798,614	-£842,493	-£795,481	-£838,668	-£835,535
40%	71%	-£1,109,589	-£1,055,863	-£1,106,009	-£1,052,283	-£1,101,638	-£1,098,058
45%	71%	-£1.373.553	-£1.313.111	-£1,369,525	-£1.309.083	-£1,364,608	-£1,360,581
50%	71%	-£1,637,517	-£1,570,359	-£1,633,043	-£1,565,885	-£1,627,579	-£1,623,104
100%	71%			-£4,283,686	-£4.147.020		-£4,263,461
10%	75%	£473.610	£485.362	£474.549	£486.302	£475.349	£476,288
15%	75%	£209.352	£226.980	£210.761	£228.389	£211.960	£213,370
20%	75%	-£54.907	-£31,402	-£53.027	-£29.522	-£51.428	-£49.549
25%	75%	-£319.164	-£289.783	-£316.816	-£287.434	-£314.816	-£312,468
30%	75%	-£583.423	-£548.165	-£580.604	-£545.346	-£578.205	-£575,386
35%	75%	-£847.681	-£806.547	-£844.392	-£803.258	-£841.593	-£838.305
40%	75%	-£1.111.939	-£1.064.928	-£1.108.181	-£1.061.169	-£1.104.982	-£1,101,223
45%	75%	-£1.376.197	-£1.323.310	-£1.371.968	-£1.319.082	-£1.368.371	-£1,364,142
50%	75%	-£1,640,455	-£1,581,692	-£1.635.757	-£1.576.994	-£1.631.759	-£1,627,060
10%	60%	£476.078	£494.882	£476.829	£495.633	£478.860	£479.612
15%	60%	£213.053	£241,259	£214.181	£242.387	£217.228	£218,355
20%	60%	-£49.971	-£12.363	-£48.468	-£10.859	-£44,405	-£42,902
25%	60%	-£312.995	-£265.984	-£311.115	-£264.105	-£306.038	-£304,159
30%	60%	-£576.019	-£519.607	-£573.764	-£517.351	-£567.671	-£565,415
35%	60%	-£839.043	-£773.229	-£836.412	-£770.598	-£829.304	-£826,673
40%	60%	-£1.102.068	-£1.026.850	-£1.099.061	-£1.023.844	-£1.090.937	-£1.087.929
45%	60%	-£1.365.092	-£1,280,473	-£1.361.709	-£1.277.090	-£1.352.570	-£1,349,186
50%	60%	-£1 628 116	-£1 534 095	-£1 624 358	-£1 530 336	-£1 614 202	-£1 610 444

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,266,939	£2,266,939	£2,266,939	£2,266,939	£2,266,939	£2,266,939
10%	71%	£1,739,010	£1,752,441	£1,739,905	£1,753,336	£1,740,997	£1,741,893
15%	71%	£1,475,045	£1,495,193	£1,476,387	£1,496,535	£1,478,027	£1,479,370
20%	71%	£1,211,081	£1,237,944	£1,212,871	£1,239,734	£1,215,056	£1,216,847
25%	71%	£947,117	£980,696	£949,354	£982,933	£952,086	£954,324
30%	71%	£683,153	£723,447	£685,837	£726,132	£689,116	£691,800
35%	71%	£419,188	£466,199	£422,320	£469,331	£426,145	£429,277
40%	71%	£155,224	£208,950	£158,803	£212,530	£163,175	£166,754
45%	71%	-£108.741	-£48.299	-£104.713	-£44,271	-£99.796	-£95,769
50%	71%	-£372,704	-£305,547	-£368,230	-£301,073	-£362,767	-£358,292
100%	71%	-£3.027.979	-£2.891.313		-£2.882.208		-£2,998,649
10%	75%	£1,738,422	£1,750,174	£1,739,361	£1,751,115	£1,740,161	£1,741,101
15%	75%	£1,474,165	£1,491,793	£1,475,574	£1,493,202	£1,476,773	£1,478,182
20%	75%	£1,209,906	£1,233,411	£1,211,785	£1,235,290	£1,213,384	£1,215,263
25%	75%	£945.648	£975.029	£947.997	£977.379	£949.996	£952.345
30%	75%	£681,389	£716,648	£684,209	£719,466	£686,608	£689,426
35%	75%	£417.132	£458,266	£420,420	£461.555	£423.219	£426,508
40%	75%	£152,874	£199,884	£156,632	£203,643	£159,830	£163,589
45%	75%	-£111.385	-£58.497	-£107.156	-£54,269	-£103.558	-£99.329
50%	75%	-£375,643	-£316,879	-£370,945	-£312,181	-£366,947	-£362,248
10%	60%	£1.740.890	£1,759,694	£1.741.642	£1.760.446	£1.743.673	£1,744,425
15%	60%	£1,477,865	£1,506,072	£1,478,993	£1,507,199	£1,482,040	£1,483,168
20%	60%	£1,214,842	£1,252,450	£1,216,345	£1,253,953	£1,220,407	£1,221,910
25%	60%	£951,818	£998,828	£953,697	£1,000,708	£958,774	£960,654
30%	60%	£688,793	£745.206	£691.049	£747,461	£697.142	£699.397
35%	60%	£425,769	£491,584	£428,400	£494,215	£435,509	£438,140
40%	60%	£162.744	£237.962	£165.752	£240,968	£173,876	£176,883
45%	60%	-£100,279	-£15.661	-£96,897	-£12,278	-£87.757	-£84.374
50%	60%	-£363 303	-£269.282	-£359 545	-£265.523	-£349.390	-£345 631

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,555,026	£3,555,026	£3,555,026	£3,555,026	£3,555,026	£3,555,026
10%	71%	£3,027,097	£3,040,529	£3,027,992	£3,041,424	£3,029,085	£3,029,980
15%	71%	£2,763,133	£2,783,280	£2,764,475	£2,784,622	£2,766,115	£2,767,457
20%	71%	£2,499,168	£2,526,031	£2,500,959	£2,527,822	£2,503,144	£2,504,934
25%	71%	£2,235,205	£2,268,784	£2,237,441	£2,271,020	£2,240,174	£2,242,411
30%	71%	£1,971,240	£2,011,535	£1,973,925	£2,014,219	£1,977,203	£1,979,888
35%	71%	£1,707,276	£1,754,286	£1,710,407	£1,757,419	£1,714,232	£1,717,365
40%	71%	£1,443,311	£1,497,037	£1,446,891	£1,500,617	£1,451,262	£1,454,842
45%	71%	£1,179,347	£1,239,789	£1,183,375	£1,243,817	£1,188,292	£1,192,319
50%	71%	£915,383	£982,541	£919,857	£987,015	£925,321	£929,796
100%	71%	-£1,739,892	-£1,603,225	-£1,730,786	-£1,594,120	-£1,719,667	-£1,710,561
10%	75%	£3,026,510	£3,038,262	£3,027,449	£3,039,202	£3,028,249	£3,029,188
15%	75%	£2,762,252	£2,779,880	£2,763,661	£2,781,289	£2,764,860	£2,766,270
20%	75%	£2,497,993	£2,521,498	£2,499,873	£2,523,378	£2,501,472	£2,503,351
25%	75%	£2,233,736	£2,263,117	£2,236,084	£2,265,466	£2,238,084	£2,240,432
30%	75%	£1,969,477	£2,004,735	£1,972,296	£2,007,554	£1,974,695	£1,977,514
35%	75%	£1,705,219	£1,746,353	£1,708,508	£1,749,642	£1,711,307	£1,714,595
40%	75%	£1,440,961	£1,487,972	£1,444,719	£1,491,731	£1,447,918	£1,451,677
45%	75%	£1,176,703	£1,229,590	£1,180,932	£1,233,818	£1,184,529	£1,188,758
50%	75%	£912,445	£971,208	£917,143	£975,906	£921,141	£925,840
10%	60%	£3,028,978	£3,047,782	£3,029,729	£3,048,533	£3,031,760	£3,032,512
15%	60%	£2,765,953	£2,794,159	£2,767,081	£2,795,287	£2,770,128	£2,771,255
20%	60%	£2,502,929	£2,540,537	£2,504,432	£2,542,041	£2,508,495	£2,509,998
25%	60%	£2,239,905	£2,286,916	£2,241,785	£2,288,795	£2,246,862	£2,248,741
30%	60%	£1,976,881	£2,033,293	£1,979,136	£2,035,549	£1,985,229	£1,987,485
35%	60%	£1,713,857	£1,779,671	£1,716,488	£1,782,302	£1,723,596	£1,726,227
40%	60%	£1,450,832	£1,526,050	£1,453,839	£1,529,056	£1,461,963	£1,464,971
45%	60%	£1,187,808	£1,272,427	£1,191,191	£1,275,810	£1,200,330	£1,203,714
50%	60%	£924.784	£1.018.805	£928.542	£1.022.564	£938.698	£942,456

£17,299,000

£27,943,000

% of AH	% of AH as rented	council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£963,049	£963,049	£963,049	£963,049	£963,049	£963,049
10%	71%	£435,120	£448,551	£436,015	£449,446	£437,107	£438,003
15%	71%	£171,155	£191,303	£172,497	£192,645	£174,137	£175,480
20%	71%	-£92,809	-£65,946	-£91,019	-£64,156	-£88,834	-£87,043
25%	71%	-£356,773	-£323,194	-£354,536	-£320,957	-£351,804	-£349,566
30%	71%	-£620,737	-£580,443	-£618,053	-£577,758	-£614,774	-£612,090
35%	71%	-£884,702	-£837,691		-£834,559	-£877,745	-£874,613
40%	71%	-£1,148,666	-£1,094,940	-£1,145,087	-£1,091,360	-£1,140,715	-£1,137,136
45%	71%	-£1,412,631	-£1,352,189	-£1,408,603	-£1,348,161	-£1,403,686	-£1,399,659
50%	71%	-£1,676,594	-£1,609,437	-£1,672,120	-£1,604,963	-£1,666,657	-£1,662,182
100%	71%						
10%	75%	£434,532	£446,284	£435,471	£447,225	£436,271	£437,211
15%	75%	£170,275	£187,903	£171,684	£189,312	£172,883	£174,292
20%	75%	-£93,984	-£70,479	-£92,105	-£68,600	-£90,506	-£88,627
25%	75%	-£358,242	-£328,861	-£355,893	-£326,511	-£353,894	-£351,545
30%	75%	-£622,501	-£587,242	-£619,681	-£584,424	-£617,282	-£614,464
35%	75%	-£886,758	-£845,624	-£883,470	-£842,335	-£880,671	-£877,382
40%	75%	-£1,151,016	-£1,104,006	-£1,147,258	-£1,100,247	-£1,144,060	-£1,140,301
45%	75%	-£1,415,275	-£1,362,387	-£1,411,046	-£1,358,159	-£1,407,448	-£1,403,219
50%	75%	-£1,679,533	-£1,620,769	-£1,674,835	-£1,616,071	-£1,670,837	-£1,666,138
10%	60%	£437,000	£455,804	£437,752	£456,556	£439,783	£440,535
15%	60%	£173,975	£202,182	£175,103	£203,309	£178,150	£179,278
20%	60%	-£89,048	-£51,440	-£87,545	-£49,937	-£83,483	-£81,980
25%	60%		-£305,062	-£350,193	-£303,182	-£345,116	-£343,236
30%	60%	-£615,097	-£558,684	-£612,841	-£556,429	-£606,748	-£604,493
35%	60%	-£878,121	-£812,306	-£875,490	-£809,675	-£868,381	-£865,750
40%	60%	-£1,141,146	-£1,065,928	-£1,138,138	-£1,062,922	-£1,130,014	-£1,127,007
45%	60%	-£1,404,169	-£1,319,551	-£1,400,787	-£1,316,168	-£1,391,647	-£1,388,264
50%	60%	-£1,667,193	-£1,573,172	-£1,663,435	-£1,569,413	-£1,653,280	-£1,649,521

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,735,501	£2,735,501	£2,735,501	£2,735,501	£2,735,501	£2,735,501
10%	71%	£2,207,572	£2,221,004	£2,208,467	£2,221,899	£2,209,560	£2,210,455
15%	71%	£1,943,608	£1,963,755	£1,944,950	£1,965,097	£1,946,590	£1,947,932
20%	71%	£1,679,643	£1,706,506	£1,681,434	£1,708,297	£1,683,619	£1,685,409
25%	71%	£1,415,680	£1,449,259	£1,417,916	£1,451,495	£1,420,649	£1,422,886
30%	71%	£1,151,715	£1,192,010	£1,154,400	£1,194,694	£1,157,678	£1,160,363
35%	71%	£887,751	£934,761	£890,882	£937,894	£894,707	£897,840
40%	71%	£623,786	£677,512	£627,366	£681,092	£631,737	£635,317
45%	71%	£359,822	£420,264	£363,850	£424,292	£368,767	£372,794
50%	71%	£95,858	£163,016	£100,332	£167,490	£105,796	£110,271
100%	71%	-£2,559,417	-£2,422,750	-£2,550,311	-£2,413,645		-£2,530,086
10%	75%	£2,206,985	£2,218,737	£2,207,924	£2,219,677	£2,208,724	£2,209,663
15%	75%	£1,942,727	£1,960,355	£1,944,136	£1,961,764	£1,945,335	£1,946,745
20%	75%	£1,678,468	£1,701,973	£1,680,348	£1,703,853	£1,681,947	£1,683,826
25%	75%	£1,414,211	£1,443,592	£1,416,559	£1,445,941	£1,418,559	£1,420,907
30%	75%	£1,149,952	£1,185,210	£1,152,771	£1,188,029	£1,155,170	£1,157,989
35%	75%	£885,694	£926,828	£888,983	£930,117	£891,782	£895,070
40%	75%	£621,436	£668,447	£625,194	£672,206	£628,393	£632,152
45%	75%	£357,178	£410,065	£361,407	£414,293	£365,004	£369,233
50%	75%	£92,920	£151,683	£97,618	£156,381	£101,616	£106,315
10%	60%	£2,209,453	£2,228,257	£2,210,204	£2,229,008	£2,212,235	£2,212,987
15%	60%	£1,946,428	£1,974,634	£1,947,556	£1,975,762	£1,950,603	£1,951,730
20%	60%	£1,683,404	£1,721,012	£1,684,907	£1,722,516	£1,688,970	£1,690,473
25%	60%	£1,420,380	£1,467,391	£1,422,260	£1,469,270	£1,427,337	£1,429,216
30%	60%	£1,157,356	£1,213,768	£1,159,611	£1,216,024	£1,165,704	£1,167,960
35%	60%	£894,332	£960,146	£896,963	£962,777	£904,071	£906,702
40%	60%	£631,307	£706,525	£634,314	£709,531	£642,438	£645,446
45%	60%	£368,283	£452,902	£371,666	£456,285	£380,805	£384,189
50%	60%	£105 259	£199.280	£109.017	£203.039	£119 173	£122 931

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£3,555,026	£3,555,026	£3,555,026	£3,555,026	£3,555,026	£3,555,026
10%	71%	£3,027,097	£3,040,529	£3,027,992	£3,041,424	£3,029,085	£3,029,980
15%	71%	£2,763,133	£2,783,280	£2,764,475	£2,784,622	£2,766,115	£2,767,457
20%	71%	£2,499,168	£2.526.031	£2,500,959	£2.527.822	£2.503.144	£2,504,934
25%	71%	£2,235,205	£2,268,784	£2,237,441	£2,271,020	£2,240,174	£2,242,411
30%	71%	£1,971,240	£2,011,535	£1,973,925	£2,014,219	£1,977,203	£1,979,888
35%	71%	£1,707,276	£1,754,286	£1,710,407	£1,757,419	£1,714,232	£1,717,365
40%	71%	£1,443,311	£1,497,037	£1,446,891	£1,500,617	£1,451,262	£1,454,842
45%	71%	£1,179,347	£1,239,789	£1,183,375	£1,243,817	£1,188,292	£1,192,319
50%	71%	£915,383	£982,541	£919,857	£987,015	£925,321	£929,796
100%	71%	-£1,739,892	-£1,603,225	-£1,730,786	-£1,594,120	-£1,719,667	-£1,710,561
10%	75%	£3,026,510	£3,038,262	£3,027,449	£3,039,202	£3,028,249	£3,029,188
15%	75%	£2,762,252	£2,779,880	£2,763,661	£2,781,289	£2,764,860	£2,766,270
20%	75%	£2,497,993	£2,521,498	£2,499,873	£2,523,378	£2,501,472	£2,503,351
25%	75%	£2,233,736	£2,263,117	£2,236,084	£2,265,466	£2,238,084	£2,240,432
30%	75%	£1,969,477	£2,004,735	£1,972,296	£2,007,554	£1,974,695	£1,977,514
35%	75%	£1,705,219	£1,746,353	£1,708,508	£1,749,642	£1,711,307	£1,714,595
40%	75%	£1,440,961	£1,487,972	£1,444,719	£1,491,731	£1,447,918	£1,451,677
45%	75%	£1,176,703	£1,229,590	£1,180,932	£1,233,818	£1,184,529	£1,188,758
50%	75%	£912.445	£971.208	£917.143	£975.906	£921.141	£925.840
10%	60%	£3.028.978	£3.047.782	£3.029.729	£3.048.533	£3.031.760	£3.032.512
15%	60%	£2,765,953	£2,794,159	£2,767,081	£2,795,287	£2,770,128	£2,771,255
20%	60%	£2.502.929	£2.540.537	£2.504.432	£2.542.041	£2,508,495	£2,509,998
25%	60%	£2,239,905	£2,286,916	£2,241,785	£2,288,795	£2,246,862	£2,248,741
30%	60%	£1.976.881	£2.033.293	£1.979.136	£2.035.549	£1.985.229	£1,987,485
35%	60%	£1.713.857	£1,779,671	£1.716.488	£1.782.302	£1.723.596	£1,726,227
40%	60%	£1,450,832	£1.526.050	£1,453,839	£1.529.056	£1,461,963	£1,464,971
45%	60%	£1.187.808	£1.272.427	£1.191.191	£1,275,810	£1,200,330	£1,203,714
50%	60%	£924 784	£1.018.805	£928 542	£1 022 564	£938 698	£942.456

£13,474,000

| No Units | 7 | | Site Area | 0.12 Ha |

	CIL Zone	1
	Value Area	Med
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,288,911	£2,288,911	£2,288,911	£2,288,911	£2,288,911	£2,288,911
10%	71%	£1,970,138	£1,983,569	£1,971,593	£1,985,025	£1,972,042	£1,973,498
15%	71%	£1,810,751	£1,830,898	£1,812,934	£1,833,081	£1,813,608	£1,815,790
20%	71%	£1,651,364	£1,678,227	£1,654,275	£1,681,138	£1,655,172	£1,658,084
25%	71%	£1,491,977	£1,525,555	£1,495,616	£1,529,195	£1,496,738	£1,500,377
30%	71%	£1,332,590	£1,372,884	£1,336,957	£1,377,251	£1,338,304	£1,342,670
35%	71%	£1,173,203	£1,220,214	£1,178,298	£1,225,308	£1,179,869	£1,184,963
40%	71%	£1.013.817	£1.067.543	£1.019.639	£1.073.365	£1.021.434	£1.027.256
45%	71%	£854,430	£914,872	£860,979	£921,421	£862,999	£869,549
50%	71%	£695.043	£762.200	£702.320	£769.478	£704.565	£711.843
100%	71%	-£914,556	-£777,890	-£899,746	-£763,080	-£895,178	-£880,367
10%	75%	£1.969.522	£1.981.274	£1.971.050	£1.982.803	£1.971.188	£1.972.717
15%	75%	£1,809,828	£1,827,456	£1,812,119	£1,829,749	£1,812,327	£1,814,620
20%	75%	£1.650.132	£1.673.638	£1.653.189	£1.676.694	£1.653.466	£1.656.522
25%	75%	£1,490,438	£1,519,819	£1,494,259	£1,523,640	£1,494,604	£1,498,425
30%	75%	£1.330.743	£1.366.001	£1.335.328	£1.370.586	£1.335.742	£1.340.328
35%	75%	£1,171,049	£1,212,182	£1,176,397	£1,217,531	£1,176,881	£1,182,230
40%	75%	£1.011.353	£1.058.364	£1.017.467	£1.064.477	£1.018.020	£1.024.133
45%	75%	£851,659	£904,546	£858,536	£911,423	£859,158	£866,036
50%	75%	£691,964	£750,727	£699,606	£758,369	£700,296	£707,938
10%	60%	£1,972,107	£1,990,911	£1,973,330	£1,992,134	£1,974,774	£1,975,997
15%	60%	£1,813,706	£1,841,912	£1,815,540	£1,843,746	£1,817,705	£1,819,539
20%	60%	£1,655,304	£1,692,912	£1,657,749	£1,695,357	£1,660,637	£1,663,081
25%	60%	£1,496,902	£1,543,912	£1,499,958	£1,546,969	£1,503,568	£1,506,625
30%	60%	£1,338,500	£1,394,912	£1,342,168	£1,398,581	£1,346,499	£1,350,167
35%	60%	£1,180,097	£1,245,913	£1,184,377	£1,250,192	£1,189,431	£1,193,709
40%	60%	£1,021,696	£1,096,913	£1,026,587	£1,101,803	£1,032,362	£1,037,252
45%	60%	£863,294	£947,913	£868,796	£953,415	£875,292	£880,794
50%	60%	£704.892	£798.913	£711.005	£805.026	£718.223	£724 337

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,736,089	-£8,736,089	-£8,736,089	-£8,736,089	-£8,736,089	-£8,736,089
10%	71%	-£9,054,862	-£9,041,431	-£9,053,407		-£9,052,958	
15%	71%		-£9,194,102				
20%	71%		-£9,346,773		-£9,343,862	-£9,369,828	-£9,366,916
25%	71%		-£9,499,445	-£9,529,384			
30%	71%	-£9,692,410	-£9,652,116	-£9,688,043	-£9,647,749	-£9,686,696	
35%	71%		-£9,804,786				
40%	71%	-£10,011,183	-£9,957,457	-£10,005,361		-£10,003,566	-£9,997,744
45%	71%		-£10,110,128				
50%	71%	-£10,329,957	-£10,262,800	-£10,322,680	-£10,255,522	-£10,320,435	-£10,313,157
100%	71%		-£11,802,890	-£11,924,746		-£11,920,178	
10%	75%	-£9,055,478	-£9,043,726		-£9,042,197		
15%	75%	-£9,215,172	-£9,197,544				
20%	75%		-£9,351,362		-£9,348,306	-£9,371,534	
25%	75%		-£9.505.181			-£9.530.396	
30%	75%		-£9,658,999	-£9,689,672	-£9,654,414		
35%	75%		-£9.812.818				
40%	75%		-£9,966,636				
45%	75%		-£10,120,454	-£10,166,464			-£10,158,964
50%	75%	-£10,333,036	-£10,274,273	-£10,325,394		-£10,324,704	
10%	60%		-£9,034,089		-£9,032,866		
15%	60%	-£9,211,294	-£9,183,088		-£9,181,254		
20%	60%	-£9,369,696	-£9,332,088	-£9,367,251		-£9,364,363	-£9,361,919
25%	60%		-£9,481,088				
30%	60%		-£9,630,088		-£9,626,419		
35%	60%		-£9,779,087				
40%	60%		-£9,928,087				
45%	60%	-£10.161.706	-£10.077.087	-£10.156.204	-£10.071.585		-£10,144,206
60%	600/		£10,226,097				

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,570,901	-£6,570,901	-£6,570,901	-£6,570,901	-£6,570,901	-£6,570,901
10%	71%		-£6,876,243	-£6,888,219	-£6,874,788		-£6,886,315
15%	71%		-£7,028,915	-£7,046,878			-£7,044,022
20%	71%		-£7,181,586				-£7,201,729
25%	71%		-£7,334,257		-£7,330,618		-£7,359,436
30%	71%	-£7,527,223	-£7,486,928	-£7,522,856	-£7,482,561	-£7,521,509	-£7,517,142
35%	71%		-£7,639,599		-£7,634,504	-£7,679,944	-£7,674,850
40%	71%	-£7,845,996	-£7,792,270	-£7,840,174			-£7,832,556
45%	71%		-£7,944,941				-£7,990,263
50%	71%		-£8,097,612		-£8,090,334		-£8,147,970
100%	71%		-£9,637,702				-£9,740,180
10%	75%		-£6,878,538			-£6,888,624	-£6,887,096
15%	75%		-£7,032,357		-£7,030,064		-£7,045,193
20%	75%	-£7,209,680	-£7,186,175	-£7,206,623	-£7,183,118	-£7,206,347	-£7,203,290
25%	75%	-£7,369,374	-£7,339,993	-£7,365,554	-£7,336,172		-£7.361.388
30%	75%	-£7,529,070	-£7,493,811	-£7,524,484	-£7,489,227	-£7,524,070	-£7,519,485
35%	75%	-£7.688.764	-£7.647.630				-£7.677.582
40%	75%	-£7,848,459	-£7,801,449	-£7,842,346	-£7,795,335	-£7,841,793	-£7,835,680
45%	75%		-£7,955,267			-£8,000,654	-£7,993,777
50%	75%	-£8,167,849	-£8,109,085	-£8,160,206	-£8,101,444	-£8,159,516	-£8,151,874
10%	60%		-£6,868,901		-£6,867,678		-£6,883,816
15%	60%	-£7,046,106	-£7,017,900	-£7,044,273	-£7,016,066	-£7,042,107	-£7,040,273
20%	60%		-£7,166,900				-£7,196,731
25%	60%	-£7,362,911	-£7,315,900	-£7,359,854	-£7,312,844	-£7,356,245	-£7,353,188
30%	60%	-£7,521,313	-£7,464,900	-£7,517,644	-£7,461,232	-£7,513,313	-£7,509,646
35%	60%		-£7,613,899				-£7,666,103
40%	60%	-£7,838,116	-£7,762,899	-£7,833,226	-£7,758,009	-£7,827,451	-£7,822,560
45%	60%		-£7,911,900				-£7,979,018
50%	60%		-£8.060.900				-£8.135.476

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,801,209	-£2,801,209	-£2,801,209	-£2,801,209	-£2,801,209	-£2,801,209
10%	71%		-£3,106,551				
15%	71%	-£3,279,369	-£3,259,222	-£3,277,186	-£3,257,039		-£3,274,330
20%	71%		-£3,411,893				
25%	71%		-£3,564,565				-£3,589,743
30%	71%		-£3,717,236				
35%	71%		-£3,869,906		-£3,864,812		
40%	71%		-£4.022.577				-£4.062.864
45%	71%		-£4,175,248	-£4,229,141			
50%	71%		-£4.327.920				
100%	71%		-£5,868,010				
10%	75%		-£3.108.846				
15%	75%		-£3,262,664				
20%	75%		-£3.416.482			-£3,436,654	
25%	75%		-£3,570,301				
30%	75%		-£3.724.119				
35%	75%		-£3,877,938				
40%	75%		-£4.031.756				
45%	75%		-£4,185,574				
50%	75%		-£4,339,393	-£4,390,514			
10%	60%		-£3,099,209				
15%	60%	-£3,276,414	-£3.248.208		-£3,246,374		
20%	60%		-£3.397.208				
25%	60%		-£3,546,208				
30%	60%		-£3,695,208		-£3,691,539		-£3,739,953
35%	60%		-£3,844,207				
40%	60%	-£4.068.424	-£3.993.207		-£3.988.317		-£4.052.868
45%	60%		-£4.142.207	-£4,221,324	-£4.136.705		-£4,209,326
	0070						

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and L
0%	71%	-£1.095.029	-£1.095.029	-£1.095.029	-£1.095.029	-£1.095.029	-£1.095.029
10%	71%	-£1,413,802	-£1.400.371	-£1.412.347	-£1,398,915	-£1,411,898	-£1,410,442
15%	71%	-£1.573.189	-£1,553,042	-£1.571.006	-£1,550,859	-£1.570.332	-£1,568,150
20%	71%	-£1,732,576	-£1,705,713	-£1,729,665	-£1.702.802	-£1,728,768	-£1,725,856
25%	71%	-£1,891,963	-£1,858,385	-£1,888,324	-£1,854,745	-£1,887,202	-£1,883,563
30%	71%	-£2.051.350	-£2.011.056	-£2.046.983	-£2.006.689		-£2.041.270
35%	71%	-£2,210,737	-£2,163,726	-£2,205,642	-£2,158,632		-£2,198,977
40%	71%		-£2.316.397		-£2.310.575	-£2.362.506	-£2,356,684
45%	71%	-£2 529 510	-£2 469 068	-£2,522,961	-£2.462.519		-£2,514,391
50%	71%		-£2.621.740		-£2.614.462		-£2,672,097
100%	71%	-£4 298 496	-£4 161 830		-£4 147 020	-F4 279 118	-£4,264,307
10%	75%	-£1,414,418	-£1,402,666	-£1,412,890	-£1.401.137	-£1.412.752	-£1,411,223
15%	75%	-£1 574 112	-£1 556 484	-£1 571 821	-£1 554 191	-£1.571.613	-£1 569 320
20%	75%	-£1.733.808	-£1,710,302	-£1.730.751	-£1.707.246	-£1.730.474	-£1,727,418
25%	75%		-£1.864.121	-£1,889,681	-£1,860,300		-£1,885,515
30%	75%		-£2,017,939	-£2,048,612	-£2,013,354	-£2,048,198	-£2,043,612
35%	75%		-£2,171,758		-£2,166,409		-£2,201,710
40%	75%		-£2,325,576		-£2.319.463		-£2,359,807
45%	75%		-£2.479.394		-£2.472.517		-£2,517,904
50%	75%		-£2,633,213	-£2,684,334	-£2,625,571	-£2,683,644	-£2,676,002
10%	60%	-£1,411,833	-£1,393,029	-£1,410,610	-£1,391,806	-£1,409,166	-£1,407,943
15%	60%	-£1,570,234	-£1,542,028	-£1,568,400	-£1,540,194	-£1,566,235	-£1,564,401
20%	60%	-£1,728,636	-£1,691,028	-£1,726,191	-£1,688,583	-£1,723,303	-£1,720,859
25%	60%	-£1,887,038	-£1,840,028	-£1,883,982	-£1,836,971	-£1,880,372	-£1,877,315
30%	60%	-£2,045,440	-£1,989,028	-£2,041,772	-£1,985,359	-£2,037,441	-£2,033,773
35%	60%		-£2,138,027		-£2,133,748		-£2,190,231
40%	60%	-£2,362,244	-£2,287,027		-£2,282,137		-£2,346,688
45%	60%		-£2,436,027	-£2,515,144	-£2,430,525		-£2,503,146
50%	60%		-£2 585 027		-£2 578 914		-£2,659,603

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£169,784	£169,784	£169,784	£169,784	£169,784	£169,784
10%	71%	-£148,990	-£135,558	-£147,534	-£134,103	-£147,086	-£145,630
15%	71%	-£308,377	-£288,230	-£306,193	-£286,046	-£305,520	-£303,337
20%	71%	-£467,764	-£440,901	-£464,852	-£437,989	-£463,955	-£461,044
25%	71%	-£627,151	-£593,572	-£623,512	-£589,933	-£622,389	-£618,751
30%	71%	-£786,538	-£746,243	-£782,171	-£741,876	-£780,824	-£776,457
35%	71%	-£945,925	-£898,914	-£940,830	-£893,819	-£939,259	-£934,165
40%	71%	-£1,105,311	-£1,051,585	-£1,099,489	-£1,045,763	-£1,097,693	-£1,091,871
45%	71%	-£1,264,698	-£1,204,256	-£1,258,148	-£1,197,706	-£1,256,128	-£1,249,578
50%	71%	-£1,424,085	-£1,356,927	-£1,416,807	-£1,349,649	-£1,414,563	-£1,407,285
100%	71%	-£3,033,684	-£2,897,017		-£2,882,208	-£3,014,306	-£2,999,495
10%	75%	-£149,606	-£137,853	-£148,078	-£136,325	-£147,939	-£146,411
15%	75%	-£309,300	-£291,672	-£307,008	-£289,379	-£306,801	-£304,508
20%	75%	-£468,995	-£445,490	-£465,938	-£442,433	-£465,662	-£462,605
25%	75%	-£628,689	-£599,308	-£624,869	-£595,487	-£624,523	-£620,703
30%	75%	-£788,385	-£753,126	-£783,799	-£748,542	-£783,385	-£778,800
35%	75%	-£948,079	-£906,945	-£942,730	-£901,596	-£942,247	-£936,897
40%	75%	-£1,107,774	-£1,060,764	-£1,101,661	-£1,054,650	-£1,101,108	-£1,094,995
45%	75%	-£1,267,468	-£1,214,582	-£1,260,591	-£1,207,705	-£1,259,969	-£1,253,092
50%	75%	-£1,427,164	-£1,368,400	-£1,419,521	-£1,360,759	-£1,418,831	-£1,411,189
10%	60%	-£147,020	-£128,216	-£145,797	-£126,993	-£144,353	-£143,131
15%	60%	-£305,421	-£277,215	-£303,588	-£275,381	-£301,422	-£299,588
20%	60%	-£463,824	-£426,215	-£461,379	-£423,771	-£458,491	-£456,046
25%	60%	-£622,226	-£575,215	-£619,169	-£572,159	-£615,560	-£612,503
30%	60%	-£780,628	-£724,215	-£776,959	-£720,547	-£772,628	-£768,961
35%	60%	-£939,030	-£873,214	-£934,750	-£868,936	-£929,697	-£925,418
40%	60%	-£1,097,431	-£1,022,214	-£1,092,541	-£1,017,324	-£1,086,766	-£1,081,875
45%	60%	-£1,255,833	-£1,171,215	-£1,250,332	-£1,165,712	-£1,243,835	-£1,238,333
50%	60%	-£1.414.235	-£1.320.215	-£1,408,122	-£1.314.101	-£1,400,904	-£1,394,791

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,457,871	£1,457,871	£1,457,871	£1,457,871	£1,457,871	£1,457,871
10%	71%	£1,139,098	£1,152,529	£1,140,553	£1,153,985	£1,141,002	£1,142,458
15%	71%	£979,711	£999,858	£981,894	£1,002,041	£982,568	£984,750
20%	71%	£820,324	£847,187	£823,235	£850,098	£824,132	£827,044
25%	71%	£660,937	£694,515	£664,576	£698,155	£665,698	£669,337
30%	71%	£501,550	£541,844	£505,917	£546,211	£507,264	£511,630
35%	71%	£342,163	£389,174	£347,258	£394,268	£348,829	£353,923
40%	71%	£182,777	£236,503	£188,599	£242,325	£190,394	£196,216
45%	71%	£23,390	£83,832	£29,939	£90,381	£31,959	£38,509
50%	71%	-£135,997	-£68,840	-£128,720	-£61,562	-£126,475	-£119,197
100%	71%	-£1,745,596	-£1,608,930	-£1,730,786	-£1,594,120	-£1,726,218	-£1,711,407
10%	75%	£1,138,482	£1,150,234	£1,140,010	£1,151,763	£1,140,148	£1,141,677
15%	75%	£978,788	£996,416	£981,079	£998,709	£981,287	£983,580
20%	75%	£819,092	£842,598	£822,149	£845,654	£822,426	£825,482
25%	75%	£659,398	£688,779	£663,219	£692,600	£663,564	£667,385
30%	75%	£499,703	£534,961	£504,288	£539,546	£504,702	£509,288
35%	75%	£340,009	£381,142	£345,357	£386,491	£345,841	£351,190
40%	75%	£180,313	£227,324	£186,427	£233,437	£186,980	£193,093
45%	75%	£20,619	£73,506	£27,496	£80,383	£28,118	£34,996
50%	75%	-£139,076	-£80,313	-£131,434	-£72,671	-£130,744	-£123,102
10%	60%	£1,141,067	£1,159,871	£1,142,290	£1,161,094	£1,143,734	£1,144,957
15%	60%	£982,666	£1,010,872	£984,500	£1,012,706	£986,665	£988,499
20%	60%	£824,264	£861,872	£826,709	£864,317	£829,597	£832,041
25%	60%	£665,862	£712,872	£668,918	£715,929	£672,528	£675,585
30%	60%	£507,460	£563,872	£511,128	£567,541	£515,459	£519,127
35%	60%	£349,057	£414,873	£353,337	£419,152	£358,391	£362,669
40%	60%	£190,656	£265,873	£195,547	£270,763	£201,322	£206,212
45%	60%	£32,254	£116,873	£37,756	£122,375	£44,252	£49,754

£17,299,000

Residual Land values compared to benchmark land values Benchmark Z3 - High

£27,943,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and L
0%	71%	-£1.134.106	-£1.134.106	-£1.134.106	-£1.134.106	-£1.134.106	-£1.134.106
10%	71%	-£1,452,880	-£1,439,448	-£1,451,424	-£1.437.993	-£1,450,976	-£1,449,520
15%	71%	-£1,612,267	-£1.592.120	-£1.610.083	-£1.589.936	-£1,609,410	-£1,607,227
20%	71%	-£1,771,654	-£1.744.791	-£1,768,742	-£1.741.879	-£1.767.845	-£1,764,934
25%	71%	-£1,931,041	-£1,897,462	-£1,927,402	-£1,893,823	-£1,926,279	-£1,922,641
30%	71%		-£2,050,133	-£2,086,061	-£2,045,766	-£2,084,714	-£2,080,347
35%	71%		-£2,202,804		-£2,197,709		-£2,238,055
40%	71%		-£2,355,475				-£2,395,761
45%	71%		-£2.508.146				-£2,553,468
50%	71%		-£2.660.817				-£2,711,175
100%	71%	-£4.337.574	-£4,200,907			-£4.318.196	-£4,303,385
10%	75%	-£1,453,496	-£1,441,743	-£1,451,968	-£1,440,215	-£1,451,829	-£1,450,301
15%	75%	-£1.613.190	-£1,595,562	-£1.610.898	-£1,593,269	-£1.610.691	-£1,608,398
20%	75%	-£1,772,885	-£1,749,380	-£1,769,828	-£1,746,323	-£1,769,552	-£1,766,495
25%	75%		-£1,903,198	-£1,928,759			-£1,924,593
30%	75%		-£2,057,016	-£2,087,689	-£2,052,432		-£2,082,690
35%	75%		-£2,210,835				-£2,240,787
40%	75%	-£2,411,664	-£2,364,654	-£2,405,551	-£2,358,540	-£2,404,998	-£2,398,885
45%	75%		-£2,518,472				-£2,556,982
50%	75%	-£2,731,054	-£2,672,290	-£2,723,411	-£2,664,649		-£2,715,079
10%	60%	-£1,450,910	-£1,432,106	-£1,449,687	-£1,430,883	-£1,448,243	-£1,447,021
15%	60%	-£1,609,311	-£1,581,105	-£1,607,478	-£1,579,271	-£1,605,312	-£1,603,478
20%	60%	-£1,767,714	-£1,730,105	-£1,765,269	-£1,727,661	-£1,762,381	-£1,759,936
25%	60%		-£1,879,105				-£1,916,393
30%	60%	-£2,084,518	-£2,028,105	-£2,080,849	-£2,024,437	-£2,076,518	-£2,072,851
35%	60%		-£2,177,104				-£2,229,308
40%	60%	-£2,401,321	-£2,326,104	-£2,396,431	-£2,321,214	-£2,390,656	-£2,385,765
45%	60%		-£2,475,105				-£2,542,223
50%	60%		-£2.624.105				-£2,698,681

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£638,346	£638,346	£638,346	£638,346	£638,346	£638,346
10%	71%	£319,573	£333,004	£321,028	£334,460	£321,477	£322,933
15%	71%	£160,186	£180,333	£162,369	£182,516	£163,043	£165,225
20%	71%	£799	£27,662	£3,710	£30,573	£4,607	£7,519
25%	71%	-£158,588	-£125,010	-£154,949	-£121,370	-£153,827	-£150,188
30%	71%	-£317,975	-£277,681	-£313,608	-£273,314	-£312,261	-£307,895
35%	71%	-£477,362	-£430,351	-£472,267	-£425,257	-£470,696	-£465,602
40%	71%	-£636,748	-£583,022	-£630,926	-£577,200	-£629,131	-£623,309
45%	71%	-£796,135	-£735,693	-£789,586	-£729,144	-£787,566	-£781,016
50%	71%	-£955,522	-£888,365	-£948,245	-£881,087	-£946,000	-£938,722
100%	71%		-£2,428,455	-£2,550,311	-£2,413,645	-£2,545,743	-£2,530,932
10%	75%	£318,957	£330,709	£320,485	£332,238	£320,623	£322,152
15%	75%	£159,263	£176,891	£161,554	£179,184	£161,762	£164,055
20%	75%	-£433	£23,073	£2,624	£26,129	£2,901	£5,957
25%	75%	-£160,127	-£130,746	-£156,306	-£126,925	-£155,961	-£152,140
30%	75%	-£319,822	-£284,564	-£315,237	-£279,979	-£314,823	-£310,237
35%	75%	-£479,516	-£438,383	-£474,168	-£433,034	-£473,684	-£468,335
40%	75%	-£639,212	-£592,201	-£633,098	-£586,088	-£632,545	-£626,432
45%	75%	-£798,906	-£746,019	-£792,029	-£739,142	-£791,407	-£784,529
50%	75%	-£958,601	-£899,838	-£950,959	-£892,196	-£950,269	-£942,627
10%	60%	£321,542	£340,346	£322,765	£341,569	£324,209	£325,432
15%	60%	£163,141	£191,347	£164,975	£193,181	£167,140	£168,974
20%	60%	£4,739	£42,347	£7,184	£44,792	£10,072	£12,516
25%	60%	-£153,663	-£106,653	-£150,607	-£103,596	-£146,997	-£143,940
30%	60%	-£312,065	-£255,653	-£308,397	-£251,984	-£304,066	-£300,398
35%	60%	-£470,468	-£404,652	-£466,188	-£400,373	-£461,134	-£456,856
40%	60%	-£628,869	-£553,652	-£623,978	-£548,762	-£618,203	-£613,313
45%	60%	-£787,271	-£702,652	-£781,769	-£697,150	-£775,273	-£769,771
50%	60%	-£945.673	-F851 652	-£939.560	-£845.539	-£932.342	-£926.228

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH rented	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,457,871	£1,457,871	£1,457,871	£1,457,871	£1,457,871	£1,457,871
10%	71%	£1,139,098	£1,152,529	£1,140,553	£1,153,985	£1,141,002	£1,142,458
15%	71%	£979,711	£999,858	£981,894	£1,002,041	£982,568	£984,750
20%	71%	£820,324	£847,187	£823,235	£850,098	£824,132	£827,044
25%	71%	£660,937	£694,515	£664,576	£698,155	£665,698	£669,337
30%	71%	£501,550	£541,844	£505,917	£546,211	£507,264	£511,630
35%	71%	£342,163	£389,174	£347,258	£394,268	£348,829	£353,923
40%	71%	£182,777	£236,503	£188,599	£242,325	£190,394	£196,216
45%	71%	£23,390	£83,832	£29,939	£90,381	£31,959	£38,509
50%	71%	-£135,997	-£68,840	-£128,720	-£61,562	-£126,475	-£119,197
100%	71%	-£1,745,596	-£1,608,930	-£1,730,786	-£1,594,120	-£1,726,218	-£1,711,407
10%	75%	£1,138,482	£1,150,234	£1,140,010	£1,151,763	£1,140,148	£1,141,677
15%	75%	£978,788	£996,416	£981,079	£998,709	£981,287	£983,580
20%	75%	£819,092	£842,598	£822,149	£845,654	£822,426	£825,482
25%	75%	£659,398	£688,779	£663,219	£692,600	£663,564	£667,385
30%	75%	£499,703	£534,961	£504,288	£539,546	£504,702	£509,288
35%	75%	£340,009	£381,142	£345,357	£386,491	£345,841	£351,190
40%	75%	£180,313	£227,324	£186,427	£233,437	£186,980	£193,093
45%	75%	£20,619	£73,506	£27,496	£80,383	£28,118	£34,996
50%	75%	-£139,076	-£80,313	-£131,434	-£72,671	-£130,744	-£123,102
10%	60%	£1.141.067	£1.159.871	£1.142.290	£1.161.094	£1.143.734	£1.144.957
15%	60%	£982,666	£1,010,872	£984,500	£1,012,706	£986,665	£988,499
20%	60%	£824,264	£861,872	£826,709	£864,317	£829,597	£832,041
25%	60%	£665,862	£712,872	£668,918	£715,929	£672,528	£675,585
30%	60%	£507,460	£563,872	£511,128	£567,541	£515,459	£519,127
35%	60%	£349,057	£414,873	£353,337	£419,152	£358,391	£362,669
40%	60%	£190.656	£265.873	£195.547	£270,763	£201.322	£206,212
45%	60%	£32,254	£116,873	£37,756	£122,375	£44,252	£49,754
50%	60%	-£126 148	-£32 127	-£120.035	-£26 014	-£112 817	-£106 703

£13,474,000

7 0.12 Ha

	CIL Zone	1
	Value Area	Low
Sales value inflation		0

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,594,489	£1,594,489	£1,594,489	£1,594,489	£1,594,489	£1,594,489
10%	71%	£1,344,237	£1,357,669	£1,346,613	£1,360,045	£1,346,142	£1,348,518
15%	71%	£1,219,110	£1,239,258	£1,222,675	£1,242,823	£1,221,968	£1,225,532
20%	71%	£1,093,984	£1,120,847	£1,098,738	£1,125,601	£1,097,794	£1,102,547
25%	71%	£968,858	£1,002,437	£974,799	£1,008,378	£973,619	£979,561
30%	71%	£843,731	£884,026	£850,861	£891,156	£849,445	£856,575
35%	71%	£718,606	£765,616	£726,923	£773,934	£725,271	£733,589
40%	71%	£593,479	£647,205	£602.985	£656.711	£601.097	£610.604
45%	71%	£468,352	£528,794	£479,047	£539,489	£476,923	£487,618
50%	71%	£343.227	£410.384	£355.109	£422.267	£352.749	£364.632
100%	71%	-£923.927	-£787.261	-£899.746	-£763.080	-£904.549	-£880.367
10%	75%	£1.343.575	£1.355.327	£1.346.071	£1.357.823	£1.345.241	£1.347.737
15%	75%	£1,218,118	£1,235,747	£1.221.861	£1,239,490	£1,220,618	£1,224,361
20%	75%	£1.092.661	£1.116.166	£1.097.652	£1.121.157	£1.095.994	£1,100,985
25%	75%	£967.203	£996.585	£973.442	£1.002.824	£971.370	£977.608
30%	75%	£841.747	£877,005	£849.233	£884.490	£846.746	£854.232
35%	75%	£716.290	£757.423	£725.023	£766.157	£722.122	£730.856
40%	75%	£590.832	£637.843	£600.814	£647.824	£597.498	£607.479
45%	75%	£465.376	£518.262	£476.604	£529.492	£472.874	£484.103
50%	75%	£339.918	£398.681	£352.395	£411.158	£348.250	£360.727
10%	60%	£1,346,354	£1,365,158	£1,348,351	£1,367,155	£1,349,021	£1,351,017
15%	60%	£1,222,286	£1,250,492	£1,225,281	£1,253,487	£1.226.285	£1,229,280
20%	60%	£1.098.218	£1.135.827	£1.102.211	£1.139.820	£1.103.551	£1.107.544
25%	60%	£974.152	£1.021.162	£979.141	£1.026.153	£980.817	£985.808
30%	60%	£850.084	£906.496	£856.073	£912.485	£858.082	£864.071
35%	60%	£726.016	£791.831	£733.003	£798.817	£735.348	£742.335
40%	60%	£601.948	£677.165	£609.933	£685.151	£612.614	£620.598
45%	60%	£477.880	£562.499	£486.864	£571.483	£489.879	£498.862
50%	60%	£353.813	£447.833	£363,794	£457.815	£367,145	£377.126

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,430,511	-£9,430,511	-£9,430,511	-£9,430,511	-£9,430,511	-£9,430,511
10%	71%	-£9,680,763	-£9,667,331		-£9,664,955	-£9,678,858	-£9,676,482
15%	71%	-£9,805,890	-£9.785.742				-£9,799,468
20%	71%	-£9,931,016	-£9,904,153			-£9,927,206	-£9,922,453
25%	71%	-£10,056,142	-£10,022,563				-£10,045,439
30%	71%	-£10,181,269	-£10,140,974	-£10,174,139	-£10,133,844	-£10,175,555	-£10,168,425
35%	71%	-£10,306,394	-£10,259,384				-£10,291,411
40%	71%	-£10,431,521	-£10,377,795	-£10,422,015	-£10,368,289	-£10,423,903	-£10,414,396
45%	71%	-£10,556,648	-£10,496,206				-£10,537,382
50%	71%	-£10,681,773	-£10,614,616	-£10,669,891	-£10,602,733	-£10,672,251	-£10,660,368
100%	71%	-£11,948,927	-£11,812,261	-£11,924,746			-£11,905,367
10%	75%	-£9,681,425	-£9,669,673			-£9,679,759	-£9,677,263
15%	75%	-£9,806,882	-£9,789,253				-£9,800,639
20%	75%	-£9,932,339	-£9,908,834	-£9,927,348	-£9,903,843	-£9,929,006	-£9,924,015
25%	75%	-£10,057,797	-£10,028,415	-£10,051,558	-£10,022,176	-£10,053,630	-£10,047,392
30%	75%	-£10,183,253	-£10,147,995		-£10,140,510	-£10,178,254	-£10,170,768
35%	75%	-£10,308,710	-£10,267,577				-£10,294,144
40%	75%	-£10,434,168	-£10,387,157				-£10,417,521
45%	75%	-£10,559,624	-£10,506,738	-£10,548,396	-£10,495,508	-£10,552,126	-£10,540,897
50%	75%	-£10,685,082	-£10,626,319				-£10,664,273
10%	60%	-£9,678,646	-£9,659,842	-£9,676,649	-£9,657,845	-£9,675,979	-£9,673,983
15%	60%	-£9,802,714	-£9,774,508				-£9,795,720
20%	60%	-£9,926,782	-£9,889,173		-£9,885,180	-£9,921,449	-£9,917,456
25%	60%	-£10,050,848	-£10,003,838				-£10,039,192
30%	60%	-£10,174,916	-£10,118,504	-£10,168,927	-£10,112,515	-£10,166,918	-£10,160,929
35%	60%	-£10,298,984	-£10,233,169				-£10,282,665
40%	60%	-£10,423,052	-£10,347,835	-£10,415,067		-£10,412,386	-£10,404,402
45%	60%	-£10,547,120	-£10,462,501				-£10,526,138
50%	60%	-£10 671 187	-£10.577.167				-£10 647 874

#376 5076 5076 -£10,871,18

Residual Land values compared to benchmark land values

Reschmark 71 - Medium

Benchmark Z1	- Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,265,323	-£7,265,323				
10%	71%	-£7,515,575	-£7,502,144	-£7,513,199	-£7,499,768	-£7,513,671	-£7,511,295
15%	71%	-£7,640,702	-£7,620,555				
20%	71%	-£7,765,829	-£7,738,966	-£7,761,075			
25%	71%	-£7,890,954	-£7,857,376	-£7,885,014	-£7,851,435	-£7,886,194	
30%	71%	-£8,016,081	-£7,975,787		-£7,968,657	-£8,010,368	-£8,003,238
35%	71%	-£8,141,207	-£8,094,196				-£8,126,224
40%	71%	-£8,266,334	-£8,212,607				
45%	71%	-£8,391,460	-£8,331,018				
50%	71%	-£8,516,586	-£8,449,428			-£8,507,064	
100%	71%	-£9,783,740	-£9,647,073				
10%	75%	-£7,516,237	-£7,504,485				
15%	75%	-£7.641.695	-£7.624.066				
20%	75%	-£7,767,152	-£7,743,646				
25%	75%	-£7.892.609	-£7.863.227				
30%	75%	-£8,018,066	-£7,982,808				
35%	75%	-£8.143.523	-£8,102,389				
40%	75%	-£8,268,980	-£8,221,970			-£8,262,314	
45%	75%	-£8.394.437	-£8.341.550				
50%	75%	-£8,519,895	-£8,461,131	-£8,507,417	-£8,448,655		-£8,499,085
10%	60%	-£7,513,459	-£7,494,654				-£7,508,796
15%	60%	-£7,637,526	-£7,609,320	-£7,634,531	-£7,606,325	-£7,633,527	
20%	60%	-£7,761,594	-£7,723,986				
25%	60%	-£7,885,661	-£7,838,651	-£7,880,671	-£7,833,660	-£7,878,996	-£7,874,005
30%	60%	-£8,009,729	-£7,953,316	-£8,003,740	-£7,947,327	-£8,001,730	-£7,995,741
35%	60%	-£8,133,797	-£8,067,982				
40%	60%	-£8,257,864	-£8,182,648	-£8,249,879	-£8,174,662	-£8,247,199	-£8,239,214
45%	60%	-£8,381,932	-£8,297,313				
50%	60%	-£8.506.000	-£8.411.979				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,495,631	-£3,495,631	-£3,495,631	-£3,495,631	-£3,495,631	-£3,495,631
10%	71%	-£3,745,883	-£3,732,451				
15%	71%	-£3,871,010	-£3,850,862	-£3,867,445			-£3,864,588
20%	71%	-£3,996,136	-£3,969,273				
25%	71%	-£4,121,262	-£4,087,683	-£4,115,321	-£4,081,742	-£4,116,501	-£4,110,559
30%	71%	-£4,246,389	-£4,206,094				
35%	71%	-£4,371,514	-£4,324,504	-£4,363,197	-£4,316,186	-£4,364,849	-£4,356,531
40%	71%	-£4,496,641	-£4,442,915				
45%	71%	-£4,621,768	-£4,561,326	-£4,611,073	-£4,550,631	-£4,613,197	-£4,602,502
50%	71%	-£4,746,893	-£4,679,736				
100%	71%	-£6,014,047	-£5,877,381	-£5,989,866	-£5,853,200	-£5,994,669	-£5,970,487
10%	75%	-£3,746,545	-£3,734,793	-£3,744,049		-£3,744,879	-£3,742,383
15%	75%	-£3,872,002	-£3,854,373				
20%	75%	-£3,997,459	-£3,973,954				
25%	75%	-£4,122,917	-£4,093,535		-£4,087,296		
30%	75%	-£4,248,373	-£4,213,115				
35%	75%	-£4,373,830	-£4,332,697				-£4,359,264
40%	75%	-£4,499,288	-£4,452,277	-£4,489,306	-£4,442,296		
45%	75%	-£4,624,744	-£4,571,858				
50%	75%	-£4,750,202	-£4,691,439	-£4,737,725	-£4,678,962	-£4,741,870	-£4,729,393
10%	60%	-£3,743,766	-£3,724,962				
15%	60%	-£3,867,834	-£3,839,628				
20%	60%	-£3.991.902	-£3.954.293				
25%	60%	-£4,115,968	-£4,068,958	-£4,110,979	-£4,063,967	-£4,109,303	-£4,104,312
30%	60%	-£4,240,036	-£4,183,624				
35%	60%	-£4,364,104	-£4,298,289			-£4,354,772	
40%	60%	-£4.488.172	-£4.412.955				
45%	60%	-£4,612,240	-£4,527,621				
E00/	600/	04.700.007	04.040.007		04.000.000		04.740.004

£90,000,000

£72,325,000

£41,552,000

SR and SO at GLA Income thresholds thresholds LAR and SO at GLA Income thresholds SR and SO at council Income thresholds % of AH as SR and LLR LAR and LLR

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

SR and SO at council Income thresholds SR and SO at GLA Income thresholds LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds % of AH as % of AH SR and LLR LAR and LLR rented 71%

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£763,449	£763,449	£763,449	£763,449	£763,449	£763,449
10%	71%	£513,197	£526,629	£515,573	£529,005	£515,102	£517,478
15%	71%	£388,070	£408,218	£391,635	£411,783	£390,928	£394,492
20%	71%	£262,944	£289,807	£267,698	£294,561	£266,754	£271,507
25%	71%	£137,818	£171,397	£143,759	£177,338	£142,579	£148,521
30%	71%	£12,691	£52,986	£19,821	£60,116	£18,405	£25,535
35%	71%	-£112,434	-£65,424	-£104,117	-£57,106	-£105,769	-£97,451
40%	71%	-£237,561	-£183,835	-£228,055	-£174,329	-£229,943	-£220,436
45%	71%	-£362,688	-£302,246	-£351,993	-£291,551	-£354,117	-£343,422
50%	71%	-£487,813	-£420,656	-£475,931	-£408,773	-£478,291	-£466,408
100%	71%	-£1,754,967	-£1,618,301	-£1,730,786	-£1,594,120	-£1,735,589	-£1,711,407
10%	75%	£512,535	£524,287	£515,031	£526,783	£514,201	£516,697
15%	75%	£387,078	£404,707	£390,821	£408,450	£389,578	£393,321
20%	75%	£261,621	£285,126	£266,612	£290,117	£264,954	£269,945
25%	75%	£136,163	£165,545	£142,402	£171,784	£140,330	£146,568
30%	75%	£10,707	£45,965	£18,193	£53,450	£15,706	£23,192
35%	75%	-£114,750	-£73,617	-£106,017	-£64,883	-£108,918	-£100,184
40%	75%	-£240,208	-£193,197	-£230,226	-£183,216	-£233,542	-£223,561
45%	75%	-£365,664	-£312,778	-£354,436	-£301,548	-£358,166	-£346,937
50%	75%	-£491,122	-£432,359	-£478,645	-£419,882	-£482,790	-£470,313
10%	60%	£515,314	£534,118	£517,311	£536,115	£517,981	£519,977
15%	60%	£391,246	£419,452	£394,241	£422,447	£395,245	£398,240
20%	60%	£267,178	£304,787	£271,171	£308,780	£272,511	£276,504
25%	60%	£143,112	£190,122	£148,101	£195,113	£149,777	£154,768
30%	60%	£19,044	£75,456	£25,033	£81,445	£27,042	£33,031
35%	60%	-£105,024	-£39,209	-£98,037	-£32,223	-£95,692	-£88,705
40%	60%	-£229,092	-£153,875	-£221,107	-£145,889	-£218,426	-£210,442
45%	60%	-£353,160	-£268,541	-£344,176	-£259,557	-£341,161	-£332,178
E00/	60%	£477 227	£292 207	£467.246	£272 22E	C462 90E	0452.044

£27,624,000

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,828,528	-£1,828,528	-£1,828,528	-£1,828,528	-£1,828,528	-£1,828,528
10%	71%	-£2,078,780	-£2,065,349	-£2,076,404	-£2,062,973	-£2,076,876	-£2,074,500
15%	71%	-£2,203,907	-£2,183,760		-£2,180,195		-£2,197,486
20%	71%	-£2,329,034	-£2,302,171		-£2,297,417	-£2,325,224	-£2,320,471
25%	71%	-£2,454,159	-£2,420,581		-£2,414,640		-£2,443,457
30%	71%	-£2,579,286	-£2,538,992		-£2,531,862		-£2,566,443
35%	71%	-£2,704,412	-£2,657,401		-£2,649,084		-£2,689,429
40%	71%	-£2,829,539	-£2,775,812		-£2,766,307	-£2,821,921	-£2,812,414
45%	71%	-£2,954,665	-£2,894,223		-£2,883,528		-£2,935,400
50%	71%	-£3,079,791	-£3,012,633	-£3,067,908	-£3,000,750	-£3,070,269	-£3,058,386
100%	71%	-£4,346,945	-£4,210,278		-£4,186,098		-£4,303,385
10%	75%	-£2,079,442	-£2,067,690	-£2,076,947	-£2,065,195	-£2,077,776	-£2,075,281
15%	75%	-£2,204,900	-£2,187,271		-£2,183,528		-£2,198,657
20%	75%	-£2,330,357	-£2,306,851	-£2,325,366	-£2,301,861	-£2,327,024	-£2,322,033
25%	75%	-£2,455,814	-£2,426,432		-£2,420,193		-£2,445,410
30%	75%	-£2,581,271	-£2,546,013		-£2,538,527	-£2,576,272	-£2,568,786
35%	75%	-£2,706,728	-£2,665,594		-£2,656,860	-£2,700,896	-£2,692,161
40%	75%	-£2,832,185	-£2,785,175	-£2,822,204	-£2,775,193	-£2,825,519	-£2,815,538
45%	75%	-£2,957,642	-£2,904,755		-£2,893,526	-£2,950,144	-£2,938,914
50%	75%	-£3,083,100	-£3,024,336		-£3,011,860	-£3,074,767	-£3,062,290
10%	60%	-£2,076,664	-£2,057,859		-£2,055,862		-£2,072,001
15%	60%	-£2,200,731	-£2,172,525		-£2,169,530	-£2,196,732	-£2,193,737
20%	60%	-£2,324,799	-£2,287,191	-£2,320,806	-£2,283,198		-£2,315,474
25%	60%	-£2,448,866	-£2,401,856		-£2,396,865		-£2,437,210
30%	60%	-£2,572,934	-£2,516,521	-£2,566,945	-£2,510,532		-£2,558,946
35%	60%	-£2,697,002	-£2,631,187		-£2,624,200		-£2,680,683
40%	60%	-£2,821,069	-£2,745,853		-£2,737,867	-£2,810,404	-£2,802,419
45%	60%	-£2,945,137	-£2,860,518		-£2,851,535		-£2,924,155
50%	60%	-£3.069.205	-£2.975.184		-£2.965.202		-£3.045.892

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£56,076	-£56,076	-£56,076	-£56,076	-£56,076	-£56,076
10%	71%	-£306,328	-£292,896	-£303,952	-£290,520	-£304,423	-£302,047
15%	71%	-£431,455	-£411,307	-£427,890	-£407,742	-£428,597	-£425,033
20%	71%	-£556,581	-£529,718	-£551,827	-£524,964	-£552,771	-£548,018
25%	71%	-£681,707	-£648,128	-£675,766	-£642,187	-£676,946	-£671,004
30%	71%	-£806,834	-£766,539	-£799,704	-£759,409	-£801,120	-£793,990
35%	71%	-£931,959	-£884,949	-£923,642	-£876,631	-£925,294	-£916,976
40%	71%	-£1,057,086	-£1,003,360	-£1,047,580	-£993,854	-£1,049,468	-£1,039,961
45%	71%	-£1,182,213	-£1,121,771	-£1,171,518	-£1,111,076	-£1,173,642	-£1,162,947
50%	71%	-£1,307,338	-£1,240,181	-£1,295,456	-£1,228,298	-£1,297,816	-£1,285,933
100%	71%	-£2,574,492				-£2,555,114	
10%	75%	-£306,990	-£295,238	-£304,494	-£292,742	-£305,324	-£302,828
15%	75%	-£432,447	-£414,818	-£428,704	-£411,075	-£429,947	-£426,204
20%	75%	-£557,904	-£534,399	-£552,913	-£529,408	-£554,571	-£549,580
25%	75%	-£683,362	-£653,980	-£677,123	-£647,741	-£679,195	-£672,957
30%	75%	-£808.818	-£773.560	-£801.332	-£766.075	-£803.819	-£796.333
35%	75%	-£934,275	-£893,142	-£925,542	-£884,408	-£928,443	-£919,709
40%	75%	-£1.059.733	-£1.012.722	-£1.049.751	-£1.002.741	-£1.053.067	-£1.043.086
45%	75%	-£1.185.189	-£1.132.303	-£1.173.961	-£1.121.073	-£1.177.691	-£1.166.462
50%	75%	-£1.310.647	-£1.251.884	-£1,298,170	-£1,239,407	-£1,302,315	-£1,289,838
10%	60%	-£304.211	-£285.407	-£302.214	-£283.410	-£301.544	-£299.548
15%	60%	-£428,279	-£400.073	-£425.284	-£397.078	-£424.280	-£421,285
20%	60%	-£552,347	-£514,738	-£548,354	-£510,745	-£547,014	-£543,021
25%	60%	-£676.413	-£629.403	-£671.424	-£624.412	-£669,748	-£664.757
30%	60%	-£800,481	-£744,069	-£794,492	-£738,080	-£792,483	-£786,494
35%	60%	-£924.549	-£858.734	-£917.562	-£851.748	-£915.217	-£908.230
40%	60%	-£1.048.617	-£973.400	-£1.040.632	-£965.414	-£1.037.951	-£1.029.967
45%	60%	-£1.172.685	-£1.088.066	-£1.163.701	-£1.079.082	-£1.160.686	-£1.151.703
50%	60%	-£1,296,752	-£1,202,732	-£1 286 771	-£1.192.750	-£1 283 420	-£1,273,439

Residual Land values compared to benchmark land values

Residual	Land	values	C
Benchma	ark Z3	- Low	

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£763,449	£763,449	£763,449	£763,449	£763,449	£763,449
10%	71%	£513,197	£526,629	£515,573	£529,005	£515,102	£517,478
15%	71%	£388,070	£408,218	£391,635	£411,783	£390,928	£394,492
20%	71%	£262.944	£289.807	£267.698	£294.561	£266.754	£271.507
25%	71%	£137,818	£171,397	£143,759	£177,338	£142,579	£148,521
30%	71%	£12,691	£52,986	£19,821	£60,116	£18,405	£25,535
35%	71%	-£112,434	-£65,424	-£104,117	-£57,106	-£105,769	-£97,451
40%	71%	-£237,561	-£183,835	-£228,055	-£174,329	-£229,943	-£220,436
45%	71%	-£362,688	-£302,246	-£351,993	-£291,551	-£354,117	-£343,422
50%	71%	-£487.813	-£420.656	-£475.931	-£408.773	-£478.291	-£466.408
100%	71%	-£1,754,967	-£1,618,301	-£1,730,786	-£1,594,120	-£1,735,589	-£1,711,407
10%	75%	£512.535	£524.287	£515.031	£526.783	£514.201	£516.697
15%	75%	£387,078	£404,707	£390,821	£408,450	£389,578	£393,321
20%	75%	£261.621	£285.126	£266.612	£290.117	£264.954	£269.945
25%	75%	£136,163	£165,545	£142,402	£171,784	£140,330	£146,568
30%	75%	£10.707	£45.965	£18.193	£53.450	£15.706	£23,192
35%	75%	-£114,750	-£73,617	-£106,017	-£64,883	-£108,918	-£100,184
40%	75%	-£240.208	-£193.197	-£230.226	-£183.216	-£233.542	-£223.561
45%	75%	-£365,664	-£312,778	-£354,436	-£301,548	-£358,166	-£346,937
50%	75%	-£491.122	-£432.359	-£478.645	-£419.882	-£482.790	-£470.313
10%	60%	£515.314	£534.118	£517.311	£536.115	£517.981	£519.977
15%	60%	£391,246	£419.452	£394.241	£422.447	£395.245	£398.240
20%	60%	£267,178	£304.787	£271,171	£308.780	£272.511	£276,504
25%	60%	£143,112	£190.122	£148.101	£195.113	£149.777	£154,768
30%	60%	£19.044	£75.456	£25,033	£81.445	£27.042	£33.031
35%	60%	-£105.024	-£39,209	-£98.037	-£32.223	-£95,692	-£88.705
40%	60%	-£229.092	-£153.875	-£221.107	-£145.889	-£218.426	-£210.442
45%	60%	-£353.160	-£268.541	-£344.176	-£259.557	-£341.161	-£332,178
50%	60%	-£477 227	-£383 207	-£467 246	-£373 225	-6463.895	-6453 914

£13,474,000

	CIL Zone	2
	Value Area	High
les value inflation		0
ild cost inflation		0

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,752,429	£1,752,429	£1,752,429	£1,752,429	£1,752,429	£1,752,429
10%	71%	£1,486,475	£1,500,165	£1,488,759	£1,502,449	£1,484,532	£1,486,816
15%	71%	£1,353,498	£1,374,033	£1,356,924	£1,377,460	£1,350,583	£1,354,009
20%	71%	£1,220,520	£1,247,900	£1,225,089	£1,252,469	£1,216,633	£1,221,202
25%	71%	£1,087,543	£1,121,768	£1,093,254	£1,127,480	£1,082,684	£1,088,395
30%	71%	£954,566	£995,636	£961,420	£1,002,490	£948,735	£955,589
35%	71%	£821,589	£869,504	£829,584	£877,499	£814,786	£822,782
40%	71%	£688.611	£743.372	£697.749	£752.510	£680.837	£689.974
45%	71%	£555,634	£617,239	£565,914	£627,519	£546,888	£557,168
50%	71%	£422.656	£491.107	£434.079	£502.530	£412.939	£424,361
100%	71%	-£922,990	-£783,693	-£899,746	-£760,449	-£942,765	-£919,521
10%	75%	£1.485.818	£1,497,797	£1.488.217	£1.500.196	£1.484.117	£1,486,516
15%	75%	£1,352,512	£1,370,480	£1,356,110	£1,374,078	£1,349,961	£1,353,559
20%	75%	£1.219.206	£1,243,164	£1.224.003	£1,247,961	£1.215.805	£1,220,602
25%	75%	£1,085,900	£1,115,847	£1,091,897	£1,121,845	£1,081,648	£1,087,646
30%	75%	£952.594	£988.531	£959.790	£995.727	£947.493	£954.689
35%	75%	£819,289	£861,215	£827,684	£869,610	£813,337	£821,732
40%	75%	£685.983	£733.899	£695.578	£743,494	£679.181	£688.775
45%	75%	£552,677	£606,582	£563,471	£617,376	£545,024	£555,819
50%	75%	£419.371	£479.266	£431.365	£491,259	£410.868	£422.861
10%	60%	£1,488,577	£1,507,744	£1,490,496	£1,509,663	£1,485,857	£1,487,775
15%	60%	£1.356.652	£1.385.401	£1.359.530	£1.388.279	£1.352.570	£1,355,449
20%	60%	£1,224,725	£1,263,058	£1,228,563	£1,266,896	£1,219,283	£1,223,121
25%	60%	£1,092,800	£1,140,715	£1,097,597	£1,145,513	£1,085,997	£1,090,794
30%	60%	£960,873	£1,018,372	£966,630	£1,024,129	£952,711	£958,468
35%	60%	£828.948	£896.029	£835.664	£902.745	£819.424	£826.141
40%	60%	£697,021	£773,687	£704,697	£781,363	£686,137	£693,813
45%	60%	£565,096	£651,344	£573,731	£659,979	£552,851	£561,486
50%	60%	£433,169	£529.000	£442.764	£538,595	£419.565	£429.160

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,272,571					
10%	71%	-£9,538,525		-£9,536,241		-£9,540,468	-£9,538,184
15%	71%	-£9,671,502	-£9,650,967				
20%	71%	-£9,804,480				-£9,808,367	
25%	71%	-£9,937,457					
30%	71%	-£10,070,434				-£10,076,265	-£10,069,411
35%	71%	-£10,203,411	-£10,155,496			-£10,210,214	-£10,202,218
40%	71%	-£10,336,389	-£10,281,628		-£10,272,490	-£10,344,163	-£10,335,026
45%	71%	-£10,469,366					
50%	71%	-£10,602,344	-£10,533,893	-£10,590,921	-£10,522,470	-£10,612,061	-£10,600,639
100%	71%	-£11,947,990					
10%	75%	-£9,539,182	-£9,527,203	-£9,536,783	-£9,524,804	-£9,540,883	-£9,538,484
15%	75%	-£9,672,488					-£9,671,441
20%	75%	-£9,805,794	-£9,781,836	-£9,800,997	-£9,777,039	-£9,809,195	-£9,804,398
25%	75%	-£9,939,100					-£9,937,354
30%	75%	-£10,072,406					
35%	75%	-£10,205,711					
40%	75%	-£10,339,017			-£10,281,506		
45%	75%	-£10,472,323	-£10,418,418				
50%	75%	-£10,605,629	-£10,545,734		-£10,533,741		
10%	60%	-£9,536,423		-£9,534,504			
15%	60%	-£9,668,348					
20%	60%	-£9,800,275	-£9,761,942	-£9,796,437	-£9,758,104		-£9,801,879
25%	60%	-£9,932,200					
30%	60%	-£10,064,127	-£10,006,628		-£10,000,871		
35%	60%	-£10.196.052					
40%	60%	-£10,327,979					
45%	60%	-£10,459,904	-£10.373.656			-£10.472.149	-£10.463.514
50%	60%	-£10.591.831					

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,107,384	-£7,107,384				
10%	71%	-£7,373,337	-£7,359,647	-£7,371,053	-£7,357,363	-£7,375,281	-£7,372,997
15%	71%	-£7,506,315	-£7,485,779				
20%	71%	-£7,639,292	-£7,611,912	-£7,634,723	-£7,607,343	-£7,643,179	
25%	71%	-£7,772,270	-£7,738,044				-£7,771,417
30%	71%	-£7,905,246	-£7,864,176	-£7,898,393		-£7,911,077	-£7,904,224
35%	71%	-£8,038,224	-£7,990,308				
40%	71%	-£8,171,201	-£8,116,440	-£8,162,064	-£8,107,303	-£8,178,976	-£8,169,838
45%	71%	-£8,304,179	-£8,242,573				
50%	71%	-£8,437,156	-£8,368,705	-£8,425,733	-£8,357,282	-£8,446,874	-£8,435,451
100%	71%	-£9,782,802	-£9,643,506				
10%	75%	-£7,373,994	-£7,362,016	-£7,371,596	-£7,359,617		-£7,373,296
15%	75%	-£7,507,300	-£7,489,332				
20%	75%	-£7,640,606	-£7,616,649	-£7,635,809	-£7,611,851	-£7,644,008	-£7,639,210
25%	75%	-£7,773,912	-£7,743,965				
30%	75%	-£7,907,218	-£7,871,282	-£7,900,022	-£7,864,086	-£7,912,319	-£7,905,123
35%	75%	-£8,040,523	-£7,998,597				
40%	75%	-£8,173,829	-£8,125,914	-£8,164,234	-£8,116,319	-£8,180,632	-£8,171,037
45%	75%	-£8,307,135	-£8,253,230				-£8,303,994
50%	75%	-£8,440,441	-£8,380,547				
10%	60%	-£7,371,235	-£7,352,069				
15%	60%	-£7,503,161	-£7,474,412	-£7,500,282	-£7,471,534	-£7,507,242	-£7,504,364
20%	60%	-£7,635,087	-£7,596,754				
25%	60%	-£7,767,013	-£7,719,097	-£7,762,215	-£7,714,300	-£7,773,816	-£7,769,018
30%	60%	-£7,898,939	-£7,841,440	-£7,893,182	-£7,835,684	-£7,907,102	-£7,901,345
35%	60%	-£8,030,865	-£7,963,784				
40%	60%	-£8,162,791	-£8,086,126		-£8,078,450	-£8,173,675	-£8,165,999
45%	60%	-£8,294,717	-£8,208,469				
50%	60%	-£8.426.643	-£8.330.812				

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,337,691	-£3,337,691	-£3,337,691	-£3,337,691	-£3,337,691	-£3,337,691
10%	71%	-£3,603,645	-£3,589,955				-£3,603,304
15%	71%	-£3,736,622	-£3,716,087	-£3,733,196			-£3,736,111
20%	71%	-£3,869,600	-£3,842,220				-£3,868,918
25%	71%	-£4,002,577	-£3,968,352	-£3,996,866	-£3,962,640	-£4,007,436	-£4,001,725
30%	71%	-£4,135,554	-£4,094,484			-£4,141,385	-£4,134,531
35%	71%	-£4,268,531	-£4,220,616	-£4,260,536	-£4,212,621	-£4,275,334	-£4,267,338
40%	71%	-£4,401,509	-£4,346,748				-£4,400,146
45%	71%	-£4,534,486	-£4,472,881	-£4,524,206	-£4,462,601	-£4,543,232	-£4,532,952
50%	71%	-£4,667,464	-£4,599,013				-£4,665,759
100%	71%	-£6,013,110	-£5,873,813	-£5,989,866	-£5,850,569	-£6,032,885	-£6,009,641
10%	75%	-£3,604,302	-£3,592,323		-£3,589,924		-£3,603,604
15%	75%	-£3,737,608	-£3,719,640			-£3,740,159	-£3,736,561
20%	75%	-£3,870,914	-£3,846,956				-£3,869,518
25%	75%	-£4,004,220	-£3,974,273		-£3,968,275		-£4,002,474
30%	75%	-£4,137,526	-£4,101,589	-£4,130,330	-£4,094,393	-£4,142,627	-£4,135,431
35%	75%	-£4,270,831	-£4,228,905				-£4,268,388
40%	75%	-£4,404,137	-£4,356,221				-£4,401,345
45%	75%	-£4,537,443	-£4,483,538		-£4,472,744	-£4,545,096	-£4,534,301
50%	75%	-£4,670,749	-£4,610,854				-£4,667,259
10%	60%	-£3,601,543	-£3,582,376	-£3,599,624			-£3,602,345
15%	60%	-£3,733,468	-£3,704,719		-£3,701,841		-£3,734,671
20%	60%	-£3,865,395	-£3,827,062				-£3,866,999
25%	60%	-£3,997,320	-£3,949,405		-£3,944,607	-£4,004,123	-£3,999,326
30%	60%	-£4,129,247	-£4,071,748				-£4,131,652
35%	60%	-£4,261,172	-£4,194,091	-£4,254,456	-£4,187,375	-£4,270,696	-£4,263,979
40%	60%	-£4.393.099	-£4.316.433		-£4.308.757		-£4,396,307
45%	60%	-£4,525,024	-£4,438,776				-£4,528,634
50%	60%	-£4 656 951	-£4.561.120		-£4 551 525	-£4 670 555	-£4,660,960

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,631,511	-£1,631,511	-£1,631,511	-£1,631,511	-£1,631,511	-£1,631,511
10%	71%	-£1,897,465	-£1,883,775		-£1,881,491	-£1,899,408	-£1,897,124
15%	71%	-£2,030,442	-£2,009,907				
20%	71%	-£2,163,420	-£2,136,040				
25%	71%	-£2,296,397	-£2,262,172				
30%	71%	-£2,429,374	-£2,388,304				
35%	71%	-£2,562,351	-£2,514,436		-£2,506,441	-£2,569,154	
40%	71%	-£2,695,329	-£2,640,568		-£2,631,430		-£2,693,966
45%	71%	-£2,828,306	-£2,766,701				-£2,826,772
50%	71%	-£2,961,284	-£2,892,833	-£2,949,861	-£2,881,410		-£2,959,579
100%	71%	-£4,306,930	-£4,167,633		-£4,144,389		
10%	75%	-£1,898,122	-£1,886,143	-£1,895,723	-£1,883,744	-£1,899,823	-£1,897,424
15%	75%	-£2,031,428	-£2,013,460				
20%	75%	-£2,164,734	-£2,140,776	-£2,159,937	-£2,135,979		
25%	75%	-£2,298,040	-£2,268,093				-£2,296,294
30%	75%	-£2,431,346	-£2,395,409	-£2,424,150		-£2,436,447	
35%	75%	-£2,564,651	-£2,522,725				
40%	75%	-£2,697,957	-£2,650,041	-£2,688,362	-£2,640,446	-£2,704,759	
45%	75%	-£2,831,263	-£2,777,358		-£2,766,564		
50%	75%	-£2,964,569	-£2,904,674				
10%	60%	-£1,895,363	-£1,876,196	-£1,893,444	-£1,874,277	-£1,898,083	-£1,896,165
15%	60%	-£2,027,288	-£1,998,539				
20%	60%	-£2,159,215	-£2,120,882	-£2,155,377	-£2,117,044	-£2,164,657	-£2,160,819
25%	60%	-£2,291,140	-£2,243,225				-£2,293,146
30%	60%	-£2,423,067	-£2,365,568	-£2,417,310		-£2,431,229	-£2,425,472
35%	60%	-£2,554,992	-£2,487,911				
40%	60%	-£2,686,919	-£2,610,253	-£2,679,243			
45%	60%	-£2,818,844	-£2,732,596		-£2,723,961		-£2,822,454
50%	60%	-£2 950 771	-£2.854.940				

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£366.699	-£366.699	-£366.699	-£366.699	-£366.699	-£366.699
10%	71%	-£632,652	-£618.962	-£630,368	-£616.678	-£634.596	-£632.312
15%	71%	-£765.630	-£745.094	-£762.203	-£741.668	-£768.545	-£765.118
20%	71%	-£898.607	-£871 227	-£894 038	-£866 658	-£902.494	-£897.926
25%	71%	-£1.031.585	-£997.359	-£1.025.873	-F991 647	-£1.036.443	-£1.030.732
30%	71%	-£1.164.561	-£1,123,491	-£1,157,708	-£1.116.638	-£1,170,392	-£1.163.539
35%	71%	-£1,297,539	-£1,249,623	-£1,289,544	-£1,241,628	-£1,304,342	-£1,296,346
40%	71%	-£1,430,516	-£1.375.755	-£1.421.379	-£1,366,618	-£1,438,291	-£1.429.153
45%	71%	-£1,563,494	-£1.501.888	-£1.553.214	-£1,491,608	-£1.572.240	-£1.561.960
50%	71%	-£1.696.471	-£1,628,020	-£1.685.048	-£1,616,597	-£1.706.189	-£1.694.766
100%	71%	-£3.042.117	-£2.902.821	-£3.018.873	-£2.879.577	-£3.061.893	-£3.038.649
10%	75%	-£633.309	-£621.331	-£630.911	-£618.932	-£635.010	-£632.611
15%	75%	-£766.615	-£748.647	-£763.018	-£745.050	-£769.166	-£765,569
20%	75%	-£899,921	-£875,964	-£895,124	-£871,166	-£903,323	-£898,525
25%	75%	-£1,033,227	-£1,003,280	-£1,027,230	-£997,283	-£1,037,479	-£1,031,482
30%	75%	-£1,166,533	-£1,130,597	-£1,159,337	-£1,123,401	-£1,171,634	-£1,164,438
35%	75%	-£1,299,838	-£1,257,912	-£1,291,443	-£1,249,517	-£1,305,791	-£1,297,396
40%	75%	-£1,433,144	-£1,385,229	-£1,423,549	-£1,375,634	-£1,439,947	-£1,430,352
45%	75%	-£1,566,450	-£1,512,545	-£1,555,657	-£1,501,752	-£1,574,103	-£1,563,309
50%	75%	-£1,699,756	-£1,639,862	-£1,687,763	-£1,627,868	-£1,708,260	-£1,696,266
10%	60%	-£630,550	-£611,384	-£628,632	-£609,465	-£633,271	-£631,352
15%	60%	-£762,476	-£733,727	-£759,597	-£730,849	-£766,557	-£763,679
20%	60%	-£894,402	-£856,069	-£890,564	-£852,231	-£899,844	-£896,007
25%	60%	-£1,026,328	-£978,412	-£1,021,530	-£973,615	-£1,033,131	-£1,028,333
30%	60%	-£1,158,254	-£1,100,755	-£1,152,497	-£1,094,999	-£1,166,417	-£1,160,660
35%	60%	-£1,290,180	-£1,223,099	-£1,283,463	-£1,216,382	-£1,299,703	-£1,292,987
40%	60%	-£1,422,106	-£1,345,441	-£1,414,430	-£1,337,765	-£1,432,990	-£1,425,314
45%	60%	-£1,554,032	-£1,467,784	-£1,545,396	-£1,459,149	-£1,566,276	-£1,557,641
50%	60%	-£1.685.958	-£1 590 127	-£1.676.363	-£1 580 532	-£1.699.563	-£1,689,968

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£921,389	£921,389	£921,389	£921,389	£921,389	£921,389
10%	71%	£655,435	£669,125	£657,719	£671,409	£653,492	£655,776
15%	71%	£522,458	£542,993	£525,884	£546,420	£519,543	£522,969
20%	71%	£389,480	£416,860	£394,049	£421,429	£385,593	£390,162
25%	71%	£256,503	£290,728	£262,214	£296,440	£251,644	£257,355
30%	71%	£123,526	£164,596	£130,380	£171,450	£117,695	£124,549
35%	71%	-£9,451	£38,464	-£1,456	£46,459	-£16,254	-£8,258
40%	71%	-£142,429	-£87,668	-£133,291	-£78,530	-£150,203	-£141,066
45%	71%	-£275,406	-£213,801	-£265,126	-£203,521	-£284,152	-£273,872
50%	71%	-£408,384	-£339,933	-£396,961	-£328,510	-£418,101	-£406,679
100%	71%	-£1,754,030	-£1,614,733	-£1,730,786	-£1,591,489	-£1,773,805	-£1,750,561
10%	75%	£654,778	£666,757	£657,177	£669,156	£653,077	£655,476
15%	75%	£521,472	£539,440	£525,070	£543,038	£518,921	£522,519
20%	75%	£388,166	£412,124	£392,963	£416,921	£384,765	£389,562
25%	75%	£254,860	£284,807	£260,857	£290,805	£250,608	£256,606
30%	75%	£121,554	£157,491	£128,750	£164,687	£116,453	£123,649
35%	75%	-£11,751	£30,175	-£3,356	£38,570	-£17,703	-£9,308
40%	75%	-£145,057	-£97,141	-£135,462	-£87,546	-£151,859	-£142,265
45%	75%	-£278,363	-£224,458	-£267,569	-£213,664	-£286,016	-£275,221
50%	75%	-£411,669	-£351,774	-£399,675	-£339,781	-£420,172	-£408,179
10%	60%	£657,537	£676,704	£659,456	£678,623	£654,817	£656,735
15%	60%	£525,612	£554,361	£528,490	£557,239	£521,530	£524,409
20%	60%	£393,685	£432,018	£397,523	£435,856	£388,243	£392,081
25%	60%	£261,760	£309,675	£266,557	£314,473	£254,957	£259,754
30%	60%	£129,833	£187,332	£135,590	£193,089	£121,671	£127,428
35%	60%	-£2,092	£64,989	£4,624	£71,705	-£11,616	-£4,899
40%	60%	-£134,019	-£57,353	-£126,343	-£49,677	-£144,903	-£137,227
45%	60%	-£265,944	-£179,696	-£257,309	-£171,061	-£278,189	-£269,554
E00/	600/						

£17,299,000

Residual Land values compared to benchmark land values Benchmark Z3 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,670,589	-£1,670,589	-£1,670,589	-£1,670,589	-£1,670,589	-£1,670,589
10%	71%	-£1,936,542	-£1,922,852	-£1,934,258	-£1,920,568	-£1,938,486	-£1,936,202
15%	71%	-£2,069,520	-£2,048,984				-£2,069,008
20%	71%	-£2,202,497	-£2,175,117	-£2,197,928	-£2,170,548	-£2,206,384	-£2,201,816
25%	71%	-£2,335,475	-£2,301,249				
30%	71%	-£2,468,451	-£2,427,381	-£2,461,598	-£2,420,528	-£2,474,282	-£2,467,429
35%	71%	-£2,601,429	-£2,553,513				
40%	71%	-£2,734,406	-£2,679,645		-£2,670,508	-£2,742,181	-£2,733,043
45%	71%	-£2,867,384	-£2,805,778	-£2,857,104			
50%	71%	-£3,000,361	-£2,931,910	-£2,988,938	-£2,920,487	-£3,010,079	-£2,998,656
100%	71%	-£4,346,007	-£4,206,711				
10%	75%	-£1,937,199	-£1,925,221	-£1,934,801	-£1,922,822	-£1,938,900	-£1,936,501
15%	75%	-£2,070,505	-£2,052,537	-£2,066,908			
20%	75%	-£2,203,811	-£2,179,854	-£2,199,014	-£2,175,056		-£2,202,415
25%	75%	-£2,337,117	-£2,307,170				
30%	75%	-£2,470,423	-£2,434,487	-£2,463,227	-£2,427,291	-£2,475,524	-£2,468,328
35%	75%	-£2,603,728	-£2,561,802				
40%	75%	-£2,737,034	-£2,689,119	-£2,727,439	-£2,679,524	-£2,743,837	-£2,734,242
45%	75%	-£2,870,340	-£2,816,435				
50%	75%	-£3,003,646	-£2,943,752				-£3,000,156
10%	60%	-£1,934,440	-£1,915,274	-£1,932,522	-£1,913,355	-£1,937,161	-£1,935,242
15%	60%	-£2,066,366	-£2,037,617				
20%	60%	-£2,198,292	-£2,159,959	-£2,194,454	-£2,156,121	-£2,203,734	
25%	60%	-£2,330,218	-£2,282,302				
30%	60%	-£2,462,144	-£2,404,645	-£2,456,387		-£2,470,307	-£2,464,550
35%	60%	-£2,594,070	-£2,526,989				
40%	60%	-£2,725,996	-£2,649,331				
45%	60%	-£2,857,922	-£2,771,674				
50%	60%	-£2,989,848	-£2,894,017	-£2,980,253	-£2,884,422		

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£101,864	£101,864	£101,864	£101,864	£101,864	£101,864
10%	71%	-£164,090	-£150,400	-£161,806	-£148,116	-£166,033	-£163,749
15%	71%	-£297,067	-£276,532	-£293,641	-£273,105	-£299,982	-£296,556
20%	71%	-£430,045	-£402,665	-£425,476	-£398,096	-£433,932	-£429,363
25%	71%	-£563,022	-£528,797	-£557,311	-£523,085	-£567,881	-£562,170
30%	71%	-£695,999	-£654,929	-£689,145	-£648,075	-£701,830	-£694,976
35%	71%	-£828,976	-£781,061	-£820,981	-£773,066	-£835,779	-£827,783
40%	71%	-£961,954	-£907,193	-£952,816	-£898,055	-£969,728	-£960,591
45%	71%	-£1,094,931	-£1,033,326	-£1,084,651	-£1,023,046	-£1,103,677	-£1,093,397
50%	71%	-£1,227,909	-£1,159,458	-£1,216,486	-£1,148,035	-£1,237,626	-£1,226,204
100%	71%	-£2,573,555	-£2,434,258		-£2,411,014	-£2,593,330	-£2,570,086
10%	75%	-£164,747	-£152,768	-£162,348	-£150,369	-£166,448	-£164,049
15%	75%	-£298,053	-£280,085	-£294,455	-£276,487	-£300,604	-£297,006
20%	75%	-£431,359	-£407,401	-£426,562	-£402,604	-£434,760	-£429,963
25%	75%	-£564,665	-£534,718	-£558,668	-£528,720	-£568,917	-£562,919
30%	75%	-£697,971	-£662,034	-£690,775	-£654,838	-£703,072	-£695,876
35%	75%	-£831,276	-£789,350	-£822,881	-£780,955	-£837,228	-£828,833
40%	75%	-£964,582	-£916,666	-£954,987	-£907,071	-£971,384	-£961,790
45%	75%	-£1,097,888	-£1,043,983	-£1,087,094	-£1,033,189	-£1,105,541	-£1,094,746
50%	75%	-£1,231,194	-£1,171,299	-£1,219,200	-£1,159,306	-£1,239,697	-£1,227,704
10%	60%	-£161,988	-£142,821	-£160,069	-£140,902	-£164,708	-£162,790
15%	60%	-£293,913	-£265,164	-£291,035	-£262,286	-£297,995	-£295,116
20%	60%	-£425,840	-£387,507	-£422,002	-£383,669	-£431,282	-£427,444
25%	60%	-£557,765	-£509,850	-£552,968	-£505,052	-£564,568	-£559,771
30%	60%	-£689,692	-£632,193	-£683,935	-£626,436	-£697,854	-£692,097
35%	60%	-£821,617	-£754,536	-£814,901	-£747,820	-£831,141	-£824,424
40%	60%	-£953,544	-£876,878	-£945,868	-£869,202	-£964,428	-£956,752
45%	60%	-£1,085,469	-£999,221	-£1,076,834	-£990,586	-£1,097,714	-£1,089,079
50%	60%	-£1,217,396	-£1,121,565	-£1,207,801	-£1,111,970	-£1,231,000	-£1,221,405

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£921,389	£921,389	£921,389	£921,389	£921,389	£921,389
10%	71%	£655,435	£669,125	£657,719	£671,409	£653,492	£655,776
15%	71%	£522,458	£542,993	£525,884	£546,420	£519,543	£522,969
20%	71%	£389,480	£416,860	£394,049	£421,429	£385,593	£390,162
25%	71%	£256,503	£290,728	£262,214	£296,440	£251,644	£257,355
30%	71%	£123,526	£164,596	£130,380	£171,450	£117,695	£124,549
35%	71%	-£9,451	£38,464	-£1,456	£46,459	-£16,254	-£8,258
40%	71%	-£142,429	-£87,668	-£133,291	-£78,530	-£150,203	-£141,066
45%	71%	-£275,406	-£213,801	-£265,126	-£203,521	-£284,152	-£273,872
50%	71%	-£408,384	-£339,933	-£396,961	-£328,510	-£418,101	-£406,679
100%	71%	-£1,754,030	-£1,614,733	-£1,730,786	-£1,591,489	-£1,773,805	-£1,750,561
10%	75%	£654,778	£666,757	£657,177	£669,156	£653,077	£655,476
15%	75%	£521,472	£539,440	£525,070	£543,038	£518,921	£522,519
20%	75%	£388,166	£412,124	£392,963	£416,921	£384,765	£389,562
25%	75%	£254,860	£284,807	£260,857	£290,805	£250,608	£256,606
30%	75%	£121,554	£157,491	£128,750	£164,687	£116,453	£123,649
35%	75%	-£11,751	£30,175	-£3,356	£38,570	-£17,703	-£9,308
40%	75%	-£145,057	-£97,141	-£135,462	-£87,546	-£151,859	-£142,265
45%	75%	-£278,363	-£224,458	-£267,569	-£213,664	-£286,016	-£275,221
50%	75%	-£411,669	-£351,774	-£399,675	-£339,781	-£420,172	-£408,179
10%	60%	£657,537	£676,704	£659,456	£678,623	£654,817	£656,735
15%	60%	£525,612	£554,361	£528,490	£557,239	£521,530	£524,409
20%	60%	£393,685	£432,018	£397,523	£435,856	£388,243	£392,081
25%	60%	£261,760	£309,675	£266,557	£314,473	£254,957	£259,754
30%	60%	£129,833	£187,332	£135,590	£193,089	£121,671	£127,428
35%	60%	-£2,092	£64,989	£4,624	£71,705	-£11,616	-£4,899
40%	60%	-£134,019	-£57,353	-£126,343	-£49,677	-£144,903	-£137,227
45%	60%	-£265,944	-£179,696	-£257,309	-£171,061	-£278,189	-£269,554
50%	60%	-£397.871	-£302.040	-£388.276	-£292.445	-£411.475	-£401.880

£27,943,000

£13,474,000

No Units 7 Site Area 0.12 Ha

	CIL Zone	2
	Value Area	Med
		<u>'</u>
Sales value inflation Build cost inflation		

Residual land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£849,681	£849,681	£849,681	£849,681	£849,681	£849,681
10%	71%	£671,286	£681,614	£676,285	£686,614	£668,205	£673,204
15%	71%	£582,089	£597,582	£589,588	£605,080	£577,467	£584,965
20%	71%	£492,892	£513,549	£502,890	£523,547	£486,729	£496,727
25%	71%	£403,695	£429,516	£416,193	£442,014	£395,991	£408,488
30%	71%	£314,498	£345,483	£329,496	£360,481	£305,252	£320,250
35%	71%	£225,301	£261,450	£242,797	£278,948	£214,515	£232,011
40%	71%	£136,104	£177,417	£156,100	£197,413	£123,777	£143,773
45%	71%	£46,907	£93,385	£69,402	£115,880	£33,038	£55,535
50%	71%	-£42,982	£9,352	-£17,578	£34,347	-£58,642	-£33,239
100%	71%	-£950,612	-£845,520	-£899,746	-£794,654	-£981,968	-£931,103
10%	75%	£670,494	£679,531	£675,743	£684,781	£667,798	£673,047
15%	75%	£580,900	£594,457	£588,773	£602,330	£576,856	£584,729
20%	75%	£491,307	£509,382	£501,805	£519,880	£485,914	£496,412
25%	75%	£401,713	£424,307	£414,836	£437,430	£394,972	£408,095
30%	75%	£312,119	£339,232	£327,866	£354,979	£304,030	£319,778
35%	75%	£222,526	£254,157	£240,898	£272,529	£213,088	£231,460
40%	75%	£132,932	£169,083	£153,928	£190,079	£122,146	£143,143
45%	75%	£43,339	£84,008	£66,960	£107,628	£31,204	£54,826
50%	75%	-£47,011	-£1,085	-£20,337	£25,178	-£60,714	-£34,039
10%	60%	£673,823	£688,283	£678,023	£692,483	£669,509	£673,708
15%	60%	£585,894	£607,585	£592,194	£613,883	£579,423	£585,722
20%	60%	£497,966	£526,886	£506,365	£535,284	£489,337	£497,736
25%	60%	£410,037	£446,187	£420,535	£456,685	£399,251	£409,749
30%	60%	£322,109	£365,488	£334,706	£378,086	£309,166	£321,764
35%	60%	£234,180	£284,789	£248,878	£299,487	£219,080	£233,777
40%	60%	£146,251	£204,091	£163,048	£220,888	£128,993	£145,791
45%	60%	£58,323	£123,392	£77,219	£142,288	£38,908	£57,805
50%	60%	-£30,091	£42,693	-£8,751	£63,689	-£52,015	-£30,675

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,175,319	-£10,175,319	-£10,175,319	-£10,175,319	-£10,175,319	-£10,175,319
10%	71%	-£10,353,714	-£10,343,386	-£10,348,715	-£10,338,386	-£10,356,795	-£10,351,796
15%	71%	-£10,442,911	-£10,427,418	-£10,435,412			
20%	71%	-£10,532,108	-£10,511,451				-£10,528,273
25%	71%	-£10,621,305	-£10,595,484				
30%	71%	-£10,710,502	-£10,679,517	-£10,695,504	-£10,664,519	-£10,719,748	-£10,704,750
35%	71%	-£10,799,699	-£10,763,550				
40%	71%	-£10,888,896	-£10,847,583	-£10,868,900	-£10,827,587	-£10,901,223	-£10,881,227
45%	71%	-£10,978,093	-£10,931,615				
50%	71%	-£11,067,982	-£11,015,648	-£11,042,578	-£10,990,653	-£11,083,642	-£11,058,239
100%	71%	-£11,975,612	-£11,870,520				
10%	75%	-£10,354,506	-£10,345,469	-£10,349,257	-£10,340,219	-£10,357,202	-£10,351,953
15%	75%	-£10,444,100	-£10,430,543				
20%	75%	-£10,533,693	-£10,515,618	-£10,523,195	-£10,505,120	-£10,539,086	-£10,528,588
25%	75%	-£10,623,287	-£10,600,693	-£10,610,164	-£10,587,570	-£10,630,028	-£10,616,905
30%	75%	-£10,712,881	-£10,685,768				
35%	75%	-£10,802,474	-£10,770,843	-£10,784,102	-£10,752,471	-£10,811,912	-£10,793,540
40%	75%	-£10,892,068	-£10,855,917				
45%	75%	-£10,981,661	-£10,940,992	-£10,958,040	-£10,917,372	-£10,993,796	-£10,970,174
50%	75%	-£11,072,011	-£11,026,085				
10%	60%	-£10,351,177	-£10,336,717	-£10,346,977	-£10,332,517	-£10,355,491	-£10,351,292
15%	60%	-£10,439,106	-£10,417,415				
20%	60%	-£10,527,034	-£10,498,114	-£10,518,635	-£10,489,716	-£10,535,663	-£10,527,264
25%	60%	-£10,614,963	-£10,578,813				
30%	60%	-£10,702,891	-£10,659,512				-£10,703,236
35%	60%	-£10,790,820	-£10,740,211				
40%	60%	-£10,878,749	-£10,820,909				
45%	60%	-£10,966,677	-£10,901,608				
	6004						

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,010,132	-£8,010,132				-£8,010,132
10%	71%	-£8,188,526	-£8,178,198	-£8,183,527	-£8,173,198	-£8,191,608	-£8,186,609
15%	71%	-£8,277,723	-£8,262,230				-£8,274,847
20%	71%	-£8,366,920	-£8,346,263		-£8,336,266		-£8,363,086
25%	71%	-£8,366,920 -£8,456,117	-£8,430,296				-£8,451,324
30%	71%	-£8,545,314	-£8,514,329		-£8,499,332	-£8,554,560	-£8,539,563
35%	71%	-£8,634,512	-£8,598,362				-£8,627,801
40%	71%	-£8,723,709	-£8,682,395			-£8,736,036	-£8,716,039
45%	71%	-£8,812,906	-£8,766,427			-£8,826,774	-£8,804,278
50%	71%	-£8,902,795	-£8,850,460	-£8,877,390	-£8,825,465	-£8,918,455	-£8,893,051
100%	71%	-£9,810,424	-£9,705,332				-£9,790,915
10%	75%	-£8,189,319	-£8,180,282	-£8,184,070	-£8,175,032		-£8,186,766
15%	75%	-£8,278,912	-£8,265,356				-£8,275,084
20%	75%	-£8,368,506	-£8,350,431	-£8,358,008			-£8,363,401
25%	75%	-£8,458,100	-£8,435,506				-£8,451,718
30%	75%	-£8,547,693	-£8,520,581	-£8,531,946	-£8,504,834		-£8,540,035
35%	75%	-£8,637,287	-£8,605,656		-£8,587,284	-£8,646,724	-£8,628,353
40%	75%	-£8,726,880	-£8,690,730	-£8,705,884	-£8,669,734	-£8,737,666	-£8,716,670
45%	75%	-£8,816,474	-£8,775,805				-£8,804,987
50%	75%	-£8,906,824	-£8,860,898	-£8,880,149	-£8,834,635	-£8,920,526	-£8,893,852
10%	60%	-£8,185,989	-£8,171,529				-£8,186,105
15%	60%	-£8,273,918	-£8,252,228	-£8,267,619	-£8,245,929	-£8,280,390	-£8,274,090
20%	60%	-£8,361,846	-£8,332,926				-£8,362,076
25%	60%	-£8,449,775	-£8,413,625	-£8,439,277	-£8,403,127	-£8,460,561	-£8,450,063
30%	60%	-£8,537,703	-£8,494,325		-£8,481,727		-£8,538,049
35%	60%	-£8,625,632	-£8,575,023				-£8,626,036
40%	60%	-£8,713,561	-£8,655,722	-£8,696,764			-£8,714,022
45%	60%	-£8,801,490	-£8,736,421		-£8,717,524	-£8,820,905	-£8,802,007
50%	60%	-£8.889.903	-£8.817.119	-£8 868 564			-F8 890 488

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,240,439	-£4,240,439	-£4,240,439	-£4,240,439	-£4,240,439	-£4,240,439
10%	71%				-£4,403,506		
15%	71%	-£4,508,031	-£4,492,538	-£4,500,532	-£4,485,040	-£4,512,653	-£4,505,155
20%	71%				-£4,566,573		
25%	71%	-£4,686,425	-£4,660,604	-£4,673,927	-£4,648,106	-£4,694,129	-£4,681,632
30%	71%				-£4,729,639		
35%	71%	-£4,864,819	-£4,828,670	-£4,847,323	-£4,811,172	-£4,875,605	-£4,858,109
40%	71%				-£4,892,707		
45%	71%	-£5,043,213	-£4,996,735	-£5,020,718	-£4,974,240	-£5,057,082	-£5,034,585
50%	71%				-£5,055,773		
100%	71%	-£6,040,732	-£5,935,640	-£5,989,866	-£5,884,774	-£6,072,088	-£6,021,223
10%	75%		-£4,410,589	-£4,414,377	-£4,405,339	-£4,422,322	-£4,417,073
15%	75%			-£4,501,347	-£4,487,790	-£4,513,264	
20%	75%	-£4,598,813	-£4,580,738	-£4,588,315	-£4,570,240	-£4,604,206	
25%	75%	-£4,688,407		-£4,675,284	-£4,652,690	-£4,695,148	
30%	75%	-£4,778,001	-£4,750,888		-£4,735,141	-£4,786,090	-£4,770,342
35%	75%	-£4,867,594	-£4,835,963		-£4,817,591		
40%	75%	-£4,957,188	-£4,921,037	-£4,936,192	-£4,900,041	-£4,967,974	-£4,946,977
45%	75%		-£5,006,112		-£4,982,492		-£5,035,294
50%	75%			-£5,110,457	-£5,064,942	-£5,150,834	-£5,124,159
10%	60%	-£4,416,297	-£4,401,837	-£4,412,097	-£4,397,637		-£4,416,412
15%	60%	-£4,504,226	-£4,482,535	-£4,497,926	-£4,476,237	-£4,510,697	-£4,504,398
20%	60%	-£4,592,154	-£4,563,234		-£4,554,836		-£4,592,384
25%	60%	-£4,680,083	-£4,643,933	-£4,669,585	-£4,633,435	-£4,690,869	-£4,680,371
30%	60%				-£4,712,034		
35%	60%	-£4,855,940	-£4,805,331	-£4,841,242	-£4,790,633	-£4,871,040	-£4,856,343
40%	60%			-£4,927,072	-£4,869,232		
45%	60%		-£4,966,728	-£5,012,901	-£4,947,832		
50%	60%		-£5 047 427		-£5 026 431	-£5 142 135	

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£2,534,259	-£2,534,259	-£2,534,259	-£2,534,259	-£2,534,259	-£2,534,259
10%	71%	-£2,712,654	-£2,702,326	-£2,707,655	-£2,697,326		-£2,710,736
15%	71%	-£2,801,851	-£2,786,358				-£2,798,975
20%	71%	-£2,891,048	-£2,870,391	-£2,881,050	-£2,860,393	-£2,897,211	-£2,887,213
25%	71%	-£2,980,245	-£2,954,424				-£2,975,452
30%	71%	-£3,069,442	-£3,038,457	-£3,054,444	-£3,023,459	-£3,078,688	-£3,063,690
35%	71%	-£3,158,639	-£3,122,490				-£3,151,929
40%	71%	-£3,247,836	-£3,206,523				-£3,240,167
45%	71%	-£3,337,033	-£3,290,555				-£3,328,405
50%	71%	-£3,426,922	-£3,374,588	-£3,401,518	-£3,349,593	-£3,442,582	-£3,417,179
100%	71%	-£4,334,552	-£4,229,460				-£4,315,043
10%	75%	-£2,713,446	-£2,704,409	-£2,708,197	-£2,699,159	-£2,716,142	-£2,710,893
15%	75%	-£2,803,040	-£2,789,483				-£2,799,211
20%	75%	-£2,892,633	-£2,874,558	-£2,882,135	-£2,864,060	-£2,898,026	-£2,887,528
25%	75%	-£2,982,227	-£2,959,633				-£2,975,845
30%	75%	-£3,071,821	-£3,044,708	-£3,056,074	-£3,028,961	-£3,079,910	-£3,064,162
35%	75%	-£3,161,414	-£3,129,783				-£3,152,480
40%	75%	-£3,251,008	-£3,214,857	-£3,230,012	-£3,193,861	-£3,261,794	-£3,240,797
45%	75%	-£3,340,601	-£3,299,932	-£3,316,980		-£3,352,736	-£3,329,114
50%	75%	-£3,430,951	-£3,385,025	-£3,404,277		-£3,444,654	-£3,417,979
10%	60%	-£2,710,117	-£2,695,657	-£2,705,917	-£2,691,457	-£2,714,431	-£2,710,232
15%	60%	-£2,798,046	-£2,776,355				-£2,798,218
20%	60%	-£2,885,974	-£2,857,054	-£2,877,575	-£2,848,656		-£2,886,204
25%	60%	-£2,973,903	-£2,937,753				-£2,974,191
30%	60%	-£3,061,831	-£3,018,452	-£3,049,234	-£3,005,854	-£3,074,774	-£3,062,176
35%	60%	-£3,149,760	-£3,099,151				-£3,150,163
40%	60%	-£3,237,689	-£3,179,849	-£3,220,892	-£3,163,052	-£3,254,947	-£3,238,149
45%	60%	-£3,325,617	-£3,260,548				-£3,326,135
50%	60%	-£3 414 031	-£3.341.247				-£3 414 615

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,269,447	-£1,269,447	-£1,269,447	-£1,269,447	-£1,269,447	-£1,269,447
10%	71%	-£1,447,841	-£1,437,513	-£1,442,842	-£1,432,513	-£1,450,923	-£1,445,924
15%	71%	-£1,537,038	-£1,521,545	-£1,529,539	-£1,514,047	-£1,541,661	-£1,534,162
20%	71%	-£1,626,235	-£1,605,578	-£1,616,238	-£1,595,581	-£1,632,398	-£1,622,401
25%	71%	-£1,715,432	-£1,689,611	-£1,702,935	-£1,677,114	-£1,723,137	-£1,710,639
30%	71%	-£1,804,629	-£1,773,644	-£1,789,632	-£1,758,647	-£1,813,875	-£1,798,878
35%	71%	-£1,893,827	-£1,857,677				
40%	71%	-£1,983,024	-£1,941,710	-£1,963,027	-£1,921,714	-£1,995,351	-£1,975,354
45%	71%	-£2,072,221	-£2,025,742				
50%	71%	-£2,162,110	-£2,109,775	-£2,136,705	-£2,084,780		-£2,152,366
100%	71%	-£3,069,739	-£2,964,647	-£3,018,873	-£2,913,781	-£3,101,095	-£3,050,230
10%	75%	-£1,448,634	-£1,439,597	-£1,443,385	-£1,434,347	-£1,451,330	-£1,446,081
15%	75%	-£1,538,227	-£1,524,671	-£1,530,354	-£1,516,798	-£1,542,272	-£1,534,399
20%	75%	-£1,627,821	-£1,609,746	-£1,617,323	-£1,599,248	-£1,633,214	-£1,622,716
25%	75%	-£1,717,415	-£1,694,821	-£1,704,292	-£1,681,698	-£1,724,156	-£1,711,033
30%	75%	-£1,807,008	-£1,779,896	-£1,791,261	-£1,764,149	-£1,815,097	-£1,799,350
35%	75%	-£1,896,602	-£1,864,971				
40%	75%	-£1,986,195	-£1,950,045	-£1,965,199	-£1,929,049	-£1,996,981	-£1,975,985
45%	75%	-£2,075,789	-£2,035,120				
50%	75%	-£2,166,139	-£2,120,213	-£2,139,464	-£2,093,950	-£2,179,841	-£2,153,167
10%	60%	-£1,445,304	-£1,430,844	-£1,441,104	-£1,426,645	-£1,449,618	-£1,445,420
15%	60%	-£1,533,233	-£1,511,543	-£1,526,934	-£1,505,244	-£1,539,705	-£1,533,405
20%	60%	-£1,621,161	-£1,592,241	-£1,612,763	-£1,583,843	-£1,629,791	-£1,621,391
25%	60%	-£1,709,090	-£1,672,940	-£1,698,592	-£1,662,442	-£1,719,876	-£1,709,378
30%	60%	-£1,797,018	-£1,753,640	-£1,784,422	-£1,741,042	-£1,809,962	-£1,797,364
35%	60%	-£1,884,947	-£1,834,338		-£1,819,641		
40%	60%	-£1,972,876	-£1,915,037	-£1,956,079	-£1,898,240	-£1,990,134	-£1,973,337
45%	60%	-£2,060,805	-£1,995,736				
50%	60%	-£2.149.218	-£2,076,434	-£2,127,879	-£2,055,438	-£2.171.142	-£2.149.803

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,641	£18,641	£18,641	£18,641	£18,641	£18,641
10%	71%	-£159,754	-£149,426	-£154,755	-£144,426	-£162,835	-£157,836
15%	71%	-£248,951	-£233,458	-£241,452	-£225,960	-£253,573	-£246,075
20%	71%	-£338,148	-£317,491	-£328,150	-£307,493	-£344,311	-£334,313
25%	71%	-£427,345	-£401,524	-£414,847	-£389,026	-£435,049	-£422,552
30%	71%	-£516,542	-£485,557	-£501,544	-£470,559	-£525,788	-£510,790
35%	71%	-£605,739	-£569,590	-£588,243	-£552,092		-£599,029
40%	71%	-£694,936	-£653,623	-£674,940	-£633,627	-£707,263	-£687,267
45%	71%	-£784,133	-£737,655	-£761,638	-£715,160	-£798,002	-£775,505
50%	71%	-£874,022	-£821,688	-£848,618	-£796,693	-£889,682	-£864,279
100%	71%	-£1,781,652	-£1,676,560	-£1,730,786	-£1,625,694	-£1,813,008	-£1,762,143
10%	75%	-£160,546	-£151,509	-£155,297	-£146,259	-£163,242	-£157,993
15%	75%	-£250,140	-£236,583	-£242,267	-£228,710	-£254,184	-£246,311
20%	75%	-£339,733	-£321,658	-£329,235	-£311,160	-£345,126	-£334,628
25%	75%	-£429,327	-£406,733	-£416,204	-£393,610	-£436,068	-£422,945
30%	75%	-£518,921	-£491,808	-£503,174	-£476,061	-£527,010	-£511,262
35%	75%	-£608,514	-£576,883	-£590,142	-£558,511	-£617,952	-£599,580
40%	75%	-£698,108	-£661,957	-£677,112	-£640,961	-£708,894	-£687,897
45%	75%	-£787,701	-£747,032	-£764,080	-£723,412	-£799,836	-£776,214
50%	75%	-£878,051	-£832,125	-£851,377	-£805,862	-£891,754	-£865,079
10%	60%	-£157,217	-£142,757	-£153,017	-£138,557	-£161,531	-£157,332
15%	60%	-£245,146	-£223,455	-£238,846	-£217,157	-£251,617	-£245,318
20%	60%	-£333,074	-£304,154	-£324,675	-£295,756	-£341,703	-£333,304
25%	60%	-£421,003	-£384,853	-£410,505	-£374,355	-£431,789	-£421,291
30%	60%	-£508,931	-£465,552	-£496,334	-£452,954	-£521,874	-£509,276
35%	60%	-£596,860	-£546,251	-£582,162	-£531,553	-£611,960	-£597,263
40%	60%	-£684,789	-£626,949	-£667,992	-£610,152	-£702,047	-£685,249
45%	60%	-£772,717	-£707,648	-£753,821	-£688,752	-£792,132	-£773,235
EON/	6004						

£17,299,000

Residual Land values compared to benchmark land values Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,573,337	-£2,573,337	-£2,573,337	-£2,573,337	-£2,573,337	-£2,573,337
10%	71%	-£2,751,731	-£2,741,403	-£2,746,732	-£2,736,403	-£2,754,813	-£2,749,814
15%	71%	-£2,840,928	-£2,825,435				-£2,838,052
20%	71%	-£2,930,125	-£2,909,468	-£2,920,128	-£2,899,471	-£2,936,288	-£2,926,291
25%	71%	-£3,019,322	-£2,993,501				-£3,014,529
30%	71%	-£3,108,519	-£3,077,534				-£3,102,768
35%	71%	-£3,197,717	-£3,161,567				-£3,191,006
40%	71%	-£3,286,914	-£3,245,600	-£3,266,917	-£3,225,604	-£3,299,241	-£3,279,244
45%	71%	-£3,376,111	-£3,329,632				-£3,367,483
50%	71%	-£3,466,000	-£3,413,665	-£3,440,595	-£3,388,670	-£3,481,660	-£3,456,256
100%	71%	-£4,373,629	-£4,268,537				-£4,354,120
10%	75%	-£2,752,524	-£2,743,487	-£2,747,275		-£2,755,220	-£2,749,971
15%	75%	-£2,842,117	-£2,828,561				-£2,838,289
20%	75%	-£2,931,711	-£2,913,636	-£2,921,213	-£2,903,138	-£2,937,104	-£2,926,606
25%	75%	-£3,021,305	-£2,998,711				-£3,014,923
30%	75%	-£3,110,898	-£3,083,786	-£3,095,151	-£3,068,039	-£3,118,987	-£3,103,240
35%	75%	-£3,200,492	-£3,168,861				-£3,191,558
40%	75%	-£3,290,085	-£3,253,935	-£3,269,089	-£3,232,939	-£3,300,871	-£3,279,875
45%	75%	-£3,379,679	-£3,339,010				-£3,368,192
50%	75%	-£3,470,029	-£3,424,103	-£3,443,354	-£3,397,840	-£3,483,731	-£3,457,057
10%	60%	-£2,749,194	-£2,734,734	-£2,744,994		-£2,753,508	-£2,749,310
15%	60%	-£2,837,123	-£2,815,433				-£2,837,295
20%	60%	-£2,925,051	-£2,896,131				-£2,925,281
25%	60%	-£3,012,980	-£2,976,830				-£3,013,268
30%	60%	-£3,100,908	-£3,057,530	-£3,088,312	-£3,044,932		-£3,101,254
35%	60%	-£3,188,837	-£3,138,228				-£3,189,241
40%	60%	-£3,276,766	-£3,218,927				-£3,277,227
45%	60%	-£3,364,695	-£3,299,626				-£3,365,212
50%	60%	-£3.453.108	-£3.380.324				-£3.453.693

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£800,884	-£800,884	-£800,884	-£800,884	-£800,884	-£800,884
10%	71%	-£979,279	-£968,951	-£974,280	-£963,951	-£982,360	-£977,361
15%	71%	-£1,068,476	-£1,052,983	-£1,060,977	-£1,045,485	-£1,073,098	-£1,065,600
20%	71%	-£1,157,673	-£1,137,016	-£1,147,675	-£1,127,018	-£1,163,836	-£1,153,838
25%	71%	-£1,246,870	-£1,221,049	-£1,234,372	-£1,208,551	-£1,254,574	-£1,242,077
30%	71%	-£1,336,067	-£1,305,082	-£1,321,069	-£1,290,084	-£1,345,313	-£1,330,315
35%	71%	-£1,425,264	-£1,389,115	-£1,407,768	-£1,371,617	-£1,436,050	-£1,418,554
40%	71%	-£1,514,461	-£1,473,148	-£1,494,465	-£1,453,152	-£1,526,788	-£1,506,792
45%	71%	-£1,603,658	-£1,557,180	-£1,581,163	-£1,534,685	-£1,617,527	-£1,595,030
50%	71%	-£1,693,547	-£1,641,213	-£1,668,143	-£1,616,218	-£1,709,207	-£1,683,804
100%	71%	-£2,601,177	-£2,496,085	-£2,550,311	-£2,445,219		-£2,581,668
10%	75%	-£980,071	-£971,034	-£974,822	-£965,784	-£982,767	-£977,518
15%	75%	-£1,069,665	-£1,056,108	-£1,061,792	-£1,048,235	-£1,073,709	-£1,065,836
20%	75%	-£1,159,258	-£1,141,183	-£1,148,760	-£1,130,685	-£1,164,651	-£1,154,153
25%	75%	-£1,248,852	-£1,226,258	-£1,235,729	-£1,213,135	-£1,255,593	-£1,242,470
30%	75%	-£1,338,446	-£1,311,333	-£1,322,699	-£1,295,586	-£1,346,535	-£1,330,787
35%	75%	-£1,428,039	-£1,396,408	-£1,409,667	-£1,378,036	-£1,437,477	-£1,419,105
40%	75%	-£1,517,633	-£1,481,482	-£1,496,637	-£1,460,486	-£1,528,419	-£1,507,422
45%	75%	-£1,607,226	-£1,566,557	-£1,583,605	-£1,542,937	-£1,619,361	-£1,595,739
50%	75%	-£1,697,576	-£1,651,650	-£1,670,902	-£1,625,387	-£1,711,279	-£1,684,604
10%	60%	-£976,742	-£962,282	-£972,542	-£958,082	-£981,056	-£976,857
15%	60%	-£1,064,671	-£1,042,980	-£1,058,371	-£1,036,682	-£1,071,142	-£1,064,843
20%	60%	-£1,152,599	-£1,123,679	-£1,144,200	-£1,115,281	-£1,161,228	-£1,152,829
25%	60%	-£1,240,528	-£1,204,378	-£1,230,030	-£1,193,880	-£1,251,314	-£1,240,816
30%	60%	-£1,328,456	-£1,285,077	-£1,315,859	-£1,272,479	-£1,341,399	-£1,328,801
35%	60%	-£1,416,385	-£1,365,776	-£1,401,687	-£1,351,078	-£1,431,485	-£1,416,788
40%	60%	-£1,504,314	-£1,446,474	-£1,487,517	-£1,429,677	-£1,521,572	-£1,504,774
45%	60%	-£1,592,242	-£1,527,173	-£1,573,346	-£1,508,277	-£1,611,657	-£1,592,760

45% 60% -1,582,242
50% 60% -1,680,656

Residual Land values compared to benchmark land values
Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,641	£18,641	£18,641	£18,641	£18,641	£18,641
10%	71%	-£159,754	-£149,426	-£154,755	-£144,426	-£162,835	-£157,836
15%	71%	-£248,951	-£233,458	-£241,452	-£225,960	-£253,573	-£246,075
20%	71%	-£338,148	-£317,491	-£328,150	-£307,493	-£344,311	-£334,313
25%	71%	-£427,345	-£401,524	-£414,847	-£389,026	-£435,049	-£422,552
30%	71%	-£516,542	-£485,557	-£501,544	-£470,559	-£525,788	-£510,790
35%	71%	-£605,739	-£569,590	-£588,243	-£552,092	-£616,525	-£599,029
40%	71%	-£694,936	-£653,623	-£674,940	-£633,627	-£707,263	-£687,267
45%	71%	-£784,133	-£737,655	-£761,638	-£715,160	-£798,002	-£775,505
50%	71%	-£874,022	-£821,688	-£848,618	-£796,693	-£889,682	-£864,279
100%	71%	-£1,781,652	-£1,676,560	-£1,730,786	-£1,625,694	-£1,813,008	-£1,762,143
10%	75%	-£160,546	-£151,509	-£155,297	-£146,259	-£163,242	-£157,993
15%	75%	-£250,140	-£236,583	-£242,267	-£228,710	-£254,184	-£246,311
20%	75%	-£339,733	-£321,658	-£329,235	-£311,160	-£345,126	-£334,628
25%	75%	-£429,327	-£406,733	-£416,204	-£393,610	-£436,068	-£422,945
30%	75%	-£518,921	-£491,808	-£503,174	-£476,061	-£527,010	-£511,262
35%	75%	-£608,514	-£576,883	-£590,142	-£558,511	-£617,952	-£599,580
40%	75%	-£698,108	-£661,957	-£677,112	-£640,961	-£708,894	-£687,897
45%	75%	-£787,701	-£747,032	-£764,080	-£723,412	-£799,836	-£776,214
50%	75%	-£878,051	-£832,125	-£851,377	-£805,862	-£891,754	-£865,079
10%	60%	-£157,217	-£142,757	-£153,017	-£138,557	-£161,531	-£157,332
15%	60%	-£245,146	-£223,455	-£238,846	-£217,157	-£251,617	-£245,318
20%	60%	-£333,074	-£304,154	-£324,675	-£295,756	-£341,703	-£333,304
25%	60%	-£421,003	-£384,853	-£410,505	-£374,355	-£431,789	-£421,291
30%	60%	-£508,931	-£465,552	-£496,334	-£452,954	-£521,874	-£509,276
35%	60%	-£596,860	-£546,251	-£582,162	-£531,553	-£611,960	-£597,263
40%	60%	-£684,789	-£626,949	-£667,992	-£610,152	-£702,047	-£685,249
45%	60%	-£772,717	-£707,648	-£753,821	-£688,752	-£792,132	-£773,235
50%	60%	-£861,131	-£788,347	-£839,791	-£767,351	-£883,055	-£861,715

£13,474,000

No Units 7
Site Area 0.12 Ha

	CIL Zone	2
	Value Area	Low
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£460,804	£460,804	£460,804	£460,804	£460,804	£460,804
10%	71%	£318,491	£326,700	£326,297	£334,505	£313,598	£321,403
15%	71%	£247,335	£259,648	£259,043	£271,356	£239,995	£251,702
20%	71%	£176,180	£192,595	£191,789	£208,205	£166,392	£182,002
25%	71%	£105,023	£125,543	£124,536	£145,056	£92,788	£112,300
30%	71%	£33,867	£58,490	£57,282	£81,906	£19,185	£42,600
35%	71%	-£37,900	-£8,701	-£10,136	£18,756	-£55,308	-£27,543
40%	71%	-£110,219	-£76,850	-£78,489	-£45,120	-£130,115	-£98,385
45%	71%	-£182,540	-£145,000	-£146,842	-£109,302	-£204,922	-£169,225
50%	71%	-£254,859	-£213,148	-£215,196	-£173,485	-£279,729	-£240,065
100%	71%	-£979,162	-£895,646	-£899,746	-£816,229	-£1,028,957	-£949,541
10%	75%	£317,558	£324,740	£325,754	£332,936	£313,277	£321,472
15%	75%	£245,936	£256,709	£258,228	£269,002	£239,513	£251,806
20%	75%	£174,313	£188,677	£190,704	£205,068	£165,749	£182,139
25%	75%	£102,691	£120,646	£123,179	£141,134	£91,985	£112,473
30%	75%	£31,067	£52,613	£55,653	£77,199	£18,222	£42,807
35%	75%	-£41,219	-£15,671	-£12,067	£13,265	-£56,451	-£27,298
40%	75%	-£114,012	-£84,815	-£80,695	-£51,498	-£131,421	-£98,104
45%	75%	-£186,807	-£153,959	-£149,325	-£116,478	-£206,391	-£168,910
50%	75%	-£259,601	-£223,104	-£217,955	-£181,458	-£281,362	-£239,716
10%	60%	£321,478	£332,969	£328,034	£339,525	£314,626	£321,182
15%	60%	£251,814	£269,052	£261,649	£278,885	£241,537	£251,372
20%	60%	£182,151	£205,133	£195,263	£218,245	£168,448	£181,561
25%	60%	£112,488	£141,216	£128,878	£157,606	£95,359	£111,750
30%	60%	£42,824	£77,298	£62,492	£96,966	£22,270	£41,939
35%	60%	-£27,278	£13,381	-£3,956	£36,328	-£51,650	-£28,328
40%	60%	-£98,081	-£51,363	-£71,427	-£24,710	-£125,935	-£99,280
45%	60%	-£168,883	-£116,327	-£138,898	-£86,341	-£200,219	-£170,234
50%	60%	-£239.686	-£181.290	-£206.369	-£147.973	-£274.503	-£241.186

Residual Land values compared to benchmark land values

 % of AH
 SR and SO at council Income thresholds
 SR and SO at council Income thresholds
 LAR and LLR
 LAR

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

 % of AH
 SR and SO at council Income thresholds
 LAR and LLR
 LAR

Residual Land values compared to benchmark land values Benchmark Z1 - Low

| SR and SO at | LAR and SO at | LAR and SO at | GLA | Income thresholds | SR and LLR | LAR and SO at | GLA | Income thresholds | SR and LLR | LAR and SO at | GLA | Income thresholds | SR and LLR | LAR and LLR |

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

7

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,923,136	-£2,923,136	-£2,923,136	-£2,923,136	-£2,923,136	-£2,923,136
10%	71%	-£3,065,449	-£3,057,240	-£3,057,643	-£3,049,435	-£3,070,342	-£3,062,537
15%	71%	-£3,136,605	-£3,124,292		-£3,112,584	-£3,143,945	-£3,132,238
20%	71%	-£3,207,760	-£3,191,345	-£3,192,151		-£3,217,548	-£3,201,938
25%	71%	-£3,278,917	-£3,258,397				-£3,271,640
30%	71%	-£3,350,073	-£3,325,450	-£3,326,658	-£3,302,034	-£3,364,755	-£3,341,340
35%	71%	-£3,421,840	-£3,392,641				-£3,411,483
40%	71%	-£3,494,159	-£3,460,790	-£3,462,429	-£3,429,060	-£3,514,055	-£3,482,325
45%	71%	-£3,566,480	-£3,528,940				-£3,553,165
50%	71%	-£3,638,799	-£3,597,088	-£3,599,136	-£3,557,425		-£3,624,005
100%	71%	-£4,363,102	-£4,279,586				-£4,333,481
10%	75%	-£3,066,382	-£3,059,200	-£3,058,186	-£3,051,004	-£3,070,663	-£3,062,468
15%	75%	-£3,138,004	-£3,127,231				-£3,132,134
20%	75%	-£3,209,627	-£3,195,263	-£3,193,236	-£3,178,872	-£3,218,191	-£3,201,801
25%	75%	-£3,281,249	-£3,263,294				-£3,271,467
30%	75%	-£3,352,873	-£3,331,327	-£3,328,287	-£3,306,741	-£3,365,718	-£3,341,133
35%	75%	-£3,425,159	-£3,399,611				-£3,411,238
40%	75%	-£3,497,952	-£3,468,755	-£3,464,635	-£3,435,438	-£3,515,361	-£3,482,044
45%	75%	-£3,570,747	-£3,537,899				-£3,552,850
50%	75%	-£3,643,541	-£3,607,044				-£3,623,656
10%	60%	-£3,062,462	-£3,050,971	-£3,055,906	-£3,044,415	-£3,069,314	-£3,062,758
15%	60%	-£3,132,126	-£3,114,888				-£3,132,568
20%	60%	-£3,201,789	-£3,178,807				-£3,202,379
25%	60%	-£3,271,452	-£3,242,724		-£3,226,334		-£3,272,190
30%	60%	-£3,341,116	-£3,306,642	-£3,321,448	-£3,286,974	-£3,361,670	-£3,342,001
35%	60%	-£3,411,218	-£3,370,559				-£3,412,268
40%	60%	-£3,482,021	-£3,435,303				-£3,483,220
45%	60%	-£3,552,823	-£3,500,267				-£3,554,174
50%	60%	-£3 623 626	-£3.565.230				-£3 625 126

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,658,323	-£1,658,323	-£1,658,323	-£1,658,323	-£1,658,323	-£1,658,323
10%	71%	-£1,800,636	-£1,792,427	-£1,792,831	-£1,784,623	-£1,805,530	-£1,797,725
15%	71%	-£1,871,792	-£1,859,480				-£1,867,426
20%	71%	-£1,942,948	-£1,926,532		-£1,910,922	-£1,952,736	-£1,937,126
25%	71%	-£2,014,105	-£1,993,585				-£2,006,827
30%	71%	-£2,085,261	-£2,060,637	-£2,061,845	-£2,037,222	-£2,099,943	-£2,076,527
35%	71%	-£2,157,027	-£2,127,829				-£2,146,671
40%	71%	-£2,229,347	-£2,195,978	-£2,197,616	-£2,164,247	-£2,249,243	-£2,217,512
45%	71%	-£2,301,667	-£2,264,127				-£2,288,352
50%	71%	-£2,373,987	-£2,332,275	-£2,334,324	-£2,292,612	-£2,398,857	-£2,359,193
100%	71%	-£3,098,289	-£3,014,773			-£3,148,084	-£3,068,668
10%	75%	-£1,801,569	-£1,794,387	-£1,793,373	-£1,786,191	-£1,805,851	-£1,797,656
15%	75%	-£1,873,192	-£1,862,419				-£1,867,322
20%	75%	-£1,944,814	-£1,930,450		-£1,914,060		-£1,936,988
25%	75%	-£2,016,437	-£1,998,482		-£1,977,994		-£2,006,654
30%	75%	-£2,088,060	-£2,066,514	-£2,063,475	-£2,041,929	-£2,100,906	-£2,076,320
35%	75%	-£2,160,347	-£2,134,798	-£2,131,194		-£2,175,578	-£2,146,426
40%	75%	-£2,233,140	-£2,203,943	-£2,199,823	-£2,170,626	-£2,250,549	-£2,217,232
45%	75%	-£2,305,934	-£2,273,087				-£2,288,037
50%	75%	-£2,378,729	-£2,342,231	-£2,337,083		-£2,400,489	-£2,358,843
10%	60%	-£1,797,649	-£1,786,159	-£1,791,094	-£1,779,602	-£1,804,502	-£1,797,945
15%	60%	-£1,867,313	-£1,850,076	-£1,857,479	-£1,840,242	-£1,877,590	-£1,867,755
20%	60%	-£1,936,976	-£1,913,994	-£1,923,864	-£1,900,882	-£1,950,679	-£1,937,567
25%	60%	-£2,006,640	-£1,977,911				-£2,007,377
30%	60%	-£2,076,304	-£2,041,830	-£2,056,635		-£2,096,857	-£2,077,189
35%	60%	-£2,146,406	-£2,105,747				-£2,147,455
40%	60%	-£2,217,208	-£2,170,491	-£2,190,555	-£2,143,838	-£2,245,062	-£2,218,408
45%	60%	-£2,288,011	-£2,235,455				-£2,289,361
50%	60%	-£2.358.813	-£2.300.418				-£2.360.314

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£370,236	-£370,236	-£370,236	-£370,236	-£370,236	-£370,236
10%	71%	-£512,549	-£504,340	-£504,743	-£496,535	-£517,442	-£509,637
15%	71%	-£583,705	-£571,392	-£571,997	-£559,684	-£591,045	-£579,338
20%	71%	-£654,860	-£638,445	-£639,251	-£622,835	-£664,648	-£649,038
25%	71%	-£726,017	-£705,497	-£706,504	-£685,984	-£738,252	-£718,740
30%	71%	-£797,173	-£772,550	-£773,758	-£749,134	-£811,855	-£788,440
35%	71%	-£868,940	-£839,741	-£841,176	-£812,284	-£886,348	-£858,583
40%	71%	-£941,259	-£907,890	-£909,529	-£876,160	-£961,155	-£929,425
45%	71%	-£1,013,580	-£976,040		-£940,342	-£1,035,962	-£1,000,265
50%	71%	-£1,085,899	-£1,044,188	-£1,046,236	-£1,004,525	-£1,110,769	-£1,071,105
100%	71%	-£1,810,202	-£1,726,686	-£1,730,786	-£1,647,269		-£1,780,581
10%	75%	-£513,482	-£506,300	-£505,286	-£498,104	-£517,763	-£509,568
15%	75%	-£585,104	-£574,331	-£572,812	-£562,038	-£591,527	-£579,234
20%	75%	-£656,727	-£642,363	-£640,336	-£625,972	-£665,291	-£648,901
25%	75%	-£728,349	-£710,394	-£707,861	-£689,906	-£739,055	-£718,567
30%	75%	-£799,973	-£778,427	-£775,387	-£753,841	-£812,818	-£788,233
35%	75%	-£872,259	-£846,711	-£843,107	-£817,775	-£887,491	-£858,338
40%	75%	-£945,052	-£915,855	-£911,735	-£882,538	-£962,461	-£929,144
45%	75%	-£1,017,847	-£984,999	-£980,365	-£947,518	-£1,037,431	-£999,950
50%	75%	-£1,090,641	-£1,054,144	-£1,048,995	-£1,012,498	-£1,112,402	-£1,070,756
10%	60%	-£509,562	-£498,071	-£503,006	-£491,515	-£516,414	-£509,858
15%	60%	-£579,226	-£561,988		-£552,155	-£589,503	-£579,668
20%	60%	-£648,889	-£625,907	-£635,777	-£612,795	-£662,592	-£649,479
25%	60%	-£718,552	-£689,824	-£702,162	-£673,434	-£735,681	-£719,290
30%	60%	-£788,216	-£753,742	-£768,548	-£734,074	-£808,770	-£789,101
35%	60%	-£858,318	-£817,659	-£834,996	-£794,712	-£882,690	-£859,368
40%	60%	-£929,121	-£882,403	-£902,467	-£855,750	-£956,975	-£930,320
45%	60%	-£999,923	-£947,367	-£969,938	-£917,381	-£1,031,259	-£1,001,274
E00/	600/						

£17,299,000

# Residual Land values compared to benchmark land values Benchmark Z3 - High

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds thresholds LAR and SO at council Income GLA Income thresholds thresholds 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,189,761	-£1,189,761	-£1,189,761	-£1,189,761	-£1,189,761	-£1,189,761
10%	71%	-£1,332,074	-£1,323,865	-£1,324,268	-£1,316,060	-£1,336,967	-£1,329,162
15%	71%	-£1,403,230	-£1,390,917	-£1,391,522	-£1,379,209	-£1,410,570	-£1,398,863
20%	71%	-£1,474,385	-£1,457,970	-£1,458,776	-£1,442,360	-£1,484,173	-£1,468,563
25%	71%	-£1,545,542	-£1,525,022	-£1,526,029	-£1,505,509	-£1,557,777	-£1,538,265
30%	71%	-£1,616,698	-£1,592,075	-£1,593,283	-£1,568,659	-£1,631,380	-£1,607,965
35%	71%	-£1,688,465	-£1,659,266	-£1,660,701	-£1,631,809	-£1,705,873	-£1,678,108
40%	71%	-£1,760,784	-£1,727,415	-£1,729,054	-£1,695,685	-£1,780,680	-£1,748,950
45%	71%	-£1,833,105	-£1,795,565	-£1,797,407	-£1,759,867	-£1,855,487	-£1,819,790
50%	71%	-£1,905,424			-£1,824,050		-£1,890,630
100%	71%	-£2,629,727	-£2,546,211	-£2,550,311	-£2,466,794	-£2,679,522	-£2,600,106
10%	75%	-£1,333,007	-£1,325,825	-£1,324,811	-£1,317,629	-£1,337,288	-£1,329,093
15%	75%	-£1,404,629	-£1,393,856	-£1,392,337	-£1,381,563	-£1,411,052	-£1,398,759
20%	75%	-£1,476,252	-£1,461,888	-£1,459,861	-£1,445,497	-£1,484,816	-£1,468,426
25%	75%	-£1,547,874	-£1,529,919	-£1,527,386	-£1,509,431	-£1,558,580	-£1,538,092
30%	75%	-£1,619,498	-£1,597,952	-£1,594,912	-£1,573,366	-£1,632,343	-£1,607,758
35%	75%	-£1,691,784	-£1,666,236	-£1,662,632	-£1,637,300	-£1,707,016	-£1,677,863
40%	75%	-£1,764,577	-£1,735,380	-£1,731,260	-£1,702,063	-£1,781,986	-£1,748,669
45%	75%	-£1,837,372	-£1,804,524	-£1,799,890	-£1,767,043	-£1,856,956	-£1,819,475
50%	75%	-£1,910,166			-£1,832,023		-£1,890,281
10%	60%	-£1,329,087	-£1,317,596	-£1,322,531	-£1,311,040	-£1,335,939	-£1,329,383
15%	60%	-£1,398,751	-£1,381,513	-£1,388,916	-£1,371,680	-£1,409,028	-£1,399,193
20%	60%	-£1,468,414	-£1,445,432	-£1,455,302	-£1,432,320	-£1,482,117	-£1,469,004
25%	60%	-£1,538,077	-£1,509,349	-£1,521,687	-£1,492,959	-£1,555,206	-£1,538,815
30%	60%	-£1,607,741	-£1,573,267	-£1,588,073	-£1,553,599	-£1,628,295	-£1,608,626
35%	60%	-£1,677,843	-£1,637,184	-£1,654,521	-£1,614,237	-£1,702,215	-£1,678,893
40%	60%	-£1,748,646	-£1,701,928	-£1,721,992	-£1,675,275	-£1,776,500	-£1,749,845
45%	60%	-£1,819,448	-£1,766,892	-£1,789,463	-£1,736,906	-£1,850,784	-£1,820,799
50%	60%	-£1.890.251	-£1 831 855	-F1 856 934	-£1 798 538		-£1 891 751

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£370,236	-£370,236	-£370,236	-£370,236	-£370,236	-£370,236
10%	71%	-£512,549	-£504,340	-£504,743	-£496,535	-£517,442	-£509,637
15%	71%	-£583,705	-£571,392	-£571,997	-£559,684	-£591,045	-£579,338
20%	71%	-£654,860	-£638,445	-£639,251	-£622,835	-£664,648	-£649,038
25%	71%	-£726,017	-£705,497	-£706,504	-£685,984	-£738,252	-£718,740
30%	71%	-£797,173	-£772,550	-£773,758	-£749,134	-£811,855	-£788,440
35%	71%	-£868,940	-£839,741	-£841,176	-£812,284	-£886,348	-£858,583
40%	71%	-£941,259	-£907,890	-£909,529	-£876,160	-£961,155	-£929,425
45%	71%	-£1,013,580	-£976,040	-£977,882	-£940,342	-£1,035,962	-£1,000,265
50%	71%	-£1,085,899	-£1,044,188	-£1,046,236	-£1,004,525	-£1,110,769	-£1,071,105
100%	71%	-£1,810,202	-£1,726,686	-£1,730,786	-£1,647,269	-£1,859,997	-£1,780,581
10%	75%	-£513,482	-£506,300	-£505,286	-£498,104	-£517,763	-£509,568
15%	75%	-£585,104	-£574,331	-£572,812	-£562,038	-£591,527	-£579,234
20%	75%	-£656,727	-£642,363	-£640,336	-£625,972	-£665,291	-£648,901
25%	75%	-£728,349	-£710,394	-£707,861	-£689,906	-£739,055	-£718,567
30%	75%	-£799,973	-£778,427	-£775,387	-£753,841	-£812,818	-£788,233
35%	75%	-£872,259	-£846,711	-£843,107	-£817,775	-£887,491	-£858,338
40%	75%	-£945,052	-£915,855	-£911,735	-£882,538	-£962,461	-£929,144
45%	75%	-£1,017,847	-£984,999	-£980,365	-£947,518	-£1,037,431	-£999,950
50%	75%	-£1,090,641	-£1,054,144	-£1,048,995	-£1,012,498	-£1,112,402	-£1,070,756
10%	60%	-£509.562	-£498.071	-£503.006	-£491.515	-£516.414	-£509.858
15%	60%	-£579,226	-£561,988	-£569,391	-£552,155	-£589,503	-£579,668
20%	60%	-£648,889	-£625,907	-£635,777	-£612,795	-£662,592	-£649,479
25%	60%	-£718,552	-£689,824	-£702,162	-£673,434	-£735,681	-£719,290
30%	60%	-£788,216	-£753,742	-£768,548	-£734,074	-£808,770	-£789,101
35%	60%	-£858,318	-£817,659	-£834,996	-£794,712	-£882,690	-£859,368
40%	60%	-£929,121	-£882,403	-£902,467	-£855,750	-£956,975	-£930,320
45%	60%	-£999,923	-£947,367	-£969,938	-£917,381	-£1,031,259	-£1,001,274
50%	60%	-£1 070 726	-£1 012 330	-£1 037 409	-£979.013	-F1 105 543	-£1 072 226

£27,943,000

£13,474,000

	CIL Zone	3	
	Value Area	High	
	•		
ales value inflation		0	ď,
uild cost inflation		0	ě

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£708,237	£708,237	£708,237	£708,237	£708,237	£708,237
10%	71%	£542,696	£552,249	£548,986	£558,539	£540,124	£546,414
15%	71%	£459,926	£474,255	£469,361	£483,690	£456,068	£465,502
20%	71%	£377,155	£396,260	£389,735	£408,840	£372,011	£384,591
25%	71%	£294,384	£318,267	£310,110	£333,991	£287,954	£303,679
30%	71%	£211,614	£240,272	£230,485	£259,143	£203,897	£222,768
35%	71%	£128,843	£162,278	£150,859	£184,294	£119,841	£141,856
40%	71%	£46,073	£84,285	£71,234	£109,445	£35,784	£60,944
45%	71%	-£37,298	£6,290	-£8,529	£34,596	-£49,061	-£20,293
50%	71%	-£121.422	-£72.877	-£89.456	-£40.912	-£134.493	-£102.528
100%	71%	-£963,749	-£866,549	-£899,746	-£802,547	-£989,921	-£925,919
10%	75%	£541,839	£550,198	£548,444	£556,802	£539,588	£546,193
15%	75%	£458,640	£471,177	£468,546	£481,084	£455,263	£465,171
20%	75%	£375.440	£392.158	£388.650	£405.367	£370.939	£384.148
25%	75%	£292,242	£313,138	£308,753	£329,649	£286,614	£303,126
30%	75%	£209.042	£234.118	£228.856	£253.932	£202.290	£222,104
35%	75%	£125,843	£155,098	£148,960	£178,214	£117,965	£141,081
40%	75%	£42.644	£76.078	£69.062	£102.497	£33.642	£60.060
45%	75%	-£41,219	-£2,990	-£11,012	£26,779	-£51,513	-£21,306
50%	75%	-£125,778	-£83,302	-£92,215	-£49,739	-£137,217	-£103,652
10%	60%	£545,440	£558,813	£550,723	£564,098	£541,839	£547,122
15%	60%	£464,041	£484,101	£471,967	£492,027	£458,639	£466,565
20%	60%	£382,642	£409,389	£393,210	£419,957	£375,440	£386,007
25%	60%	£301,244	£334,678	£314,453	£347,888	£292,241	£305,450
30%	60%	£219,845	£259,967	£235,696	£275,817	£209,041	£224,893
35%	60%	£138,446	£185,255	£156,939	£203,747	£125,842	£144,335
40%	60%	£57,047	£110,543	£78,182	£131,678	£42,643	£63,778
45%	60%	-£24,750	£35,831	-£584	£59,607	-£41,220	-£17,055
50%	60%	-£107 480	-£39.517	-£80 629	-£12 667	-£125 780	-£98 929

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,316,763	-£10,316,763	-£10,316,763	-£10,316,763	-£10,316,763	-£10,316,763
10%	71%	-£10,482,304	-£10,472,751	-£10,476,014	-£10,466,461	-£10,484,876	-£10,478,586
15%	71%	-£10,565,074					
20%	71%	-£10,647,845					
25%	71%	-£10,730,616					
30%	71%	-£10,813,386					
35%	71%	-£10,896,157			-£10,840,706		-£10,883,144
40%	71%	-£10,978,927					-£10,964,056
45%	71%	-£11,062,298			-£10,990,404	-£11,074,061	
50%	71%	-£11,146,422	-£11,097,877	-£11,114,456		-£11,159,493	-£11,127,528
100%	71%	-£11,988,749					
10%	75%	-£10,483,161		-£10,476,556	-£10,468,198		
15%	75%	-£10,566,360					
20%	75%	-£10,649,560		-£10,636,350		-£10,654,061	
25%	75%	-£10,732,758	-£10,711,862	-£10,716,247	-£10,695,351	-£10,738,386	-£10,721,874
30%	75%	-£10,815,958					
35%	75%	-£10,899,157		-£10,876,040	-£10,846,786		
40%	75%	-£10,982,356					
45%	75%	-£11,066,219		-£11,036,012			-£11,046,306
50%	75%	-£11,150,778					
10%	60%	-£10,479,560			-£10,460,902		-£10,477,878
15%	60%	-£10,560,959					
20%	60%	-£10,642,358		-£10,631,790			
25%	60%	-£10,723,756					
30%	60%	-£10,805,155		-£10,789,304			
35%	60%	-£10,886,554					
40%	60%	-£10,967,953	-£10,914,457				
45%	60%	-£11,049,750					
50%	60%	-£11,132,480	-£11.064.517	-£11.105.629	-£11.037.667	-£11,150,780	-£11.123.929

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,151,575	-£8,151,575				-£8,151,575
10%	71%	-£8,317,116	-£8,307,564	-£8,310,826	-£8,301,274	-£8,319,688	-£8,313,398
15%	71%	-£8,399,887	-£8,385,557				-£8,394,310
20%	71%	-£8,482,658	-£8,463,552		-£8,450,972	-£8,487,801	-£8,475,221
25%	71%	-£8,565,428	-£8,541,546				-£8,556,133
30%	71%	-£8,648,199	-£8,619,541	-£8,629,327	-£8,600,669	-£8,655,915	-£8,637,044
35%	71%	-£8,730,969	-£8,697,534				-£8,717,956
40%	71%	-£8,813,740	-£8,775,528	-£8,788,578	-£8,750,368	-£8,824,028	-£8,798,868
45%	71%	-£8,897,110	-£8,853,523			-£8,908,874	-£8,880,105
50%	71%	-£8,981,234	-£8,932,690		-£8,900,724	-£8,994,305	-£8,962,340
100%	71%	-£9,823,561	-£9,726,362				-£9,785,731
10%	75%	-£8,317,973	-£8,309,615	-£8,311,369		-£8,320,224	-£8,313,620
15%	75%	-£8,401,173	-£8,388,635				-£8,394,641
20%	75%	-£8,484,372	-£8,467,654	-£8,471,162	-£8,454,445	-£8,488,873	-£8,475,664
25%	75%	-£8,567,571	-£8,546,675			-£8,573,198	-£8,556,687
30%	75%	-£8,650,770	-£8,625,695				-£8,637,708
35%	75%	-£8,733,970	-£8,704,714				-£8,718,731
40%	75%	-£8,817,168	-£8,783,734	-£8,790,750			-£8,799,753
45%	75%	-£8,901,031	-£8,862,802				-£8,881,118
50%	75%	-£8,985,591	-£8,943,114	-£8,952,028	-£8,909,551	-£8,997,029	-£8,963,465
10%	60%	-£8,314,373	-£8,300,999			-£8,317,974	-£8,312,690
15%	60%	-£8,395,771	-£8,375,711	-£8,387,846	-£8,367,785	-£8,401,173	-£8,393,247
20%	60%	-£8,477,170	-£8,450,423				-£8,473,805
25%	60%	-£8,558,569	-£8,525,135			-£8,567,572	-£8,554,363
30%	60%	-£8,639,968	-£8,599,846	-£8,624,117			-£8,634,920
35%	60%	-£8,721,366	-£8,674,558				-£8,715,478
40%	60%	-£8,802,765	-£8,749,270				-£8,796,035
45%	60%	-£8,884,562	-£8,823,982				-£8,876,867
50%	60%	-£8.967.292	-F8 899 330				-F8 958 742

mpared to benchmark land values

Residual Land	values	com
Ponchmark 71	- 1 000	

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,381,883	-£4,381,883	-£4,381,883	-£4,381,883	-£4,381,883	-£4,381,883
10%	71%	-£4,547,424	-£4,537,871				
15%	71%	-£4,630,194	-£4,615,865		-£4,606,430	-£4,634,052	-£4,624,618
20%	71%	-£4,712,965	-£4,693,860				
25%	71%	-£4,795,736	-£4,771,853				
30%	71%	-£4,878,506	-£4,849,848				
35%	71%	-£4,961,277	-£4,927,842	-£4,939,261	-£4,905,826	-£4,970,279	-£4,948,264
40%	71%	-£5,044,047	-£5,005,835				
45%	71%	-£5,127,418	-£5,083,830	-£5,098,649	-£5,055,524	-£5,139,181	-£5,110,413
50%	71%	-£5,211,542	-£5,162,997				
100%	71%	-£6,053,869	-£5,956,669	-£5,989,866	-£5,892,667	-£6,080,041	-£6,016,039
10%	75%	-£4,548,281	-£4,539,922	-£4,541,676	-£4,533,318	-£4,550,532	-£4,543,927
15%	75%	-£4,631,480	-£4,618,943	-£4,621,574	-£4,609,036		
20%	75%	-£4,714,680	-£4,697,962	-£4,701,470	-£4,684,753	-£4,719,181	-£4,705,972
25%	75%	-£4,797,878	-£4,776,982	-£4,781,367		-£4,803,506	-£4,786,994
30%	75%	-£4,881,078	-£4,856,002	-£4,861,264	-£4,836,188		-£4,868,016
35%	75%	-£4,964,277	-£4,935,022				
40%	75%	-£5,047,476	-£5,014,042	-£5,021,058	-£4,987,623		
45%	75%	-£5,131,339	-£5,093,110		-£5,063,341	-£5,141,633	
50%	75%	-£5,215,898	-£5,173,422		-£5,139,859		
10%	60%	-£4,544,680	-£4,531,307				
15%	60%	-£4,626,079	-£4,606,019	-£4,618,153	-£4,598,093	-£4,631,481	-£4,623,555
20%	60%	-£4,707,478	-£4,680,731				
25%	60%	-£4,788,876	-£4,755,442	-£4,775,667	-£4,742,232	-£4,797,879	-£4,784,670
30%	60%	-£4,870,275	-£4,830,153				
35%	60%	-£4,951,674	-£4,904,865				
40%	60%	-£5.033.073	-£4,979,577				
45%	60%	-£5,114,870	-£5,054,289				
600/	60%	CE 107 600	£5 120 627		CE 402 797		CE 400 040

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2.675.703	-£2.675.703	-£2.675.703	-£2.675.703	-£2.675.703	-£2,675,703
10%	71%		-£2,831,691		-£2,825,401		-£2,837,526
15%	71%	-£2,924,014	-£2,909,685	-£2,914,579	-£2,900,250		-£2,918,438
20%	71%		-£2.987.680		-£2.975.100		-£2,999,349
25%	71%		-£3,065,673		-£3,049,949		-£3,080,261
30%	71%		-£3.143.668		-£3.124.797		-£3,161,172
35%	71%		-£3,221,662		-£3,199,646		-£3,242,084
40%	71%		-£3,299,655	-£3.312.706	-£3.274.495		-£3,322,996
45%	71%		-£3.377.650		-£3.349.344		-£3,404,233
50%	71%		-£3.456.817				-£3,486,468
100%	71%		-£4 250 489		-£4 186 487		-£4.309.859
10%	75%		-£2.833.742				-£2.837.747
15%	75%		-£2 912 763	-£2 915 394	-£2.902.856		-£2 918 769
20%	75%		-£2.991.782				-£2,999,792
25%	75%		-£3,070,802				-£3,080,814
30%	75%		-£3,149,822	-£3,155,084			-£3,161,836
35%	75%		-£3,228,842				-£3,242,859
40%	75%		-£3,307,862				-£3,323,880
45%	75%		-£3,386,930				-£3,405,246
50%	75%	-£3.509.718	-£3.467.242		-£3.433.679		-£3,487,592
10%	60%		-£2.825.127		-£2.819.842		-£2,836,818
15%	60%		-£2,899,839		-£2,891,913		-£2,917,375
20%	60%		-£2.974.551				-£2,997,933
25%	60%	-£3,082,696	-£3,049,262	-£3,069,487	-£3,036,052		-£3,078,490
30%	60%		-£3.123.973	-£3.148.244			-£3,159,047
35%	60%	-£3,245,494	-£3,198,685		-£3,180,193		-£3,239,605
40%	60%	-£3,326,893	-£3,273,397		-£3,252,262		-£3,320,162
45%	60%		-£3,348,109	-£3,384,524	-£3,324,333		-£3,400,995
50%	60%		-£3.423.457		-£3.396.607		-£3,482,869

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,410,890	-£1,410,890	-£1,410,890	-£1,410,890	-£1,410,890	-£1,410,890
10%	71%	-£1,576,431	-£1,566,879	-£1,570,141	-£1,560,589	-£1,579,003	-£1,572,713
15%	71%	-£1,659,202	-£1,644,872	-£1,649,766	-£1,635,438	-£1,663,060	-£1,653,625
20%	71%	-£1,741,973	-£1,722,867	-£1,729,392	-£1,710,287	-£1,747,116	-£1,734,536
25%	71%	-£1,824,743	-£1,800,861	-£1,809,017	-£1,785,136	-£1,831,174	-£1,815,448
30%	71%	-£1,907,514	-£1,878,856	-£1,888,642	-£1,859,984	-£1,915,230	-£1,896,359
35%	71%	-£1,990,284	-£1,956,849				-£1,977,271
40%	71%	-£2,073,055	-£2,034,843	-£2,047,893			-£2,058,183
45%	71%	-£2,156,425	-£2,112,838				-£2,139,420
50%	71%	-£2,240,549	-£2,192,005	-£2,208,584	-£2,160,039	-£2,253,620	-£2,221,655
100%	71%	-£3,082,876	-£2,985,677				-£3,045,046
10%	75%	-£1,577,288	-£1,568,930	-£1,570,684	-£1,562,325	-£1,579,539	-£1,572,935
15%	75%	-£1,660,488	-£1,647,950	-£1,650,581	-£1,638,043	-£1,663,864	-£1,653,956
20%	75%	-£1,743,687	-£1,726,969	-£1,730,477	-£1,713,760	-£1,748,188	-£1,734,979
25%	75%	-£1,826,886	-£1,805,990	-£1,810,374	-£1,789,478	-£1,832,513	-£1,816,002
30%	75%	-£1,910,085	-£1,885,010	-£1,890,272	-£1,865,195	-£1,916,837	-£1,897,023
35%	75%	-£1,993,285	-£1,964,029				-£1,978,046
40%	75%	-£2,076,483	-£2,043,049	-£2,050,065	-£2,016,630	-£2,085,486	-£2,059,068
45%	75%	-£2,160,346	-£2,122,117				-£2,140,433
50%	75%	-£2,244,906	-£2,202,429	-£2,211,343	-£2,168,866	-£2,256,344	-£2,222,780
10%	60%	-£1,573,688	-£1,560,314	-£1,568,405	-£1,555,030	-£1,577,289	-£1,572,005
15%	60%	-£1,655,086	-£1,635,026	-£1,647,161	-£1,627,100	-£1,660,488	-£1,652,562
20%	60%	-£1,736,485	-£1,709,738	-£1,725,918	-£1,699,171	-£1,743,688	-£1,733,120
25%	60%	-£1,817,884	-£1,784,450	-£1,804,675	-£1,771,240	-£1,826,887	-£1,813,678
30%	60%	-£1,899,283	-£1,859,161	-£1,883,432	-£1,843,310	-£1,910,086	-£1,894,235
35%	60%	-£1,980,681	-£1,933,873				-£1,974,793
40%	60%	-£2,062,080	-£2,008,585	-£2,040,945	-£1,987,450	-£2,076,484	-£2,055,350
45%	60%	-£2,143,877	-£2,083,297				-£2,136,182
50%	60%	-£2,226,607	-£2.158.645				-£2,218,057

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£122,803	-£122,803	-£122,803	-£122,803	-£122,803	-£122,803
10%	71%	-£288,344	-£278,791	-£282,054	-£272,501	-£290,916	-£284,626
15%	71%	-£371,114	-£356,785	-£361,679	-£347,350	-£374,972	-£365,538
20%	71%	-£453,885	-£434,780	-£441,305	-£422,200	-£459,029	-£446,449
25%	71%	-£536,656	-£512,773	-£520,930	-£497,049	-£543,086	-£527,361
30%	71%	-£619,426	-£590,768	-£600,555	-£571,897	-£627,143	-£608,272
35%	71%	-£702,197	-£668,762	-£680,181	-£646,746	-£711,199	-£689,184
40%	71%	-£784,967	-£746,755	-£759,806	-£721,595	-£795,256	-£770,096
45%	71%	-£868,338	-£824,750	-£839,569	-£796,444	-£880,101	-£851,333
50%	71%	-£952,462	-£903,917	-£920,496	-£871,952	-£965,533	-£933,568
100%	71%	-£1,794,789	-£1,697,589	-£1,730,786	-£1,633,587	-£1,820,961	-£1,756,959
10%	75%	-£289,201	-£280,842	-£282,596	-£274,238	-£291,452	-£284,847
15%	75%	-£372,400	-£359,863	-£362,494	-£349,956	-£375,777	-£365,869
20%	75%	-£455,600	-£438,882	-£442,390	-£425,673	-£460,101	-£446,892
25%	75%	-£538,798	-£517,902	-£522,287	-£501,391	-£544,426	-£527,914
30%	75%	-£621,998	-£596,922	-£602,184	-£577,108	-£628,750	-£608,936
35%	75%	-£705,197	-£675,942	-£682,080	-£652,826	-£713,075	-£689,959
40%	75%	-£788,396	-£754,962	-£761,978	-£728,543	-£797,398	-£770,980
45%	75%	-£872,259	-£834,030	-£842,052	-£804,261	-£882,553	-£852,346
50%	75%	-£956,818	-£914,342	-£923,255	-£880,779	-£968,257	-£934,692
10%	60%	-£285,600	-£272,227	-£280,317	-£266,942	-£289,201	-£283,918
15%	60%	-£366,999	-£346,939	-£359,073	-£339,013	-£372,401	-£364,475
20%	60%	-£448,398	-£421,651	-£437,830	-£411,083	-£455,600	-£445,033
25%	60%	-£529,796	-£496,362	-£516,587	-£483,152	-£538,799	-£525,590
30%	60%	-£611,195	-£571,073	-£595,344	-£555,223	-£621,999	-£606,147
35%	60%	-£692,594	-£645,785	-£674,101	-£627,293	-£705,198	-£686,705
40%	60%	-£773,993	-£720,497	-£752,858	-£699,362	-£788,397	-£767,262
45%	60%	-£855,790	-£795,209	-£831,624	-£771,433	-£872,260	-£848,095
50%	60%	-£938.520	-£870.557	-F911 669	-£843.707	-£956.820	-£929.969

£17,299,000

# Residual Land values compared to benchmark land values Benchmark Z3 - High

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds thresholds LAR and SO at council Income GLA Income thresholds thresholds rented 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£942,328	-£942,328	-£942,328	-£942,328	-£942,328	-£942,328
10%	71%	-£1,107,869	-£1,098,316	-£1,101,579	-£1,092,026	-£1,110,441	-£1,104,151
15%	71%	-£1,190,639	-£1,176,310	-£1,181,204	-£1,166,875	-£1,194,497	-£1,185,063
20%	71%	-£1,273,410	-£1,254,305	-£1,260,830	-£1,241,725	-£1,278,554	-£1,265,974
25%	71%	-£1,356,181	-£1,332,298	-£1,340,455	-£1,316,574	-£1,362,611	-£1,346,886
30%	71%	-£1,438,951	-£1,410,293	-£1,420,080	-£1,391,422	-£1,446,668	-£1,427,797
35%	71%	-£1,521,722	-£1,488,287	-£1,499,706	-£1,466,271	-£1,530,724	-£1,508,709
40%	71%	-£1,604,492	-£1,566,280	-£1,579,331	-£1,541,120	-£1,614,781	-£1,589,621
45%	71%	-£1,687,863	-£1,644,275	-£1,659,094	-£1,615,969	-£1,699,626	-£1,670,858
50%	71%	-£1,771,987	-£1,723,442	-£1,740,021	-£1,691,477	-£1,785,058	-£1,753,093
100%	71%	-£2,614,314	-£2,517,114		-£2,453,112	-£2,640,486	-£2,576,484
10%	75%	-£1,108,726	-£1,100,367	-£1,102,121	-£1,093,763	-£1,110,977	-£1,104,372
15%	75%	-£1,191,925	-£1,179,388	-£1,182,019	-£1,169,481	-£1,195,302	-£1,185,394
20%	75%	-£1,275,125	-£1,258,407	-£1,261,915	-£1,245,198	-£1,279,626	-£1,266,417
25%	75%	-£1,358,323	-£1,337,427	-£1,341,812	-£1,320,916	-£1,363,951	-£1,347,439
30%	75%	-£1,441,523	-£1,416,447	-£1,421,709	-£1,396,633	-£1,448,275	-£1,428,461
35%	75%	-£1,524,722	-£1,495,467	-£1,501,605	-£1,472,351	-£1,532,600	-£1,509,484
40%	75%	-£1,607,921	-£1,574,487	-£1,581,503	-£1,548,068	-£1,616,923	-£1,590,505
45%	75%	-£1,691,784	-£1,653,555	-£1,661,577	-£1,623,786	-£1,702,078	-£1,671,871
50%	75%	-£1,776,343	-£1,733,867	-£1,742,780	-£1,700,304	-£1,787,782	-£1,754,217
10%	60%	-£1,105,125	-£1,091,752	-£1,099,842	-£1,086,467	-£1,108,726	-£1,103,443
15%	60%	-£1,186,524	-£1,166,464	-£1,178,598	-£1,158,538	-£1,191,926	-£1,184,000
20%	60%	-£1,267,923	-£1,241,176	-£1,257,355	-£1,230,608	-£1,275,125	-£1,264,558
25%	60%	-£1,349,321	-£1,315,887	-£1,336,112	-£1,302,677	-£1,358,324	-£1,345,115
30%	60%	-£1,430,720	-£1,390,598	-£1,414,869	-£1,374,748	-£1,441,524	-£1,425,672
35%	60%	-£1,512,119	-£1,465,310	-£1,493,626	-£1,446,818	-£1,524,723	-£1,506,230
40%	60%	-£1,593,518	-£1,540,022	-£1,572,383	-£1,518,887	-£1,607,922	-£1,586,787
45%	60%	-£1,675,315	-£1,614,734	-£1,651,149	-£1,590,958	-£1,691,785	-£1,667,620
50%	60%	-£1,758,045	-£1,690,082	-£1,731,194	-£1,663,232	-£1,776,345	-£1,749,494

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£122,803	-£122,803	-£122,803	-£122,803	-£122,803	-£122,803
10%	71%	-£288,344	-£278,791	-£282,054	-£272,501	-£290,916	-£284,626
15%	71%	-£371,114	-£356,785	-£361,679	-£347,350	-£374,972	-£365,538
20%	71%	-£453,885	-£434,780	-£441,305	-£422,200	-£459,029	-£446,449
25%	71%	-£536,656	-£512,773	-£520,930	-£497,049	-£543,086	-£527,361
30%	71%	-£619,426	-£590,768	-£600,555	-£571,897	-£627,143	-£608,272
35%	71%	-£702,197	-£668,762	-£680,181	-£646,746	-£711,199	-£689,184
40%	71%	-£784,967	-£746,755	-£759,806	-£721,595	-£795,256	-£770,096
45%	71%	-£868,338	-£824,750	-£839,569	-£796,444	-£880,101	-£851,333
50%	71%	-£952,462	-£903,917	-£920,496	-£871,952	-£965,533	-£933,568
100%	71%	-£1,794,789	-£1,697,589	-£1,730,786	-£1,633,587	-£1,820,961	-£1,756,959
10%	75%	-£289,201	-£280,842	-£282,596	-£274,238	-£291,452	-£284,847
15%	75%	-£372,400	-£359,863	-£362,494	-£349,956	-£375,777	-£365,869
20%	75%	-£455,600	-£438,882	-£442,390	-£425,673	-£460,101	-£446,892
25%	75%	-£538,798	-£517,902	-£522,287	-£501,391	-£544,426	-£527,914
30%	75%	-£621,998	-£596,922	-£602,184	-£577,108	-£628,750	-£608,936
35%	75%	-£705,197	-£675,942	-£682,080	-£652,826	-£713,075	-£689,959
40%	75%	-£788,396	-£754,962	-£761,978	-£728,543	-£797,398	-£770,980
45%	75%	-£872,259	-£834,030	-£842,052	-£804,261	-£882,553	-£852,346
50%	75%	-£956,818	-£914,342	-£923,255	-£880,779	-£968,257	-£934,692
10%	60%	-£285,600	-£272,227	-£280,317	-£266,942	-£289,201	-£283,918
15%	60%	-£366,999	-£346,939	-£359,073	-£339,013	-£372,401	-£364,475
20%	60%	-£448,398	-£421,651	-£437,830	-£411,083	-£455,600	-£445,033
25%	60%	-£529,796	-£496,362	-£516,587	-£483,152	-£538,799	-£525,590
30%	60%	-£611,195	-£571,073	-£595,344	-£555,223	-£621,999	-£606,147
35%	60%	-£692,594	-£645,785	-£674,101	-£627,293	-£705,198	-£686,705
40%	60%	-£773,993	-£720,497	-£752,858	-£699,362	-£788,397	-£767,262
45%	60%	-£855,790	-£795,209	-£831,624	-£771,433	-£872,260	-£848,095
50%	60%	-£938.520	-£870.557	-£911.669	-£843.707	-£956.820	-£929.969

£27,943,000

£13,474,000

One typology 11	
No Units	
Site Area	0.12 Ha

	CIL Zone	3
	Value Area	Med
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£569,353	£569,353	£569,353	£569,353	£569,353	£569,353
10%	71%	£416,535	£425,054	£423,990	£432,509	£412,777	£420,232
15%	71%	£340,126	£352,904	£351,309	£364,087	£334,489	£345,672
20%	71%	£263,717	£280,754	£278,628	£295,665	£256,201	£271,112
25%	71%	£187,309	£208,604	£205,947	£227,243	£177,914	£196,552
30%	71%	£110,900	£136,454	£133,266	£158,820	£99,626	£121,992
35%	71%	£34,491	£64,304	£60,585	£90,398	£21,338	£47,432
40%	71%	-£42,605	-£7,973	-£12,295	£21,977	-£57,881	-£27,571
45%	71%	-£120,262	-£81,303	-£86,164	-£47,205	-£137,450	-£103,351
50%	71%	-£197,921	-£154,633	-£160,035	-£116,746	-£217,018	-£179,131
100%	71%	-£975,605	-£888,930	-£899,746	-£813,072	-£1,013,841	-£937,982
10%	75%	£415,620	£423,073	£423,448	£430,901	£412,332	£420,160
15%	75%	£338,753	£349,933	£350,495	£361,676	£333,821	£345,563
20%	75%	£261,885	£276,793	£277,542	£292,449	£255,309	£270,966
25%	75%	£185,019	£203,653	£204,590	£223,223	£176,799	£196,370
30%	75%	£108,152	£130,514	£131,637	£153,998	£98,288	£121,772
35%	75%	£31,285	£57,373	£58,684	£84,772	£19,777	£47,176
40%	75%	-£46,326	-£16,025	-£14,502	£15,546	-£59,694	-£27,869
45%	75%	-£124,450	-£90,361	-£88,647	-£54,557	-£139,489	-£103,686
50%	75%	-£202,574	-£164,696	-£162,793	-£124,916	-£219,284	-£179,502
10%	60%	£419,465	£431,390	£425,727	£437,653	£414,204	£420,466
15%	60%	£344,521	£362,409	£353,915	£371,804	£336,629	£346,024
20%	60%	£269,577	£293,428	£282,102	£305,953	£259,055	£271,580
25%	60%	£194,633	£224,447	£210,289	£240,104	£181,481	£197,137
30%	60%	£119,689	£155,466	£138,477	£174,254	£103,906	£122,694
35%	60%	£44,745	£86,485	£66,664	£108,404	£26,332	£48,251
40%	60%	-£30,693	£17,504	-£5,233	£42,554	-£52,080	-£26,621
45%	60%	-£106,862	-£52,319	-£78,220	-£23,677	-£130,924	-£102,281
50%	60%	-£183 032	-£122 428	-£151 207	-£90.603	-£209.767	£177 Q42

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,455,647	-£10,455,647	-£10,455,647	-£10,455,647		-£10,455,647
10%	71%	-£10,608,465	-£10,599,946	-£10,601,010	-£10,592,491	-£10,612,223	-£10,604,768
15%	71%	-£10,684,874	-£10,672,096				-£10,679,328
20%	71%	-£10,761,283	-£10,744,246	-£10,746,372	-£10,729,335	-£10,768,799	-£10,753,888
25%	71%	-£10,837,691	-£10,816,396				-£10,828,448
30%	71%	-£10,914,100	-£10,888,546	-£10,891,734	-£10,866,180	-£10,925,374	-£10,903,008
35%	71%	-£10,990,509	-£10,960,696	-£10,964,415			-£10,977,568
40%	71%	-£11,067,605	-£11,032,973				-£11,052,571
45%	71%	-£11,145,262	-£11,106,303	-£11,111,164			-£11,128,351
50%	71%	-£11,222,921	-£11,179,633	-£11,185,035	-£11,141,746		-£11,204,131
100%	71%	-£12,000,605	-£11,913,930	-£11,924,746			-£11,962,982
10%	75%	-£10,609,380	-£10,601,927		-£10,594,099	-£10,612,668	-£10,604,840
15%	75%	-£10,686,247	-£10,675,067		-£10,663,324		-£10,679,437
20%	75%	-£10,763,115	-£10,748,207	-£10,747,458	-£10,732,551	-£10,769,691	-£10,754,034
25%	75%	-£10,839,981	-£10,821,347	-£10,820,410	-£10,801,777	-£10,848,201	-£10,828,630
30%	75%	-£10,916,848	-£10,894,486				-£10,903,228
35%	75%	-£10,993,715	-£10,967,627	-£10,966,316	-£10,940,228	-£11,005,223	-£10,977,824
40%	75%	-£11,071,326	-£11,041,025				-£11,052,869
45%	75%	-£11,149,450	-£11,115,361	-£11,113,647	-£11,079,557	-£11,164,489	-£11,128,686
50%	75%	-£11,227,574	-£11,189,696				-£11,204,502
10%	60%	-£10,605,535	-£10,593,610			-£10,610,796	-£10,604,534
15%	60%	-£10,680,479	-£10,662,591				-£10,678,976
20%	60%	-£10,755,423	-£10,731,572	-£10,742,898	-£10,719,047	-£10,765,945	-£10,753,420
25%	60%	-£10,830,367	-£10,800,553				-£10,827,863
30%	60%	-£10,905,311	-£10,869,534	-£10,886,523	-£10,850,746	-£10,921,094	-£10,902,306
35%	60%	-£10,980,255	-£10,938,515				-£10,976,749
40%	60%	-£11,055,693	-£11,007,496				-£11,051,621
45%	60%	-£11,131,862	-£11,077,319				-£11,127,281
50%	60%	-£11.208.032	-£11.147.428				-£11.202.942

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,290,460	-£8,290,460	-£8,290,460	-£8,290,460	-£8,290,460	-£8,290,460
10%	71%	-£8,443,278	-£8,434,759			-£8,447,036	
15%	71%	-£8,519,686	-£8,506,909				-£8,514,140
20%	71%	-£8,596,095	-£8,579,058	-£8,581,184	-£8,564,148		
25%	71%	-£8,672,504	-£8,651,208				
30%	71%	-£8,748,913	-£8,723,358	-£8,726,547			-£8,737,821
35%	71%	-£8,825,322	-£8,795,508		-£8,769,414		
40%	71%	-£8,902,417	-£8,867,786		-£8,837,836	-£8,917,694	-£8,887,384
45%	71%	-£8,980,075	-£8,941,116		-£8,907,018		-£8,963,164
50%	71%	-£9,057,733	-£9,014,446	-£9,019,847	-£8,976,559		-£9,038,943
100%	71%	-£9,835,418	-£9,748,743		-£9,672,884		
10%	75%	-£8,444,193	-£8,436,740				
15%	75%	-£8,521,060	-£8,509,880				
20%	75%	-£8,597,927	-£8,583,019		-£8,567,364		-£8,588,846
25%	75%	-£8.674.793	-£8,656,160				
30%	75%	-£8,751,660	-£8,729,299			-£8,761,524	-£8,738,040
35%	75%	-£8,828,527	-£8,802,439				-£8,812,636
40%	75%	-£8,906,139	-£8,875,837	-£8,874,314	-£8,844,266		
45%	75%	-£8,984,263	-£8,950,173				
50%	75%	-£9,062,387	-£9,024,509		-£8,984,728	-£9,079,096	
10%	60%	-£8,440,348	-£8,428,422				
15%	60%	-£8,515,292	-£8,497,403	-£8,505,898	-£8,488,009	-£8,523,183	
20%	60%	-£8,590,236	-£8,566,384				
25%	60%	-£8,665,180	-£8,635,365		-£8,619,709		
30%	60%	-£8,740,124	-£8,704,346			-£8,755,906	-£8,737,119
35%	60%	-£8,815,068	-£8,773,327				
40%	60%	-£8,890,505	-£8,842,308	-£8,865,045	-£8,817,258		-£8,886,433
45%	60%	-£8,966,675	-£8,912,132				
50%	60%	-£9,042,845	-£8,982,240				-£9,037,754

Residual Land values compared to benchmark land values Benchmark Z1 - Low

40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

Residual Land values compared to benchmark land values Benchmark Z2 - High

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2.814.587	-£2.814.587	-£2.814.587	-£2.814.587	-£2.814.587	-£2.814.587
10%	71%	-£2,967,405	-£2,614,367 -£2,958,886	-£2,959,950	-£2,951,431	-£2,971,163	-£2,963,708
15%	71%	-£3.043.814	-£3.031.036	-£3.032.631	-£3.019.853	-£3.049.451	-£3.038.268
20%	71%	-£3,120,223	-£3,103,186	-£3,105,312	-£3,088,275		-£3,112,828
25%	71%	-£3,196,631	-£3,175,336	-£3,177,993	-£3,156,697	-£3,206,026	-£3,187,388
30%	71%	-£3,273,040	-£3.247.486	-£3,250,674	-£3,225,120	-£3,284,314	-£3,261,948
35%	71%	-£3,349,449	-£3,319,636	-£3,323,355	-£3,293,542	-£3.362.602	-£3,336,508
40%	71%	-£3,426,545	-£3.391.913		-£3,361,963		-£3,411,511
45%	71%	-£3.504.202	-£3,465,243	-£3.470.104	-£3,431,145		-£3,487,291
50%	71%	-£3.581.861	-£3.538.573				
100%	71%	-£4 359 545	-£4,272,870				
10%	75%	-£2.968.320	-£2.960.867				
15%	75%	-£3.045.187	-£3.034.007				
20%	75%	-£3,122,055	-£3,107,147	-£3,106,398			-£3,112,974
25%	75%	-£3,198,921	-£3,180,287			-£3,207,141	
30%	75%	-£3,275,788	-£3,253,426				
35%	75%	-£3.352.655	-£3,326,567				-£3,336,764
40%	75%	-£3,430,266	-£3,399,965	-£3,398,442	-£3,368,394	-£3,443,634	-£3,411,809
45%	75%	-£3,508,390	-£3,474,301				
50%	75%	-£3,586,514	-£3,548,636			-£3,603,224	
10%	60%	-£2,964,475	-£2,952,550	-£2,958,213	-£2,946,287	-£2,969,736	-£2,963,474
15%	60%	-£3,039,419	-£3,021,531		-£3,012,136		
20%	60%	-£3,114,363	-£3,090,512				
25%	60%	-£3,189,307	-£3,159,493				
30%	60%	-£3,264,251	-£3,228,474				
35%	60%	-£3,339,195	-£3,297,455				
40%	60%	-£3,414,633	-£3,366,436				
45%	60%	-£3,490,802	-£3,436,259				
50%	60%	-£3,566,972	-£3,506,368	-£3,535,147			

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

	% of AH as	SR and SO at council Income	SR and SO at GLA	LAR and SO at council Income	LAR and SO at GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,549,775	-£1,549,775	-£1,549,775	-£1,549,775	-£1,549,775	-£1,549,775
10%	71%	-£1,702,593	-£1,694,074	-£1,695,137	-£1,686,618	-£1,706,351	-£1,698,895
15%	71%	-£1,779,001	-£1,766,224	-£1,767,818	-£1,755,041	-£1,784,638	-£1,773,455
20%	71%	-£1,855,410	-£1,838,373		-£1,823,463		
25%	71%	-£1,931,819	-£1,910,523		-£1,891,885	-£1,941,214	
30%	71%	-£2,008,228	-£1,982,673				-£1,997,136
35%	71%	-£2,084,637	-£2,054,823				-£2,071,696
40%	71%	-£2,161,732	-£2,127,101				
45%	71%	-£2,239,390	-£2,200,431				
50%	71%	-£2,317,048	-£2,273,761	-£2,279,162	-£2,235,874	-£2,336,145	-£2,298,258
100%	71%	-£3,094,733	-£3,008,058				
10%	75%	-£1,703,508	-£1,696,055	-£1,695,680	-£1,688,226	-£1,706,796	-£1,698,968
15%	75%	-£1,780,375	-£1,769,195	-£1,768,633	-£1,757,452	-£1,785,307	-£1,773,565
20%	75%	-£1,857,242	-£1,842,334	-£1,841,585	-£1,826,679	-£1,863,818	-£1,848,161
25%	75%	-£1,934,108	-£1,915,475		-£1,895,904		
30%	75%	-£2,010,975	-£1,988,614	-£1,987,490	-£1,965,130	-£2,020,839	-£1,997,355
35%	75%	-£2,087,842	-£2,061,754				
40%	75%	-£2,165,454	-£2,135,152	-£2,133,629	-£2,103,581	-£2,178,822	-£2,146,997
45%	75%	-£2,243,578	-£2,209,488				
50%	75%	-£2,321,702	-£2,283,824	-£2,281,920	-£2,244,043	-£2,338,411	
10%	60%	-£1,699,663	-£1,687,737	-£1,693,400	-£1,681,475	-£1,704,924	-£1,698,661
15%	60%	-£1,774,607	-£1,756,718	-£1,765,213	-£1,747,324	-£1,782,498	-£1,773,104
20%	60%	-£1,849,551	-£1,825,699	-£1,837,026	-£1,813,174	-£1,860,072	-£1,847,547
25%	60%	-£1,924,495	-£1,894,680				
30%	60%	-£1,999,439	-£1,963,661	-£1,980,650	-£1,944,874		-£1,996,434
35%	60%	-£2,074,383	-£2,032,642				
40%	60%	-£2,149,820	-£2,101,623	-£2,124,360		-£2,171,208	-£2,145,748
45%	60%	-£2,225,990	-£2,171,447				
50%	60%	-£2,302,160	-£2 241 555				

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£261,687	-£261,687	-£261,687	-£261,687	-£261,687	-£261,687
10%	71%	-£414,505	-£405,986	-£407,050	-£398,531	-£418,263	-£410,808
15%	71%	-£490,914	-£478,136	-£479,731	-£466,953	-£496,551	-£485,368
20%	71%	-£567,323	-£550,286	-£552,412	-£535,375	-£574,839	-£559,928
25%	71%	-£643,731	-£622,436	-£625,093	-£603,797	-£653,126	-£634,488
30%	71%	-£720,140	-£694,586	-£697,774	-£672,220	-£731,414	-£709,048
35%	71%	-£796,549	-£766,736	-£770,455	-£740,642	-£809,702	-£783,608
40%	71%	-£873,645	-£839,013	-£843,335	-£809,063	-£888,921	-£858,611
45%	71%	-£951,302	-£912,343	-£917,204	-£878,245	-£968,490	-£934,391
50%	71%	-£1,028,961	-£985,673	-£991,075	-£947,786	-£1,048,058	-£1,010,171
100%	71%	-£1,806,645	-£1,719,970	-£1,730,786	-£1,644,112		-£1,769,022
10%	75%	-£415,420	-£407,967	-£407,592	-£400,139	-£418,708	-£410,880
15%	75%	-£492,287	-£481,107	-£480,545	-£469,364	-£497,219	-£485,477
20%	75%	-£569,155	-£554,247	-£553,498	-£538,591	-£575,731	-£560,074
25%	75%	-£646,021	-£627,387	-£626,450	-£607,817	-£654,241	-£634,670
30%	75%	-£722,888	-£700,526	-£699,403	-£677,042	-£732,752	-£709,268
35%	75%	-£799,755	-£773,667	-£772,356	-£746,268	-£811,263	-£783,864
40%	75%	-£877,366	-£847,065	-£845,542	-£815,494	-£890,734	-£858,909
45%	75%	-£955,490	-£921,401	-£919,687	-£885,597	-£970,529	-£934,726
50%	75%	-£1,033,614	-£995,736	-£993,833	-£955,956	-£1,050,324	-£1,010,542
10%	60%	-£411,575	-£399,650	-£405,313	-£393,387	-£416,836	-£410,574
15%	60%	-£486,519	-£468,631	-£477,125	-£459,236	-£494,411	-£485,016
20%	60%	-£561,463	-£537,612	-£548,938	-£525,087	-£571,985	-£559,460
25%	60%	-£636,407	-£606,593	-£620,751	-£590,936	-£649,559	-£633,903
30%	60%	-£711,351	-£675,574	-£692,563	-£656,786	-£727,134	-£708,346
35%	60%	-£786,295	-£744,555	-£764,376	-£722,636	-£804,708	-£782,789
40%	60%	-£861,733	-£813,536	-£836,273	-£788,486	-£883,120	-£857,661
45%	60%	-£937,902	-£883,359	-£909,260	-£854,717	-£961,964	-£933,321
E00/	600/						

£17,299,000

# Residual Land values compared to benchmark land values Benchmark Z3 - High

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds thresholds LAR and SO at council Income GLA Income thresholds thresholds rented 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,081,212	-£1,081,212	-£1,081,212	-£1,081,212	-£1,081,212	-£1,081,212
10%	71%	-£1,234,030	-£1,225,511	-£1,226,575	-£1,218,056	-£1,237,788	-£1,230,333
15%	71%	-£1,310,439	-£1,297,661	-£1,299,256	-£1,286,478	-£1,316,076	-£1,304,893
20%	71%	-£1,386,848	-£1,369,811	-£1,371,937	-£1,354,900	-£1,394,364	-£1,379,453
25%	71%	-£1,463,256	-£1,441,961	-£1,444,618	-£1,423,322	-£1,472,651	-£1,454,013
30%	71%	-£1,539,665	-£1,514,111	-£1,517,299	-£1,491,745	-£1,550,939	-£1,528,573
35%	71%	-£1,616,074	-£1,586,261	-£1,589,980	-£1,560,167	-£1,629,227	-£1,603,133
40%	71%	-£1,693,170	-£1,658,538	-£1,662,860	-£1,628,588	-£1,708,446	-£1,678,136
45%	71%	-£1,770,827	-£1,731,868	-£1,736,729	-£1,697,770	-£1,788,015	-£1,753,916
50%	71%	-£1,848,486	-£1,805,198	-£1,810,600	-£1,767,311		-£1,829,696
100%	71%	-£2,626,170	-£2,539,495	-£2,550,311	-£2,463,637	-£2,664,406	-£2,588,547
10%	75%	-£1,234,945	-£1,227,492	-£1,227,117	-£1,219,664	-£1,238,233	-£1,230,405
15%	75%	-£1,311,812	-£1,300,632	-£1,300,070	-£1,288,889	-£1,316,744	-£1,305,002
20%	75%	-£1,388,680	-£1,373,772	-£1,373,023	-£1,358,116	-£1,395,256	-£1,379,599
25%	75%	-£1,465,546	-£1,446,912	-£1,445,975	-£1,427,342	-£1,473,766	-£1,454,195
30%	75%	-£1,542,413	-£1,520,051	-£1,518,928	-£1,496,567	-£1,552,277	-£1,528,793
35%	75%	-£1,619,280	-£1,593,192	-£1,591,881	-£1,565,793	-£1,630,788	-£1,603,389
40%	75%	-£1,696,891	-£1,666,590	-£1,665,067	-£1,635,019	-£1,710,259	-£1,678,434
45%	75%	-£1,775,015	-£1,740,926	-£1,739,212	-£1,705,122	-£1,790,054	-£1,754,251
50%	75%	-£1,853,139	-£1,815,261	-£1,813,358	-£1,775,481		-£1,830,067
10%	60%	-£1,231,100	-£1,219,175	-£1,224,838	-£1,212,912	-£1,236,361	-£1,230,099
15%	60%	-£1,306,044	-£1,288,156	-£1,296,650	-£1,278,761	-£1,313,936	-£1,304,541
20%	60%	-£1,380,988	-£1,357,137	-£1,368,463	-£1,344,612	-£1,391,510	-£1,378,985
25%	60%	-£1,455,932	-£1,426,118	-£1,440,276	-£1,410,461	-£1,469,084	-£1,453,428
30%	60%	-£1,530,876	-£1,495,099	-£1,512,088	-£1,476,311	-£1,546,659	-£1,527,871
35%	60%	-£1,605,820	-£1,564,080	-£1,583,901	-£1,542,161	-£1,624,233	-£1,602,314
40%	60%	-£1,681,258	-£1,633,061	-£1,655,798	-£1,608,011	-£1,702,645	-£1,677,186
45%	60%	-£1,757,427	-£1,702,884	-£1,728,785	-£1,674,242	-£1,781,489	-£1,752,846
50%	60%	-£1 833 597	-£1 772 993	-£1 801 772	-£1 741 168		-£1 828 507

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£261,687	-£261,687	-£261,687	-£261,687	-£261,687	-£261,687
10%	71%	-£414,505	-£405,986	-£407,050	-£398,531	-£418,263	-£410,808
15%	71%	-£490,914	-£478,136	-£479,731	-£466,953	-£496,551	-£485,368
20%	71%	-£567,323	-£550,286	-£552,412	-£535,375	-£574,839	-£559,928
25%	71%	-£643,731	-£622,436	-£625,093	-£603,797	-£653,126	-£634,488
30%	71%	-£720,140	-£694,586	-£697,774	-£672,220	-£731,414	-£709,048
35%	71%	-£796,549	-£766,736	-£770,455	-£740,642	-£809,702	-£783,608
40%	71%	-£873,645	-£839,013	-£843,335	-£809,063	-£888,921	-£858,611
45%	71%	-£951,302	-£912,343	-£917,204	-£878,245	-£968,490	-£934,391
50%	71%	-£1,028,961	-£985,673	-£991,075	-£947,786	-£1,048,058	-£1,010,171
100%	71%	-£1,806,645	-£1,719,970	-£1,730,786	-£1,644,112		-£1,769,022
10%	75%	-£415,420	-£407,967	-£407,592	-£400,139	-£418,708	-£410,880
15%	75%	-£492,287	-£481,107	-£480,545	-£469,364	-£497,219	-£485,477
20%	75%	-£569,155	-£554,247	-£553,498	-£538,591	-£575,731	-£560,074
25%	75%	-£646,021	-£627,387	-£626,450	-£607,817	-£654,241	-£634,670
30%	75%	-£722,888	-£700,526	-£699,403	-£677,042	-£732,752	-£709,268
35%	75%	-£799,755	-£773,667	-£772,356	-£746,268	-£811,263	-£783,864
40%	75%	-£877,366	-£847,065	-£845,542	-£815,494	-£890,734	-£858,909
45%	75%	-£955,490	-£921,401	-£919,687	-£885,597	-£970,529	-£934,726
50%	75%	-£1,033,614	-£995,736	-£993,833	-£955,956	-£1,050,324	-£1,010,542
10%	60%	-£411,575	-£399,650	-£405,313	-£393,387	-£416,836	-£410,574
15%	60%	-£486,519	-£468,631	-£477,125	-£459,236	-£494,411	-£485,016
20%	60%	-£561,463	-£537,612	-£548,938	-£525,087	-£571,985	-£559,460
25%	60%	-£636,407	-£606,593	-£620,751	-£590,936	-£649,559	-£633,903
30%	60%	-£711,351	-£675,574	-£692,563	-£656,786	-£727,134	-£708,346
35%	60%	-£786,295	-£744,555	-£764,376	-£722,636	-£804,708	-£782,789
40%	60%	-£861,733	-£813,536	-£836,273	-£788,486	-£883,120	-£857,661
45%	60%	-£937,902	-£883,359	-£909,260	-£854,717	-£961,964	-£933,321
E09/	60%	C4 044 070	COE3 469	£092 247	C024 C42	£1 040 907	£1 000 002

£27,943,000

£13,474,000

	CIL Zone	3
	Value Area	Low
Sales value inflation		0%
Build cost inflation		0%

% of AH as rented	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£361,026	£361,026	£361,026	£361,026	£361,026	£361,026
10%	71%	£227,293	£234,260	£236,497	£243,464	£221,529	£230,732
15%	71%	£160,427	£170,877	£174,232	£184,681	£151,780	£165,586
20%	71%	£93,560	£107,494	£111,967	£125,900	£82,032	£100,438
25%	71%	£26,693	£44,111	£49,702	£67,119	£12,283	£35,291
30%	71%	-£40,830	-£19,588	-£12,768	£8,338	-£58,406	-£30,344
35%	71%	-£108,791	-£84,008	-£76,052	-£51,269	-£129,294	-£96,556
40%	71%	-£176,750	-£148,428	-£139,335	-£111,012	-£200,184	-£162,769
45%	71%	-£244,711	-£212,847	-£202,618	-£170,754	-£271,073	-£228,981
50%	71%	-£312,670	-£277,267	-£265,901	-£230,498	-£341,963	-£295,194
100%	71%	-£993,390	-£922,503	-£899,746	-£828,858	-£1,052,041	-£958,397
10%	75%	£226,291	£232,386	£235,954	£242,050	£221,247	£230,909
15%	75%	£158,922	£168,066	£173,417	£182,561	£151,357	£165,852
20%	75%	£91,554	£103,746	£110,881	£123,072	£81,467	£100,794
25%	75%	£24,186	£39,425	£48,345	£63,585	£11,576	£35,736
30%	75%	-£43,888	-£25,301	-£14,424	£4,096	-£59,267	-£29,803
35%	75%	-£112,358	-£90,673	-£77,982	-£56,298	-£130,300	-£95,924
40%	75%	-£180,828	-£156,046	-£141,542	-£116,759	-£201,332	-£162,047
45%	75%	-£249,298	-£221,417	-£205,101	-£177,221	-£272,366	-£228,169
50%	75%	-£317,767	-£286,789	-£268,660	-£237,681	-£343,398	-£294,291
10%	60%	£230,503	£240,257	£238,233	£247,988	£222,433	£230,164
15%	60%	£165,241	£179,871	£176,837	£191,467	£153,136	£164,732
20%	60%	£99,979	£119,486	£115,441	£134,948	£83,840	£99,301
25%	60%	£34,718	£59,101	£54,045	£78,429	£14,543	£33,870
30%	60%	-£31,044	-£1,305	-£7,472	£21,909	-£55,650	-£32,078
35%	60%	-£97,373	-£62,677	-£69,873	-£35,176	-£126,079	-£98,580
40%	60%	-£163,702	-£124,050	-£132,273	-£92,621	-£196,509	-£165,081
45%	60%	-£230,031	-£185,422	-£194,673	-£150,065	-£266,940	-£231,581
50%	60%	-£296.360	-£246 795	-£257 074	-£207 509	-£337.369	-£298.083

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,663,974	-£10,663,974	-£10,663,974	-£10,663,974	-£10,663,974	-£10,663,974
10%	71%	-£10,797,707	-£10,790,740	-£10,788,503	-£10,781,536	-£10,803,471	-£10,794,268
15%	71%	-£10,864,573					
20%	71%	-£10,931,440	-£10,917,506		-£10,899,100	-£10,942,968	-£10,924,562
25%	71%	-£10,998,307					
30%	71%	-£11,065,830					
35%	71%	-£11,133,791					
40%	71%	-£11,201,750					
45%	71%	-£11,269,711					
50%	71%	-£11,337,670			-£11,255,498	-£11,366,963	
100%	71%	-£12,018,390					
10%	75%	-£10,798,709	-£10,792,614	-£10,789,046			
15%	75%	-£10,866,078	-£10,856,934		-£10,842,439		-£10,859,148
20%	75%	-£10,933,446	-£10,921,254	-£10,914,119	-£10,901,928		-£10,924,206
25%	75%	-£11,000,814			-£10,961,415	-£11,013,424	-£10,989,264
30%	75%	-£11,068,888		-£11,039,424	-£11,020,904		
35%	75%	-£11,137,358			-£11,081,298		-£11,120,924
40%	75%	-£11,205,828					
45%	75%	-£11,274,298	-£11,246,417				
50%	75%	-£11,342,767	-£11,311,789		-£11,262,681		-£11,319,291
10%	60%	-£10,794,497	-£10,784,743		-£10,777,012		-£10,794,836
15%	60%	-£10,859,759	-£10,845,129		-£10,833,533		-£10,860,268
20%	60%	-£10,925,021	-£10,905,514		-£10,890,052	-£10,941,160	-£10,925,699
25%	60%	-£10,990,282	-£10,965,899		-£10,946,571		-£10,991,130
30%	60%	-£11,056,044	-£11,026,305	-£11,032,472	-£11,003,091	-£11,080,650	-£11,057,078
35%	60%	-£11,122,373	-£11,087,677		-£11,060,176	-£11,151,079	-£11,123,580
40%	60%	-£11,188,702	-£11,149,050	-£11,157,273	-£11,117,621	-£11,221,509	-£11,190,081
45%	60%	-£11,255,031	-£11,210,422	-£11,219,673	-£11,175,065	-£11,291,940	-£11,256,581
50%	60%	-£11.321.360	-£11.271.795	-£11.282.074		-£11.362.369	-£11,323,083

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%						-£8,498,786
10%	71%			-£8,623,316	-£8,616,349	-£8,638,284	-£8,629,081
15%	71%						-£8,694,227
20%	71%	-£8,766,252	-£8,752,319	-£8,747,846		-£8,777,781	-£8,759,374
25%	71%	-£8,833,119			-£8,792,694		-£8,824,521
30%	71%	-£8,900,643	-£8,879,400	-£8,872,581	-£8,851,475	-£8,918,218	-£8,890,156
35%	71%			-£8,935,864			-£8,956,369
40%	71%	-£9,036,563	-£9,008,240	-£8,999,148	-£8,970,824	-£9,059,996	-£9,022,581
45%	71%						-£9,088,794
50%	71%	-£9,172,483	-£9,137,079	-£9,125,713	-£9,090,311	-£9,201,776	-£9,155,006
100%	71%						-£9,818,209
10%	75%	-£8,633,522	-£8,627,426	-£8,623,858	-£8,617,763	-£8,638,566	-£8,628,903
15%	75%						-£8,693,961
20%	75%	-£8,768,259	-£8,756,066	-£8,748,931	-£8,736,740	-£8,778,346	-£8,759,019
25%	75%						-£8,824,077
30%	75%	-£8,903,701	-£8,885,114	-£8,874,237	-£8,855,716	-£8,919,079	-£8,889,615
35%	75%						-£8,955,737
40%	75%	-£9,040,641	-£9,015,858	-£9,001,354	-£8,976,572	-£9,061,145	-£9,021,859
45%	75%						-£9,087,982
50%	75%	-£9,177,580	-£9,146,601	-£9,128,472	-£9,097,494	-£9,203,211	-£9,154,103
10%	60%						-£8,629,649
15%	60%	-£8,694,571			-£8,668,345	-£8,706,676	-£8,695,080
20%	60%	-£8,759,834					-£8,760,511
25%	60%			-£8,805,768	-£8,781,384		-£8,825,942
30%	60%	-£8,890,856	-£8,861,117	-£8,867,285	-£8,837,903	-£8,915,462	-£8,891,891
35%	60%						-£8,958,392
40%	60%	-£9,023,514			-£8,952,433		-£9,024,893
45%	60%						-£9,091,394
50%	60%	-£9,156,172	-£9,106,608		-£9,067,321		-£9,157,895

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,729,094		-£4,729,094	-£4,729,094		
10%	71%	-£4,862,827					
15%	71%	-£4,929,693	-£4,919,243	-£4,915,888	-£4,905,439	-£4,938,340	-£4,924,534
20%	71%	-£4,996,560					
25%	71%	-£5,063,427					
30%	71%	-£5,130,950					
35%	71%	-£5,198,911	-£5,174,128	-£5,166,172	-£5,141,389	-£5,219,414	-£5,186,676
40%	71%	-£5,266,870					
45%	71%	-£5,334,831	-£5,302,967				
50%	71%	-£5,402,790			-£5,320,618		-£5,385,314
100%	71%	-£6,083,510			-£5,918,978	-£6,142,161	
10%	75%	-£4,863,829	-£4,857,734	-£4,854,166	-£4,848,070	-£4,868,873	-£4,859,211
15%	75%	-£4,931,198					
20%	75%	-£4,998,566	-£4,986,374	-£4,979,239	-£4,967,048	-£5,008,653	-£4,989,326
25%	75%	-£5,065,934					
30%	75%	-£5,134,008	-£5,115,421	-£5,104,544	-£5,086,024	-£5,149,387	-£5,119,923
35%	75%	-£5,202,478					
40%	75%	-£5,270,948	-£5,246,166	-£5,231,662	-£5,206,879	-£5,291,452	
45%	75%	-£5,339,418					
50%	75%	-£5,407,887				-£5,433,518	-£5,384,411
10%	60%	-£4,859,617					
15%	60%	-£4,924,879	-£4,910,249	-£4,913,283	-£4,898,653	-£4,936,984	-£4,925,388
20%	60%	-£4,990,141					
25%	60%	-£5,055,402	-£5,031,019	-£5,036,075			
30%	60%	-£5,121,164					
35%	60%	-£5,187,493			-£5,125,296	-£5,216,199	
40%	60%	-£5,253,822					
45%	60%	-£5,320,151					
50%	60%	-£5.386.480		-£5.347.194		-£5 427 489	

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£3.022.914	-£3.022.914	-£3.022.914	-£3.022.914	-£3.022.914	-£3.022.914
10%	71%	-£3,156,647	-£3,149,680		-£3,140,476		-£3,153,208
15%	71%	-£3,223,513	-£3,213,063	-£3,209,708	-£3,199,259		-£3,218,354
20%	71%	-£3,290,380	-£3,276,446		-£3,258,040		-£3,283,502
25%	71%	-£3,357,247	-£3,339,829	-£3,334,238	-£3,316,821		-£3,348,649
30%	71%	-£3,424,770	-£3,403,528		-£3.375.602		-£3,414,284
35%	71%	-£3.492.731	-£3.467.948	-£3.459.992	-£3.435.209	-£3.513.234	-£3,480,496
40%	71%	-£3,560,690	-£3.532.368		-£3,494,952	-£3.584.124	-£3,546,709
45%	71%	-£3.628.651	-£3.596.787		-£3 554 694		-£3,612,921
50%	71%	-£3.696.610	-£3.661.207				-£3,679,134
100%	71%	-£4.377.330	-£4 306 443		-£4 212 798		-£4.342.337
10%	75%	-£3.157.649	-£3.151.554				-£3,153,031
15%	75%	-£3 225 018	-£3,215,874		-£3.201.379		-£3 218 088
20%	75%	-£3,292,386	-£3,280,194				-£3,283,146
25%	75%	-£3,359,754	-£3.344.515				-£3,348,204
30%	75%	-£3,427,828	-£3,409,241	-£3,398,364			-£3,413,743
35%	75%	-£3,496,298	-£3,474,613				-£3,479,864
40%	75%	-£3,564,768	-£3,539,986			-£3,585,272	-£3,545,987
45%	75%	-£3.633.238	-£3.605.357				-£3,612,109
50%	75%	-£3.701.707	-£3.670.729		-£3.621.621		-£3,678,231
10%	60%	-£3.153.437	-£3.143.683		-£3.135.952		-£3,153,776
15%	60%	-£3,218,699	-£3,204,069		-£3,192,473	-£3,230,804	-£3,219,208
20%	60%	-£3,283,961	-£3,264,454				-£3,284,639
25%	60%	-£3,349,222	-£3,324,839		-£3,305,511		-£3,350,070
30%	60%	-£3,414,984	-£3,385,245	-£3,391,412			-£3,416,018
35%	60%	-£3,481,313	-£3,446,617	-£3,453,813	-£3,419,116	-£3,510,019	-£3,482,520
40%	60%	-£3,547,642	-£3,507,990				-£3,549,021
45%	60%	-£3,613,971	-£3,569,362		-£3,534,005		-£3,615,521
50%	60%	-£3.680.300	-£3.630.735	-£3.641.014			-£3,682,023

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,758,101	-£1,758,101	-£1,758,101	-£1,758,101	-£1,758,101	-£1,758,101
10%	71%	-£1,891,835	-£1,884,868	-£1,882,631	-£1,875,664	-£1,897,599	-£1,888,396
15%	71%	-£1,958,701	-£1,948,250	-£1,944,896	-£1,934,446	-£1,967,347	
20%	71%	-£2,025,567	-£2,011,634	-£2,007,161	-£1,993,227	-£2,037,096	
25%	71%	-£2,092,434	-£2,075,017				
30%	71%	-£2,159,958	-£2,138,715	-£2,131,896	-£2,110,790		-£2,149,471
35%	71%	-£2,227,918	-£2,203,135				
40%	71%	-£2,295,878	-£2,267,555	-£2,258,463	-£2,230,139		-£2,281,896
45%	71%	-£2,363,838	-£2,331,974				
50%	71%	-£2,431,798	-£2,396,394	-£2,385,028	-£2,349,626	-£2,461,091	-£2,414,321
100%	71%	-£3,112,517	-£3,041,630				-£3,077,524
10%	75%	-£1,892,837	-£1,886,741	-£1,883,173	-£1,877,078	-£1,897,881	-£1,888,218
15%	75%	-£1,960,205	-£1,951,061			-£1,967,771	
20%	75%	-£2,027,574	-£2,015,381	-£2,008,246	-£1,996,055	-£2,037,661	-£2,018,334
25%	75%	-£2,094,942	-£2,079,702				
30%	75%	-£2,163,016	-£2,144,429	-£2,133,552		-£2,178,394	-£2,148,930
35%	75%	-£2,231,485	-£2,209,800				
40%	75%	-£2,299,956	-£2,275,173	-£2,260,669		-£2,320,460	-£2,281,174
45%	75%	-£2,368,425	-£2,340,545				
50%	75%	-£2,436,895	-£2,405,916	-£2,387,787	-£2,356,809	-£2,462,526	-£2,413,418
10%	60%	-£1,888,625	-£1,878,871		-£1,871,140	-£1,896,695	-£1,888,964
15%	60%	-£1,953,886	-£1,939,257				
20%	60%	-£2,019,149	-£1,999,641	-£2,003,687	-£1,984,180	-£2,035,288	-£2,019,826
25%	60%	-£2,084,410	-£2,060,026				
30%	60%	-£2,150,171	-£2,120,432		-£2,097,218	-£2,174,777	-£2,151,206
35%	60%	-£2,216,501	-£2,181,805		-£2,154,304		
40%	60%	-£2,282,829	-£2,243,177				
45%	60%	-£2,349,159	-£2,304,549				
50%	60%	-£2,415,487	-£2.365.923				

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£470,014	-£470,014	-£470,014	-£470,014	-£470,014	-£470,014
10%	71%	-£603,747	-£596,780	-£594,543	-£587,576	-£609,511	-£600,308
15%	71%	-£670,613	-£660,163	-£656,808	-£646,359	-£679,260	-£665,454
20%	71%	-£737,480	-£723,546	-£719,073	-£705,140	-£749,008	-£730,602
25%	71%	-£804,347	-£786,929	-£781,338	-£763,921	-£818,757	-£795,749
30%	71%	-£871,870	-£850,628	-£843,808	-£822,702	-£889,446	-£861,384
35%	71%	-£939,831	-£915,048	-£907,092	-£882,309	-£960,334	-£927,596
40%	71%	-£1,007,790	-£979,468	-£970,375	-£942,052	-£1,031,224	-£993,809
45%	71%	-£1,075,751	-£1,043,887	-£1,033,658	-£1,001,794	-£1,102,113	-£1,060,021
50%	71%	-£1,143,710	-£1,108,307	-£1,096,941	-£1,061,538	-£1,173,003	-£1,126,234
100%	71%	-£1,824,430	-£1,753,543	-£1,730,786	-£1,659,898		-£1,789,437
10%	75%	-£604,749	-£598,654	-£595,086	-£588,990	-£609,793	-£600,131
15%	75%	-£672,118	-£662,974	-£657,623	-£648,479	-£679,683	-£665,188
20%	75%	-£739,486	-£727,294	-£720,159	-£707,968	-£749,573	-£730,246
25%	75%	-£806,854	-£791,615	-£782,695	-£767,455	-£819,464	-£795,304
30%	75%	-£874,928	-£856,341	-£845,464	-£826,944	-£890,307	-£860,843
35%	75%	-£943,398	-£921,713	-£909,022	-£887,338	-£961,340	-£926,964
40%	75%	-£1,011,868	-£987,086	-£972,582	-£947,799	-£1,032,372	-£993,087
45%	75%	-£1,080,338	-£1,052,457	-£1,036,141	-£1,008,261	-£1,103,406	-£1,059,209
50%	75%	-£1,148,807	-£1,117,829	-£1,099,700	-£1,068,721	-£1,174,438	-£1,125,331
10%	60%	-£600,537	-£590,783	-£592,807	-£583,052	-£608,607	-£600,876
15%	60%	-£665,799	-£651,169	-£654,203	-£639,573	-£677,904	-£666,308
20%	60%	-£731,061	-£711,554	-£715,599	-£696,092	-£747,200	-£731,739
25%	60%	-£796,322	-£771,939	-£776,995	-£752,611	-£816,497	-£797,170
30%	60%	-£862,084	-£832,345	-£838,512	-£809,131	-£886,690	-£863,118
35%	60%	-£928,413	-£893,717	-£900,913	-£866,216	-£957,119	-£929,620
40%	60%	-£994,742	-£955,090	-£963,313	-£923,661	-£1,027,549	-£996,121
45%	60%	-£1,061,071	-£1,016,462	-£1,025,713	-£981,105	-£1,097,980	-£1,062,621
50%	60%	-£1.127.400	-£1 077 835	-£1.088.114	-£1 038 549	-£1.168.409	-£1,129,123

£17,299,000

### Residual Land values compared to benchmark land values Benchmark Z3 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,061,991	-£3,061,991	-£3,061,991	-£3,061,991	-£3,061,991	-£3,061,991
10%	71%	-£3,195,725	-£3,188,758	-£3,186,521	-£3,179,554	-£3,201,489	-£3,192,286
15%	71%	-£3,262,591	-£3,252,140		-£3,238,336		
20%	71%	-£3,329,457	-£3,315,524		-£3,297,117	-£3,340,986	
25%	71%	-£3,396,324	-£3,378,907				
30%	71%	-£3,463,848	-£3,442,605	-£3,435,786	-£3,414,680	-£3,481,423	-£3,453,361
35%	71%	-£3,531,808	-£3,507,025				-£3,519,574
40%	71%	-£3,599,768	-£3,571,445		-£3,534,029		-£3,585,786
45%	71%	-£3,667,728	-£3,635,864				
50%	71%	-£3,735,688	-£3,700,284	-£3,688,918	-£3,653,516	-£3,764,981	-£3,718,211
100%	71%	-£4,416,407	-£4,345,520				
10%	75%	-£3,196,727	-£3,190,631	-£3,187,063	-£3,180,968	-£3,201,771	-£3,192,108
15%	75%	-£3,264,095	-£3,254,951				
20%	75%	-£3,331,464	-£3,319,271				-£3,322,224
25%	75%	-£3.398.832	-£3,383,592	-£3,374,672			
30%	75%	-£3,466,906	-£3,448,319	-£3,437,442		-£3,482,284	
35%	75%	-£3.535.375	-£3.513.690				
40%	75%	-£3,603,846	-£3,579,063				
45%	75%	-£3.672.315	-£3.644.435				
50%	75%	-£3,740,785	-£3,709,806				-£3,717,308
10%	60%	-£3,192,515	-£3,182,761				
15%	60%	-£3,257,776	-£3,243,147				-£3,258,285
20%	60%	-£3,323,039	-£3,303,531				
25%	60%	-£3,388,300	-£3,363,916				-£3,389,147
30%	60%	-£3,454,061	-£3,424,322				
35%	60%	-£3,520,391	-£3,485,695		-£3,458,194		-£3,521,597
40%	60%	-£3,586,719	-£3.547.067				
45%	60%	-£3,653,049	-£3,608,439				-£3,654,599
50%	60%	-£3.719.377	-£3.669.813				-£3,721,100

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,289,539	-£1,289,539	-£1,289,539	-£1,289,539	-£1,289,539	-£1,289,539
10%	71%	-£1,423,272	-£1,416,305	-£1,414,068	-£1,407,101	-£1,429,036	-£1,419,833
15%	71%	-£1,490,138	-£1,479,688	-£1,476,333	-£1,465,884	-£1,498,785	-£1,484,979
20%	71%	-£1,557,005	-£1,543,071	-£1,538,598	-£1,524,665	-£1,568,533	-£1,550,127
25%	71%	-£1,623,872	-£1,606,454	-£1,600,863	-£1,583,446	-£1,638,282	-£1,615,274
30%	71%	-£1,691,395	-£1,670,153	-£1,663,333	-£1,642,227	-£1,708,971	-£1,680,909
35%	71%	-£1,759,356	-£1,734,573	-£1,726,617	-£1,701,834	-£1,779,859	-£1,747,121
40%	71%	-£1,827,315	-£1,798,993	-£1,789,900	-£1,761,577		-£1,813,334
45%	71%	-£1,895,276	-£1,863,412	-£1,853,183	-£1,821,319	-£1,921,638	-£1,879,546
50%	71%	-£1,963,235					
100%	71%	-£2,643,955	-£2,573,068		-£2,479,423	-£2,702,606	-£2,608,962
10%	75%	-£1,424,274	-£1,418,179	-£1,414,611	-£1,408,515	-£1,429,318	-£1,419,656
15%	75%	-£1,491,643	-£1,482,499	-£1,477,148	-£1,468,004	-£1,499,208	-£1,484,713
20%	75%	-£1,559,011	-£1,546,819	-£1,539,684	-£1,527,493	-£1,569,098	-£1,549,771
25%	75%	-£1,626,379	-£1,611,140	-£1,602,220	-£1,586,980	-£1,638,989	-£1,614,829
30%	75%	-£1,694,453	-£1,675,866	-£1,664,989	-£1,646,469	-£1,709,832	-£1,680,368
35%	75%	-£1,762,923	-£1,741,238	-£1,728,547	-£1,706,863	-£1,780,865	-£1,746,489
40%	75%	-£1,831,393	-£1,806,611	-£1,792,107	-£1,767,324		-£1,812,612
45%	75%	-£1,899,863		-£1,855,666	-£1,827,786	-£1,922,931	-£1,878,734
50%	75%	-£1,968,332				-£1,993,963	
10%	60%	-£1,420,062	-£1,410,308	-£1,412,332	-£1,402,577	-£1,428,132	-£1,420,401
15%	60%	-£1,485,324	-£1,470,694	-£1,473,728	-£1,459,098	-£1,497,429	-£1,485,833
20%	60%	-£1,550,586	-£1,531,079	-£1,535,124	-£1,515,617	-£1,566,725	-£1,551,264
25%	60%	-£1,615,847	-£1,591,464	-£1,596,520	-£1,572,136	-£1,636,022	-£1,616,695
30%	60%	-£1,681,609	-£1,651,870	-£1,658,037	-£1,628,656	-£1,706,215	-£1,682,643
35%	60%	-£1,747,938	-£1,713,242	-£1,720,438	-£1,685,741	-£1,776,644	-£1,749,145
40%	60%	-£1,814,267	-£1,774,615	-£1,782,838	-£1,743,186		-£1,815,646
45%	60%	-£1,880,596	-£1,835,987		-£1,800,630		
50%	60%	-£1,946,925			-£1,858,074	-£1.987.934	

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£470,014	-£470,014	-£470,014	-£470,014	-£470,014	-£470,014
10%	71%	-£603,747	-£596,780	-£594,543	-£587,576	-£609,511	-£600,308
15%	71%	-£670,613	-£660,163	-£656,808	-£646,359	-£679,260	-£665,454
20%	71%	-£737,480	-£723,546	-£719,073	-£705,140	-£749,008	-£730,602
25%	71%	-£804,347	-£786,929	-£781,338	-£763,921	-£818,757	-£795,749
30%	71%	-£871,870	-£850,628	-£843,808	-£822,702	-£889,446	-£861,384
35%	71%	-£939,831	-£915,048	-£907,092	-£882,309	-£960,334	-£927,596
40%	71%	-£1,007,790	-£979,468	-£970,375	-£942,052	-£1,031,224	-£993,809
45%	71%	-£1,075,751	-£1,043,887	-£1,033,658	-£1,001,794	-£1,102,113	-£1,060,021
50%	71%	-£1,143,710	-£1,108,307	-£1,096,941	-£1,061,538	-£1,173,003	-£1,126,234
100%	71%	-£1,824,430	-£1,753,543	-£1,730,786	-£1,659,898		-£1,789,437
10%	75%	-£604,749	-£598,654	-£595,086	-£588,990	-£609,793	-£600,131
15%	75%	-£672,118	-£662,974	-£657,623	-£648,479	-£679,683	-£665,188
20%	75%	-£739,486	-£727,294	-£720,159	-£707,968	-£749,573	-£730,246
25%	75%	-£806,854	-£791,615	-£782,695	-£767,455	-£819,464	-£795,304
30%	75%	-£874.928	-£856.341	-£845.464	-£826.944	-£890.307	-£860.843
35%	75%	-£943,398	-£921,713	-£909,022	-£887,338	-£961,340	-£926,964
40%	75%	-£1.011.868	-£987.086	-£972.582	-£947.799	-£1.032.372	-£993.087
45%	75%	-£1,080,338	-£1,052,457	-£1,036,141	-£1,008,261	-£1,103,406	-£1,059,209
50%	75%	-£1.148.807	-£1,117,829	-£1.099.700	-£1.068.721	-£1.174.438	-£1,125,331
10%	60%	-£600.537	-£590.783	-£592.807	-£583.052	-£608.607	-£600.876
15%	60%	-£665,799	-£651,169	-£654,203	-£639,573	-£677,904	-£666,308
20%	60%	-£731.061	-£711.554	-£715.599	-£696.092	-£747.200	-£731,739
25%	60%	-£796.322	-£771.939	-£776.995	-£752.611	-£816.497	-£797,170
30%	60%	-£862.084	-£832.345	-£838.512	-£809.131	-£886.690	-£863,118
35%	60%	-£928.413	-£893.717	-£900.913	-£866.216	-£957.119	-£929.620
40%	60%	-£994.742	-£955.090	-£963.313	-£923.661	-£1.027.549	-£996.121
45%	60%	-£1.061.071	-£1.016.462	-£1.025.713	-£981.105	-£1.097.980	-£1.062.621
609/	60%	£1 127 400	-61 077 936	£1,000,114	£1 039 £40	£1 169 400	£1 120 122

£27,943,000

£13,474,000

7 0.04 Ha

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,440,666	£4,440,666	£4,440,666	£4,440,666	£4,440,666	£4,440,666
10%	71%	£3,910,494	£3,923,926	£3,911,390	£3,924,821	£3,912,482	£3,913,377
15%	71%	£3,645,409	£3,665,556	£3,646,751	£3,666,898	£3,648,390	£3,649,733
20%	71%	£3,380,323	£3,407,186	£3,382,112	£3,408,975	£3,384,298	£3,386,088
25%	71%	£3,115,237	£3,148,816	£3,117,474	£3,151,053	£3,120,206	£3,122,443
30%	71%	£2,850,151	£2,890,446	£2,852,836	£2,893,130	£2,856,114	£2,858,799
35%	71%	£2,585,065	£2,632,076	£2,588,198	£2,635,208	£2,592,022	£2,595,154
40%	71%	£2,319,979	£2,373,706	£2,323,559	£2,377,285	£2,327,930	£2,331,510
45%	71%	£2,054,893	£2,115,335	£2,058,920	£2,119,362	£2,063,839	£2,067,866
50%	71%	£1,789,808	£1,856,965	£1,794,283	£1,861,440	£1,799,746	£1,804,221
100%	71%	-£876,119	-£739,453	-£867,014	-£730,347	-£855,894	-£846,788
10%	75%	£3,909,907	£3,921,659	£3,910,846	£3,922,599	£3,911,646	£3,912,585
15%	75%	£3,644,527	£3,662,156	£3,645,936	£3,663,565	£3,647,136	£3,648,545
20%	75%	£3,379,148	£3,402,653	£3,381,027	£3,404,532	£3,382,626	£3,384,506
25%	75%	£3,113,768	£3,143,149	£3,116,117	£3,145,499	£3,118,116	£3,120,466
30%	75%	£2,848,389	£2,883,646	£2,851,207	£2,886,466	£2,853,606	£2,856,425
35%	75%	£2,583,009	£2,624,143	£2,586,297	£2,627,432	£2,589,096	£2,592,385
40%	75%	£2,317,629	£2,364,640	£2,321,387	£2,368,398	£2,324,586	£2,328,345
45%	75%	£2,052,249	£2,105,136	£2,056,478	£2,109,365	£2,060,076	£2,064,305
50%	75%	£1,786,870	£1,845,633	£1,791,568	£1,850,331	£1,795,566	£1,800,264
10%	60%	£3,912,375	£3,931,179	£3,913,126	£3,931,931	£3,915,158	£3,915,909
15%	60%	£3,648,229	£3,676,435	£3,649,357	£3,677,563	£3,652,403	£3,653,530
20%	60%	£3,384,084	£3,421,692	£3,385,587	£3,423,195	£3,389,649	£3,391,152
25%	60%	£3,119,937	£3,166,948	£3,121,817	£3,168,827	£3,126,894	£3,128,773
30%	60%	£2,855,792	£2,912,205	£2,858,047	£2,914,460	£2,864,140	£2,866,396
35%	60%	£2,591,646	£2,657,461	£2,594,277	£2,660,092	£2,601,386	£2,604,017
40%	60%	£2,327,500	£2,402,717	£2,330,507	£2,405,724	£2,338,631	£2,341,639
45%	60%	£2,063,355	£2,147,974	£2,066,738	£2,151,356	£2,075,877	£2,079,260
50%	60%	£1.799.209	£1.893.230	£1.802.968	£1.896.989	£1.813.123	£1.816.882

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£840,666	£840,666	£840,666	£840,666	£840,666	£840,666
10%	71%	£310,494	£323,926	£311,390	£324,821	£312,482	£313,377
15%	71%	£45,409	£65,556	£46,751	£66,898	£48,390	£49,733
20%	71%	-£219,677	-£192,814	-£217,888	-£191,025	-£215,702	-£213,912
25%	71%	-£484,763	-£451,184	-£482,526	-£448,947	-£479,794	-£477,557
30%	71%	-£749,849	-£709,554	-£747,164	-£706,870	-£743,886	-£741,201
35%	71%	-£1,014,935	-£967,924			-£1,007,978	
40%	71%	-£1,280,021	-£1,226,294	-£1,276,441	-£1,222,715	-£1,272,070	-£1,268,490
45%	71%	-£1,545,107					-£1,532,134
50%	71%	-£1,810,192	-£1,743,035	-£1,805,717	-£1,738,560	-£1,800,254	-£1,795,779
100%	71%	-£4,476,119		-£4,467,014		-£4,455,894	
10%	75%	£309,907	£321,659	£310,846	£322,599	£311,646	£312,585
15%	75%	£44,527	£62,156	£45,936	£63,565	£47,136	£48,545
20%	75%	-£220,852	-£197,347	-£218,973	-£195,468	-£217,374	-£215,494
25%	75%	-£486,232	-£456,851	-£483,883	-£454,501	-£481,884	-£479,534
30%	75%	-£751,611	-£716,354		-£713,534	-£746,394	
35%	75%	-£1,016,991		-£1,013,703	-£972,568	-£1,010,904	-£1,007,615
40%	75%	-£1,282,371			-£1,231,602	-£1,275,414	
45%	75%	-£1,547,751	-£1,494,864	-£1,543,522	-£1,490,635	-£1,539,924	-£1,535,695
50%	75%	-£1,813,130			-£1,749,669	-£1,804,434	-£1,799,736
10%	60%	£312,375	£331,179	£313,126	£331,931	£315,158	£315,909
15%	60%	£48,229	£76,435	£49,357	£77,563	£52,403	£53,530
20%	60%	-£215,916	-£178,308	-£214,413	-£176,805	-£210,351	-£208,848
25%	60%	-£480,063	-£433,052	-£478,183	-£431,173	-£473,106	-£471,227
30%	60%	-£744,208		-£741,953	-£685,540	-£735,860	-£733,604
35%	60%	-£1,008,354					
40%	60%	-£1,272,500	-£1,197,283	-£1,269,493	-£1,194,276	-£1,261,369	-£1,258,361
45%	60%	-£1,536,645					

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,547,666	£1,547,666	£1,547,666	£1,547,666	£1,547,666	£1,547,666
10%	71%	£1,017,494	£1,030,926	£1,018,390	£1,031,821	£1,019,482	£1,020,377
15%	71%	£752,409	£772,556	£753,751	£773,898	£755,390	£756,733
20%	71%	£487,323	£514,186	£489,112	£515,975	£491,298	£493,088
25%	71%	£222,237	£255,816	£224,474	£258,053	£227,206	£229,443
30%	71%	-£42,849	-£2,554	-£40,164	£130	-£36,886	-£34,201
35%	71%	-£307,935	-£260,924	-£304,802	-£257,792	-£300,978	-£297,846
40%	71%	-£573,021	-£519,294	-£569,441	-£515,715	-£565,070	-£561,490
45%	71%						-£825,134
50%	71%					-£1,093,254	
100%	71%	-£3,769,119		-£3,760,014	-£3,623,347	-£3,748,894	
10%	75%	£1,016,907	£1,028,659	£1,017,846	£1,029,599	£1,018,646	£1,019,585
15%	75%	£751.527	£769.156	£752.936	£770.565	£754.136	£755.545
20%	75%	£486,148	£509,653	£488,027	£511,532	£489,626	£491,506
25%	75%	£220.768	£250.149	£223.117	£252,499	£225.116	£227,466
30%	75%	-£44,611	-£9,354	-£41,793	-£6,534	-£39,394	-£36,575
35%	75%	-£309.991	-£268.857	-£306.703	-£265.568	-£303.904	-£300.615
40%	75%	-£575,371	-£528,360	-£571,613	-£524,602	-£568,414	-£564,655
45%	75%		-£787.864			-£832.924	
50%	75%	-£1,106,130				-£1,097,434	-£1,092,736
10%	60%	£1.019.375	£1.038.179	£1.020.126	£1.038.931	£1.022.158	£1.022.909
15%	60%	£755,229	£783,435	£756,357	£784,563	£759,403	£760,530
20%	60%	£491.084	£528,692	£492.587	£530.195	£496,649	£498.152
25%	60%	£226,937	£273,948	£228,817	£275,827	£233,894	£235,773
30%	60%	-£37,208	£19,205	-£34,953	£21,460	-£28,860	-£26,604
35%	60%	-£301,354	-£235,539	-£298,723	-£232,908	-£291,614	-£288,983
40%	60%	-£565,500	-£490,283	-£562,493	-£487,276	-£554,369	-£551,361
45%	60%	-£829,645	-£745,026		-£741,644		-£813,740
50%	60%						

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,778,586	£2,778,586	£2,778,586	£2,778,586	£2,778,586	£2,778,586
10%	71%	£2,248,414	£2,261,846	£2,249,310	£2,262,741	£2,250,402	£2,251,297
15%	71%	£1,983,329	£2,003,476	£1,984,671	£2,004,818	£1,986,310	£1,987,653
20%	71%	£1,718,243	£1,745,106	£1,720,032	£1,746,895	£1,722,218	£1,724,008
25%	71%	£1,453,157	£1,486,736	£1,455,394	£1,488,973	£1,458,126	£1,460,363
30%	71%	£1,188,071	£1,228,366	£1,190,756	£1,231,050	£1,194,034	£1,196,719
35%	71%	£922,985	£969,996	£926,118	£973,128	£929,942	£933,074
40%	71%	£657,899	£711,626	£661,479	£715,205	£665,850	£669,430
45%	71%	£392,813	£453,255	£396,840	£457,282	£401,759	£405,786
50%	71%	£127,728	£194,885	£132,203	£199,360	£137,666	£142,141
100%	71%	-£2,538,199	-£2,401,533	-£2,529,094	-£2,392,427	-£2,517,974	-£2,508,868
10%	75%	£2,247,827	£2,259,579	£2,248,766	£2,260,519	£2,249,566	£2,250,505
15%	75%	£1,982,447	£2,000,076	£1,983,856	£2,001,485	£1,985,056	£1,986,465
20%	75%	£1,717,068	£1,740,573	£1,718,947	£1,742,452	£1,720,546	£1,722,426
25%	75%	£1,451,688	£1,481,069	£1,454,037	£1,483,419	£1,456,036	£1,458,386
30%	75%	£1.186.309	£1,221,566	£1.189.127	£1,224,386	£1.191.526	£1.194.345
35%	75%	£920,929	£962,063	£924,217	£965,352	£927,016	£930,305
40%	75%	£655,549	£702.560	£659.307	£706.318	£662.506	£666,265
45%	75%	£390,169	£443,056	£394,398	£447,285	£397,996	£402,225
50%	75%	£124,790	£183,553	£129.488	£188,251	£133,486	£138.184
10%	60%	£2,250,295	£2,269,099	£2,251,046	£2,269,851	£2,253,078	£2,253,829
15%	60%	£1.986.149	£2.014.355	£1.987.277	£2.015.483	£1,990,323	£1,991,450
20%	60%	£1.722.004	£1.759.612	£1.723.507	£1.761.115	£1,727,569	£1,729,072
25%	60%	£1,457,857	£1,504,868	£1,459,737	£1,506,747	£1,464,814	£1,466,693
30%	60%	£1,193,712	£1,250,125	£1.195.967	£1,252,380	£1,202,060	£1,204,316
35%	60%	£929,566	£995,381	£932,197	£998,012	£939,306	£941,937
40%	60%	£665.420	£740.637	£668.427	£743.644	£676.551	£679.559
45%	60%	£401.275	£485.894	£404.658	£489.276	£413.797	£417.180
	7070	.,,			10.0	30.00	- 11.00

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LI
0%	71%	£3.335.706	£3.335.706	£3.335.706	£3.335.706	£3.335.706	£3.335.706
10%	71%	£2.805.534	£2.818.966	£2.806.430	£2.819.861	£2.807.522	£2.808.417
15%	71%	£2,540,449	£2,560,596	£2,541,791	£2,561,938	£2,543,430	£2,544,773
20%	71%	£2.275.363	£2.302.226	£2,277,152	£2.304.015	£2.279.338	£2,281,128
25%	71%	£2,010,277	£2,043,856	£2,012,514	£2,046,093	£2,015,246	£2,017,483
30%	71%	£1.745.191	£1.785.486	£1.747.876	£1.788.170	£1.751.154	£1,753,839
35%	71%	£1,480,105	£1,527,116	£1,483,238	£1,530,248	£1,487,062	£1,490,194
40%	71%	£1,215,019	£1,268,746	£1.218.599	£1.272.325	£1,222,970	£1,226,550
45%	71%	£949.933	£1.010.375	£953.960	£1.014.402	£958.879	£962,906
50%	71%	£684.848	£752.005	£689.323	£756.480	£694,786	£699.261
100%	71%	-£1.981.079	-£1.844.413	-£1.971.974	-£1.835.307	-£1.960.854	-£1,951,748
10%	75%	£2.804.947	£2.816.699	£2.805.886	£2.817.639	£2.806.686	£2,807,625
15%	75%	£2,539,567	£2,557,196	£2.540.976	£2.558.605	£2.542.176	£2,543,585
20%	75%	£2.274.188	£2,297,693	£2.276.067	£2,299,572	£2.277.666	£2,279,546
25%	75%	£2,008,808	£2.038.189	£2.011.157	£2.040.539	£2.013.156	£2.015.506
30%	75%	£1.743.429	£1.778.686	£1.746.247	£1.781.506	£1.748.646	£1,751,465
35%	75%	£1,478,049	£1.519.183	£1.481.337	£1.522.472	£1.484.136	£1,487,425
40%	75%	£1,212,669	£1,259,680	£1.216.427	£1,263,438	£1,219,626	£1,223,385
45%	75%	£947.289	£1,000,176	£951.518	£1.004.405	£955,116	£959.345
50%	75%	£681.910	£740.673	£686.608	£745.371	£690,606	£695.304
10%	60%	£2.807.415	£2.826.219	£2.808.166	£2.826.971	£2.810.198	£2.810.949
15%	60%	£2.543,269	£2.571.475	£2.544.397	£2.572.603	£2.547.443	£2,548,570
20%	60%	£2,279,124	£2,316,732	£2 280 627	£2 318 235	£2 284 689	£2 286 192
25%	60%	£2.014.977	£2.061.988	£2.016.857	£2.063.867	£2.021.934	£2,023,813
30%	60%	£1.750.832	£1.807.245	£1,753,087	£1.809.500	£1,759,180	£1,761,436
35%	60%	£1,486,686	£1.552.501	£1.489.317	£1.555.132	£1,496,426	£1,499,057
40%	60%	£1,222,540	£1,297,757	£1,225,547	£1.300.764	£1,233,671	£1,236,679
45%	60%	£958.395	£1.043.014	£961.778	£1.046.396	£970.917	£974.300
50%	60%	£694,249	£788.270	£698.008	£792.029	£708,163	£711,922

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,748,706	£3,748,706	£3,748,706	£3,748,706	£3,748,706	£3,748,706
10%	71%	£3,218,534	£3,231,966	£3,219,430	£3,232,861	£3,220,522	£3,221,417
15%	71%	£2,953,449	£2,973,596	£2,954,791	£2,974,938	£2,956,430	£2,957,773
20%	71%	£2,688,363	£2,715,226	£2,690,152	£2,717,015	£2,692,338	£2,694,128
25%	71%	£2,423,277	£2,456,856	£2,425,514	£2,459,093	£2,428,246	£2,430,483
30%	71%	£2,158,191	£2,198,486	£2,160,876	£2,201,170	£2,164,154	£2,166,839
35%	71%	£1,893,105	£1,940,116	£1,896,238	£1,943,248	£1,900,062	£1,903,194
40%	71%	£1,628,019	£1,681,746	£1,631,599	£1,685,325	£1,635,970	£1,639,550
45%	71%	£1,362,933	£1,423,375	£1,366,960	£1,427,402	£1,371,879	£1,375,906
50%	71%	£1,097,848	£1,165,005	£1,102,323	£1,169,480	£1,107,786	£1,112,261
100%	71%		-£1,431,413	-£1,558,974		-£1,547,854	-£1,538,748
10%	75%	£3,217,947	£3,229,699	£3,218,886	£3,230,639	£3,219,686	£3,220,625
15%	75%	£2,952,567	£2,970,196	£2,953,976	£2,971,605	£2,955,176	£2,956,585
20%	75%	£2,687,188	£2,710,693	£2,689,067	£2,712,572	£2,690,666	£2,692,546
25%	75%	£2,421,808	£2,451,189	£2,424,157	£2,453,539	£2,426,156	£2,428,506
30%	75%	£2,156,429	£2,191,686	£2,159,247	£2,194,506	£2,161,646	£2,164,465
35%	75%	£1,891,049	£1,932,183	£1,894,337	£1,935,472	£1,897,136	£1,900,425
40%	75%	£1,625,669	£1,672,680	£1,629,427	£1,676,438	£1,632,626	£1,636,385
45%	75%	£1,360,289	£1,413,176	£1,364,518	£1,417,405	£1,368,116	£1,372,345
50%	75%	£1,094,910	£1,153,673	£1,099,608	£1,158,371	£1,103,606	£1,108,304
10%	60%	£3,220,415	£3,239,219	£3,221,166	£3,239,971	£3,223,198	£3,223,949
15%	60%	£2,956,269	£2,984,475	£2,957,397	£2,985,603	£2,960,443	£2,961,570
20%	60%	£2,692,124	£2,729,732	£2,693,627	£2,731,235	£2,697,689	£2,699,192
25%	60%	£2,427,977	£2,474,988	£2,429,857	£2,476,867	£2,434,934	£2,436,813
30%	60%	£2,163,832	£2,220,245	£2,166,087	£2,222,500	£2,172,180	£2,174,436
35%	60%	£1,899,686	£1,965,501	£1,902,317	£1,968,132	£1,909,426	£1,912,057
40%	60%	£1,635,540	£1,710,757	£1,638,547	£1,713,764	£1,646,671	£1,649,679
45%	60%	£1,371,395	£1,456,014	£1,374,778	£1,459,396	£1,383,917	£1,387,300
E00/	600/	£1 107 240	£4 204 270	£1 111 000	£4.20E.020	£1 121 1£2	04.404.000

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,169,306	£4,169,306	£4,169,306	£4,169,306	£4,169,306	£4,169,306
10%	71%	£3,639,134	£3,652,566	£3,640,030	£3,653,461	£3,641,122	£3,642,017
15%	71%	£3,374,049	£3,394,196	£3,375,391	£3,395,538	£3,377,030	£3,378,373
20%	71%	£3,108,963	£3,135,826	£3,110,752	£3,137,615	£3,112,938	£3,114,728
25%	71%	£2,843,877	£2,877,456	£2,846,114	£2,879,693	£2,848,846	£2,851,083
30%	71%	£2,578,791	£2,619,086	£2,581,476	£2,621,770	£2,584,754	£2,587,439
35%	71%	£2,313,705	£2,360,716	£2,316,838	£2,363,848	£2,320,662	£2,323,794
40%	71%	£2,048,619	£2,102,346	£2,052,199	£2,105,925	£2,056,570	£2,060,150
45%	71%	£1,783,533	£1,843,975	£1,787,560	£1,848,002	£1,792,479	£1,796,506
50%	71%	£1,518,448	£1,585,605	£1,522,923	£1,590,080	£1,528,386	£1,532,861
100%	71%		-£1,010,813	-£1,138,374		-£1,127,254	
10%	75%	£3,638,547	£3,650,299	£3,639,486	£3,651,239	£3,640,286	£3,641,225
15%	75%	£3,373,167	£3,390,796	£3,374,576	£3,392,205	£3,375,776	£3,377,185
20%	75%	£3,107,788	£3,131,293	£3,109,667	£3,133,172	£3,111,266	£3,113,146
25%	75%	£2,842,408	£2,871,789	£2,844,757	£2,874,139	£2,846,756	£2,849,106
30%	75%	£2,577,029	£2,612,286	£2,579,847	£2,615,106	£2,582,246	£2,585,065
35%	75%	£2,311,649	£2,352,783	£2,314,937	£2,356,072	£2,317,736	£2,321,025
40%	75%	£2,046,269	£2,093,280	£2,050,027	£2,097,038	£2,053,226	£2,056,985
45%	75%	£1,780,889	£1,833,776	£1,785,118	£1,838,005	£1,788,716	£1,792,945
50%	75%	£1,515,510	£1,574,273	£1,520,208	£1,578,971	£1,524,206	£1,528,904
10%	60%	£3.641.015	£3.659.819	£3.641.766	£3.660.571	£3.643.798	£3.644.549
15%	60%	£3,376,869	£3,405,075	£3,377,997	£3,406,203	£3,381,043	£3,382,170
20%	60%	£3,112,724	£3,150,332	£3,114,227	£3,151,835	£3,118,289	£3,119,792
25%	60%	£2,848,577	£2,895,588	£2,850,457	£2,897,467	£2,855,534	£2,857,413
30%	60%	£2,584,432	£2,640,845	£2,586,687	£2,643,100	£2,592,780	£2,595,036
35%	60%	£2,320,286	£2,386,101	£2,322,917	£2,388,732	£2,330,026	£2,332,657
40%	60%	£2,056,140	£2,131,357	£2,059,147	£2,134,364	£2,067,271	£2,070,279
45%	60%	£1,791,995	£1,876,614	£1,795,378	£1,879,996	£1,804,517	£1,807,900
50%	60%	£1.527.849	£1.621.870	£1.531.608	£1.625.629	£1.541.763	£1,545,522

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,322,946	£3,322,946	£3,322,946	£3,322,946	£3,322,946	£3,322,946
10%	71%	£2,792,774	£2,806,206	£2,793,670	£2,807,101	£2,794,762	£2,795,657
15%	71%	£2,527,689	£2,547,836	£2,529,031	£2,549,178	£2,530,670	£2,532,013
20%	71%	£2,262,603	£2,289,466	£2,264,392	£2,291,255	£2,266,578	£2,268,368
25%	71%	£1,997,517	£2,031,096	£1,999,754	£2,033,333	£2,002,486	£2,004,723
30%	71%	£1,732,431	£1,772,726	£1,735,116	£1,775,410	£1,738,394	£1,741,079
35%	71%	£1,467,345	£1,514,356	£1,470,478	£1,517,488	£1,474,302	£1,477,434
40%	71%	£1,202,259	£1,255,986	£1,205,839	£1,259,565	£1,210,210	£1,213,790
45%	71%	£937,173	£997,615	£941,200	£1,001,642	£946,119	£950,146
50%	71%	£672,088	£739,245	£676,563	£743,720	£682,026	£686,501
100%	71%						
10%	75%	£2,792,187	£2,803,939	£2,793,126	£2,804,879	£2,793,926	£2,794,865
15%	75%	£2,526,807	£2,544,436	£2,528,216	£2,545,845	£2,529,416	£2,530,825
20%	75%	£2,261,428	£2,284,933	£2,263,307	£2,286,812	£2,264,906	£2,266,786
25%	75%	£1,996,048	£2,025,429	£1,998,397	£2,027,779	£2,000,396	£2,002,746
30%	75%	£1,730,669	£1,765,926	£1,733,487	£1,768,746	£1,735,886	£1,738,705
35%	75%	£1,465,289	£1,506,423	£1,468,577	£1,509,712	£1,471,376	£1,474,665
40%	75%	£1,199,909	£1,246,920	£1,203,667	£1,250,678	£1,206,866	£1,210,625
45%	75%	£934,529	£987,416	£938,758	£991,645	£942,356	£946,585
50%	75%	£669,150	£727,913	£673,848	£732,611	£677,846	£682,544
10%	60%	£2,794,655	£2,813,459	£2,795,406	£2,814,211	£2,797,438	£2,798,189
15%	60%	£2,530,509	£2,558,715	£2,531,637	£2,559,843	£2,534,683	£2,535,810
20%	60%	£2,266,364	£2,303,972	£2,267,867	£2,305,475	£2,271,929	£2,273,432
25%	60%	£2,002,217	£2,049,228	£2,004,097	£2,051,107	£2,009,174	£2,011,053
30%	60%	£1,738,072	£1,794,485	£1,740,327	£1,796,740	£1,746,420	£1,748,676
35%	60%	£1,473,926	£1,539,741	£1,476,557	£1,542,372	£1,483,666	£1,486,297
40%	60%	£1,209,780	£1,284,997	£1,212,787	£1,288,004	£1,220,911	£1,223,919
45%	60%	£945,635	£1,030,254	£949,018	£1,033,636	£958,157	£961,540
50%	60%	£681,489	£775,510	£685,248	£779,269	£695,403	£699.162

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,901,706	£3,901,706	£3,901,706	£3,901,706	£3,901,706	£3,901,706
10%	71%	£3,371,534	£3,384,966	£3,372,430	£3,385,861	£3,373,522	£3,374,417
15%	71%	£3,106,449	£3,126,596	£3,107,791	£3,127,938	£3,109,430	£3,110,773
20%	71%	£2,841,363	£2,868,226	£2,843,152	£2,870,015	£2,845,338	£2,847,128
25%	71%	£2,576,277	£2,609,856	£2,578,514	£2,612,093	£2,581,246	£2,583,483
30%	71%	£2,311,191	£2,351,486	£2,313,876	£2,354,170	£2,317,154	£2,319,839
35%	71%	£2,046,105	£2,093,116	£2,049,238	£2,096,248	£2,053,062	£2,056,194
40%	71%	£1,781,019	£1,834,746	£1,784,599	£1,838,325	£1,788,970	£1,792,550
45%	71%	£1,515,933	£1,576,375	£1,519,960	£1,580,402	£1,524,879	£1,528,906
50%	71%	£1,250,848	£1,318,005	£1,255,323	£1,322,480	£1,260,786	£1,265,261
100%	71%	-£1,415,079		-£1,405,974		-£1,394,854	
10%	75%	£3,370,947	£3,382,699	£3,371,886	£3,383,639	£3,372,686	£3,373,625
15%	75%	£3,105,567	£3,123,196	£3,106,976	£3,124,605	£3,108,176	£3,109,585
20%	75%	£2,840,188	£2,863,693	£2,842,067	£2,865,572	£2,843,666	£2,845,546
25%	75%	£2,574,808	£2,604,189	£2,577,157	£2,606,539	£2,579,156	£2,581,506
30%	75%	£2,309,429	£2,344,686	£2,312,247	£2,347,506	£2,314,646	£2,317,465
35%	75%	£2,044,049	£2,085,183	£2,047,337	£2,088,472	£2,050,136	£2,053,425
40%	75%	£1,778,669	£1,825,680	£1,782,427	£1,829,438	£1,785,626	£1,789,385
45%	75%	£1,513,289	£1,566,176	£1,517,518	£1,570,405	£1,521,116	£1,525,345
50%	75%	£1,247,910	£1,306,673	£1,252,608	£1,311,371	£1,256,606	£1,261,304
10%	60%	£3,373,415	£3,392,219	£3,374,166	£3,392,971	£3,376,198	£3,376,949
15%	60%	£3,109,269	£3,137,475	£3,110,397	£3,138,603	£3,113,443	£3,114,570
20%	60%	£2,845,124	£2,882,732	£2,846,627	£2,884,235	£2,850,689	£2,852,192
25%	60%	£2,580,977	£2,627,988	£2,582,857	£2,629,867	£2,587,934	£2,589,813
30%	60%	£2,316,832	£2,373,245	£2,319,087	£2,375,500	£2,325,180	£2,327,436
35%	60%	£2,052,686	£2,118,501	£2,055,317	£2,121,132	£2,062,426	£2,065,057
40%	60%	£1,788,540	£1,863,757	£1,791,547	£1,866,764	£1,799,671	£1,802,679
45%	60%	£1,524,395	£1,609,014	£1,527,778	£1,612,396	£1,536,917	£1,540,300
E00/	600/	04.000.040	C4 254 270	04.004.000	C4 2E0 020	04.074.400	04.077.000

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£4,169,306	£4,169,306	£4,169,306	£4,169,306	£4,169,306	£4,169,306
10%	71%	£3,639,134	£3.652.566	£3.640.030	£3,653,461	£3.641.122	£3.642.017
15%	71%	£3,374,049	£3,394,196	£3,375,391	£3,395,538	£3,377,030	£3,378,373
20%	71%	£3.108.963	£3.135.826	£3.110.752	£3.137.615	£3.112.938	£3,114,728
25%	71%	£2,843,877	£2,877,456	£2,846,114	£2,879,693	£2,848,846	£2,851,083
30%	71%	£2.578.791	£2.619.086	£2.581.476	£2.621.770	£2.584.754	£2,587,439
35%	71%	£2,313,705	£2,360,716	£2,316,838	£2,363,848	£2,320,662	£2,323,794
40%	71%	£2.048.619	£2.102.346	£2.052.199	£2.105.925	£2.056.570	£2,060,150
45%	71%	£1,783,533	£1,843,975	£1,787,560	£1,848,002	£1,792,479	£1,796,506
50%	71%	£1.518.448	£1.585.605	£1.522.923	£1,590,080	£1,528,386	£1,532,861
100%	71%	-£1,147,479	-£1,010,813	-£1,138,374		-£1,127,254	-£1,118,148
10%	75%	£3.638.547	£3.650.299	£3,639,486	£3.651.239	£3.640.286	£3,641,225
15%	75%	£3,373,167	£3,390,796	£3,374,576	£3,392,205	£3,375,776	£3,377,185
20%	75%	£3.107.788	£3.131.293	£3,109,667	£3.133.172	£3.111.266	£3,113,146
25%	75%	£2,842,408	£2,871,789	£2,844,757	£2,874,139	£2,846,756	£2,849,106
30%	75%	£2.577.029	£2.612.286	£2.579.847	£2.615.106	£2.582.246	£2,585,065
35%	75%	£2.311.649	£2.352.783	£2.314.937	£2.356.072	£2,317,736	£2,321,025
40%	75%	£2.046.269	£2.093.280	£2.050.027	£2.097.038	£2.053.226	£2,056,985
45%	75%	£1,780,889	£1,833,776	£1,785,118	£1,838,005	£1,788,716	£1,792,945
50%	75%	£1.515.510	£1.574.273	£1.520.208	£1.578.971	£1.524.206	£1,528,904
10%	60%	£3.641.015	£3.659.819	£3,641,766	£3,660,571	£3.643.798	£3,644,549
15%	60%	£3.376.869	£3,405,075	£3.377.997	£3,406,203	£3,381,043	£3.382.170
20%	60%	£3.112.724	£3.150.332	£3.114.227	£3,151,835	£3.118.289	£3,119,792
25%	60%	£2.848.577	£2.895.588	£2.850.457	£2.897.467	£2.855.534	£2.857.413
30%	60%	£2.584.432	£2.640.845	£2.586.687	£2,643,100	£2.592.780	£2,595,036
35%	60%	£2.320.286	£2.386.101	£2.322.917	£2.388.732	£2,330,026	£2.332.657
40%	60%	£2,056,140	£2.131.357	£2.059.147	£2.134.364	£2.067.271	£2,070,279
45%	60%	£1,791,995	£1.876.614	£1,795,378	£1.879.996	£1.804.517	£1,807,900
50%	60%	£1 527 849	£1 621 870	£1 531 608	£1 625 629	£1 541 763	£1 545 522

£13,474,000

No Units 7
Site Area 0.04 Ha

	CIL Zone	1
	Value Area	Med
Sales value inflation		0%
Build cost inflation		0%

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,343,511	£2,343,511	£2,343,511	£2,343,511	£2,343,511	£2,343,511
10%	71%	£2,022,495	£2,035,926	£2,023,950	£2,037,382	£2,024,399	£2,025,855
15%	71%	£1,861,986	£1,882,134	£1,864,170	£1,884,317	£1,864,843	£1,867,026
20%	71%	£1,701,478	£1,728,341	£1,704,389	£1,731,252	£1,705,287	£1,708,198
25%	71%	£1,540,970	£1,574,549	£1,544,608	£1,578,187	£1,545,730	£1,549,370
30%	71%	£1,380,461	£1,420,756	£1,384,828	£1,425,122	£1,386,175	£1,390,541
35%	71%	£1,219,953	£1,266,963	£1,225,047	£1,272,058	£1,226,618	£1,231,713
40%	71%	£1,059,444	£1,113,171	£1,065,267	£1,118,993	£1,067,063	£1,072,885
45%	71%	£898,935	£959,377	£905,486	£965,928	£907,506	£914,056
50%	71%	£738,427	£805,585	£745,705	£812,863	£747,950	£755,228
100%	71%	-£881,823	-£745,157	-£867,014	-£730,347	-£862,445	-£847,634
10%	75%	£2,021,879	£2,033,631	£2,023,407	£2,035,160	£2,023,545	£2,025,074
15%	75%	£1,861,063	£1,878,692	£1,863,355	£1,880,984	£1,863,563	£1,865,855
20%	75%	£1,700,247	£1,723,752	£1,703,304	£1,726,809	£1,703,579	£1,706,636
25%	75%	£1,539,430	£1,568,812	£1,543,251	£1,572,633	£1,543,596	£1,547,417
30%	75%	£1,378,614	£1,413,872	£1,383,199	£1,418,457	£1,383,614	£1,388,198
35%	75%	£1,217,798	£1,258,933	£1,223,148	£1,264,281	£1,223,630	£1,228,980
40%	75%	£1,056,982	£1,103,992	£1,063,095	£1,110,105	£1,063,648	£1,069,761
45%	75%	£896,166	£949,052	£903,043	£955,930	£903,664	£910,542
50%	75%	£735,349	£794,112	£742,991	£801,754	£743,682	£751,323
10%	60%	£2,024,464	£2,043,269	£2,025,687	£2,044,491	£2,027,131	£2,028,354
15%	60%	£1,864,941	£1,893,147	£1,866,776	£1,894,982	£1,868,941	£1,870,775
20%	60%	£1,705,417	£1,743,026	£1,707,863	£1,745,472	£1,710,750	£1,713,196
25%	60%	£1,545,894	£1,592,904	£1,548,951	£1,595,961	£1,552,560	£1,555,617
30%	60%	£1,386,370	£1,442,784	£1,390,039	£1,446,452	£1,394,370	£1,398,038
35%	60%	£1,226,848	£1,292,663	£1,231,127	£1,296,941	£1,236,180	£1,240,459
40%	60%	£1,067,325	£1,142,541	£1,072,215	£1,147,432	£1,077,989	£1,082,880
45%	60%	£907,801	£992,420	£913,302	£997,921	£919,799	£925,301
50%	60%	£748.278	£842.298	£754.391	£848.412	£761.609	£767.722

Residual Land values compared to benchmark land values Benchmark Z1 - High

 % of AH
 SR and SO at council Income thresholds
 LAR and LR
 LAR and

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

 % of AH
 SR and SO at council Income thresholds
 SR and SO at council Income thresholds
 LAR and SO at council Income thresholds
 LAR and SO at council Income thresholds
 LAR and LLR
 LAR

Residual Land values compared to benchmark land values Benchmark Z1 - Low

| SR and SO at | Income thresholds | SR and SO at | LAR and SO at | GLA | Income thresholds | SR and LLR | LAR and SO at | GLA | Income thresholds | SR and LLR | LAR and LLR | GLA | Income thresholds | SR and LLR | LAR and LLR | GLA | Income thresholds | SR and LLR | LAR and LLR | GLA | Income thresholds | SR and LLR | LAR and LLR | Income thresholds | SR and LLR | LAR and LLR | Income thresholds | SR and LLR | LAR and LLR | Income thresholds | SR and LLR | LAR and LLR | Income thresholds | Income thr

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,238,551	£1,238,551	£1,238,551	£1,238,551	£1,238,551	£1,238,551
10%	71%	£917,535	£930,966	£918,990	£932,422	£919,439	£920,895
15%	71%	£757,026	£777,174	£759,210	£779,357	£759,883	£762,066
20%	71%	£596,518	£623,381	£599,429	£626,292	£600,327	£603,238
25%	71%	£436,010	£469,589	£439,648	£473,227	£440,770	£444,410
30%	71%	£275,501	£315,796	£279,868	£320,162	£281,215	£285,581
35%	71%	£114,993	£162,003	£120,087	£167,098	£121,658	£126,753
40%	71%	-£45,516	£8,211	-£39,693	£14,033	-£37,897	-£32,075
45%	71%	-£206,025	-£145,583	-£199,474	-£139,032	-£197,454	-£190,904
50%	71%	-£366,533	-£299,375	-£359,255	-£292,097	-£357,010	-£349,732
100%	71%		-£1,850,117	-£1,971,974		-£1,967,405	-£1,952,594
10%	75%	£916,919	£928,671	£918,447	£930,200	£918,585	£920,114
15%	75%	£756,103	£773,732	£758,395	£776,024	£758,603	£760,895
20%	75%	£595,287	£618,792	£598,344	£621,849	£598,619	£601,676
25%	75%	£434,470	£463,852	£438,291	£467,673	£438,636	£442,457
30%	75%	£273,654	£308,912	£278,239	£313,497	£278,654	£283,238
35%	75%	£112,838	£153,973	£118,188	£159,321	£118,670	£124,020
40%	75%	-£47,978	-£968	-£41,865	£5,145	-£41,312	-£35,199
45%	75%	-£208,794	-£155,908	-£201,917	-£149,030	-£201,296	-£194,418
50%	75%	-£369,611	-£310,848	-£361,969	-£303,206	-£361,278	-£353,637
10%	60%	£919,504	£938,309	£920,727	£939,531	£922,171	£923,394
15%	60%	£759,981	£788,187	£761,816	£790,022	£763,981	£765,815
20%	60%	£600,457	£638,066	£602,903	£640,512	£605,790	£608,236
25%	60%	£440,934	£487,944	£443,991	£491,001	£447,600	£450,657
30%	60%	£281,410	£337,824	£285,079	£341,492	£289,410	£293,078
35%	60%	£121,888	£187,703	£126,167	£191,981	£131,220	£135,499
40%	60%	-£37,635	£37,581	-£32,745	£42,472	-£26,971	-£22,080
45%	60%	-£197,159	-£112,540	-£191,658	-£107,039	-£185,161	-£179,659
50%	60%	-£356.682	-£262,662	-£350.569	-£256.548	-£343.351	-£337,238

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,651,551	£1,651,551	£1,651,551	£1,651,551	£1,651,551	£1,651,551
10%	71%	£1,330,535	£1,343,966	£1,331,990	£1,345,422	£1,332,439	£1,333,895
15%	71%	£1,170,026	£1,190,174	£1,172,210	£1,192,357	£1,172,883	£1,175,066
20%	71%	£1,009,518	£1,036,381	£1,012,429	£1,039,292	£1,013,327	£1,016,238
25%	71%	£849,010	£882,589	£852,648	£886,227	£853,770	£857,410
30%	71%	£688,501	£728,796	£692,868	£733,162	£694,215	£698,581
35%	71%	£527,993	£575,003	£533,087	£580,098	£534,658	£539,753
40%	71%	£367,484	£421,211	£373,307	£427,033	£375,103	£380,925
45%	71%	£206,975	£267,417	£213,526	£273,968	£215,546	£222,096
50%	71%	£46,467	£113,625	£53,745	£120,903	£55,990	£63,268
100%	71%		-£1,437,117	-£1,558,974			-£1,539,594
10%	75%	£1,329,919	£1,341,671	£1,331,447	£1,343,200	£1,331,585	£1,333,114
15%	75%	£1,169,103	£1,186,732	£1,171,395	£1,189,024	£1,171,603	£1,173,895
20%	75%	£1,008,287	£1,031,792	£1,011,344	£1,034,849	£1,011,619	£1,014,676
25%	75%	£847,470	£876,852	£851,291	£880,673	£851,636	£855,457
30%	75%	£686,654	£721,912	£691,239	£726,497	£691,654	£696,238
35%	75%	£525,838	£566,973	£531,188	£572,321	£531,670	£537,020
40%	75%	£365,022	£412,032	£371,135	£418,145	£371,688	£377,801
45%	75%	£204,206	£257,092	£211,083	£263,970	£211,704	£218,582
50%	75%	£43,389	£102,152	£51,031	£109,794	£51,722	£59,363
10%	60%	£1,332,504	£1,351,309	£1,333,727	£1,352,531	£1,335,171	£1,336,394
15%	60%	£1,172,981	£1,201,187	£1,174,816	£1,203,022	£1,176,981	£1,178,815
20%	60%	£1,013,457	£1,051,066	£1,015,903	£1,053,512	£1,018,790	£1,021,236
25%	60%	£853,934	£900,944	£856,991	£904,001	£860,600	£863,657
30%	60%	£694,410	£750,824	£698,079	£754,492	£702,410	£706,078
35%	60%	£534,888	£600,703	£539,167	£604,981	£544,220	£548,499
40%	60%	£375,365	£450,581	£380,255	£455,472	£386,029	£390,920
45%	60%	£215,841	£300,460	£221,342	£305,961	£227,839	£233,341
50%	60%	£56.318	£150.338	£62.431	£156,452	£69.649	£75,762

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,072,151	£2,072,151	£2,072,151	£2,072,151	£2,072,151	£2,072,151
10%	71%	£1,751,135	£1,764,566	£1,752,590	£1,766,022	£1,753,039	£1,754,495
15%	71%	£1,590,626	£1,610,774	£1,592,810	£1,612,957	£1,593,483	£1,595,666
20%	71%	£1,430,118	£1,456,981	£1,433,029	£1,459,892	£1,433,927	£1,436,838
25%	71%	£1,269,610	£1,303,189	£1,273,248	£1,306,827	£1,274,370	£1,278,010
30%	71%	£1,109,101	£1,149,396	£1,113,468	£1,153,762	£1,114,815	£1,119,181
35%	71%	£948,593	£995,603	£953,687	£1,000,698	£955,258	£960,353
40%	71%	£788,084	£841,811	£793,907	£847,633	£795,703	£801,525
45%	71%	£627,575	£688,017	£634,126	£694,568	£636,146	£642,696
50%	71%	£467,067	£534,225	£474,345	£541,503	£476,590	£483,868
100%	71%		-£1,016,517	-£1,138,374			-£1,118,994
10%	75%	£1,750,519	£1,762,271	£1,752,047	£1,763,800	£1,752,185	£1,753,714
15%	75%	£1,589,703	£1,607,332	£1,591,995	£1,609,624	£1,592,203	£1,594,495
20%	75%	£1,428,887	£1,452,392	£1,431,944	£1,455,449	£1,432,219	£1,435,276
25%	75%	£1,268,070	£1,297,452	£1,271,891	£1,301,273	£1,272,236	£1,276,057
30%	75%	£1,107,254	£1,142,512	£1,111,839	£1,147,097	£1,112,254	£1,116,838
35%	75%	£946,438	£987,573	£951,788	£992,921	£952,270	£957,620
40%	75%	£785,622	£832,632	£791,735	£838,745	£792,288	£798,401
45%	75%	£624,806	£677,692	£631,683	£684,570	£632,304	£639,182
50%	75%	£463,989	£522,752	£471,631	£530,394	£472,322	£479,963
10%	60%	£1,753,104	£1,771,909	£1,754,327	£1,773,131	£1,755,771	£1,756,994
15%	60%	£1,593,581	£1,621,787	£1,595,416	£1,623,622	£1,597,581	£1,599,415
20%	60%	£1,434,057	£1,471,666	£1,436,503	£1,474,112	£1,439,390	£1,441,836
25%	60%	£1,274,534	£1,321,544	£1,277,591	£1,324,601	£1,281,200	£1,284,257
30%	60%	£1,115,010	£1,171,424	£1,118,679	£1,175,092	£1,123,010	£1,126,678
35%	60%	£955,488	£1,021,303	£959,767	£1,025,581	£964,820	£969,099
40%	60%	£795,965	£871,181	£800,855	£876,072	£806,629	£811,520
45%	60%	£636,441	£721,060	£641,942	£726,561	£648,439	£653,941
50%	60%	£476.918	£570.938	£483.031	£577.052	£490.249	£496.362

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,225,791	£1,225,791	£1,225,791	£1,225,791	£1,225,791	£1,225,791
10%	71%	£904,775	£918,206	£906,230	£919,662	£906,679	£908,135
15%	71%	£744,266	£764,414	£746,450	£766,597	£747,123	£749,306
20%	71%	£583,758	£610,621	£586,669	£613,532	£587,567	£590,478
25%	71%	£423,250	£456,829	£426,888	£460,467	£428,010	£431,650
30%	71%	£262,741	£303,036	£267,108	£307,402	£268,455	£272,821
35%	71%	£102,233	£149,243	£107,327	£154,338	£108,898	£113,993
40%	71%	-£58,276	-£4,549	-£52,453	£1,273	-£50,657	-£44,835
45%	71%	-£218,785	-£158,343	-£212,234	-£151,792	-£210,214	-£203,664
50%	71%	-£379,293	-£312,135	-£372,015	-£304,857	-£369,770	-£362,492
100%	71%		-£1,862,877	-£1,984,734	-£1,848,067		-£1,965,354
10%	75%	£904,159	£915,911	£905,687	£917,440	£905,825	£907,354
15%	75%	£743,343	£760,972	£745,635	£763,264	£745,843	£748,135
20%	75%	£582,527	£606,032	£585,584	£609,089	£585,859	£588,916
25%	75%	£421,710	£451,092	£425,531	£454,913	£425,876	£429,697
30%	75%	£260,894	£296,152	£265,479	£300,737	£265,894	£270,478
35%	75%	£100,078	£141,213	£105,428	£146,561	£105,910	£111,260
40%	75%	-£60,738	-£13,728	-£54,625	-£7,615	-£54,072	-£47,959
45%	75%	-£221,554	-£168,668	-£214,677	-£161,790	-£214,056	-£207,178
50%	75%	-£382,371	-£323,608	-£374,729	-£315,966	-£374,038	-£366,397
10%	60%	£906,744	£925,549	£907,967	£926,771	£909,411	£910,634
15%	60%	£747,221	£775,427	£749,056	£777,262	£751,221	£753,055
20%	60%	£587,697	£625,306	£590,143	£627,752	£593,030	£595,476
25%	60%	£428,174	£475,184	£431,231	£478,241	£434,840	£437,897
30%	60%	£268,650	£325,064	£272,319	£328,732	£276,650	£280,318
35%	60%	£109,128	£174,943	£113,407	£179,221	£118,460	£122,739
40%	60%	-£50,395	£24,821	-£45,505	£29,712	-£39,731	-£34,840
45%	60%	-£209,919	-£125,300	-£204,418	-£119,799	-£197,921	-£192,419
50%	60%	-£369.442	-£275.422	-£363.329	-£269.308	-£356.111	-£349.998

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,804,551	£1,804,551	£1,804,551	£1,804,551	£1,804,551	£1,804,551
10%	71%	£1,483,535	£1,496,966	£1,484,990	£1,498,422	£1,485,439	£1,486,895
15%	71%	£1,323,026	£1,343,174	£1,325,210	£1,345,357	£1,325,883	£1,328,066
20%	71%	£1,162,518	£1,189,381	£1,165,429	£1,192,292	£1,166,327	£1,169,238
25%	71%	£1,002,010	£1,035,589	£1,005,648	£1,039,227	£1,006,770	£1,010,410
30%	71%	£841,501	£881,796	£845,868	£886,162	£847,215	£851,581
35%	71%	£680,993	£728,003	£686,087	£733,098	£687,658	£692,753
40%	71%	£520,484	£574,211	£526,307	£580,033	£528,103	£533,925
45%	71%	£359,975	£420,417	£366,526	£426,968	£368,546	£375,096
50%	71%	£199,467	£266,625	£206,745	£273,903	£208,990	£216,268
100%	71%		-£1,284,117	-£1,405,974			-£1,386,594
10%	75%	£1,482,919	£1,494,671	£1,484,447	£1,496,200	£1,484,585	£1,486,114
15%	75%	£1,322,103	£1,339,732	£1,324,395	£1,342,024	£1,324,603	£1,326,895
20%	75%	£1,161,287	£1,184,792	£1,164,344	£1,187,849	£1,164,619	£1,167,676
25%	75%	£1,000,470	£1.029.852	£1.004.291	£1.033.673	£1.004.636	£1,008,457
30%	75%	£839.654	£874.912	£844,239	£879,497	£844.654	£849,238
35%	75%	£678.838	£719.973	£684.188	£725.321	£684.670	£690,020
40%	75%	£518.022	£565.032	£524.135	£571.145	£524.688	£530.801
45%	75%	£357,206	£410.092	£364.083	£416.970	£364.704	£371.582
50%	75%	£196,389	£255.152	£204.031	£262.794	£204.722	£212.363
10%	60%	£1,485,504	£1,504,309	£1,486,727	£1,505,531	£1,488,171	£1,489,394
15%	60%	£1.325.981	£1.354.187	£1.327.816	£1.356.022	£1.329.981	£1.331.815
20%	60%	£1,166,457	£1,204,066	£1,168,903	£1,206,512	£1,171,790	£1,174,236
25%	60%	£1.006.934	£1.053.944	£1,009,991	£1.057.001	£1.013.600	£1.016.657
30%	60%	£847,410	£903,824	£851,079	£907,492	£855,410	£859,078
35%	60%	£687.888	£753.703	£692.167	£757.981	£697.220	£701.499
40%	60%	£528,365	£603,581	£533,255	£608,472	£539,029	£543,920
45%	60%	£368.841	£453,460	£374.342	£458,961	£380.839	£386.341
50%	60%	£209.318	£303.338	£215.431	£309.452	£222 649	£228.762

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,072,151	£2,072,151	£2,072,151	£2,072,151	£2,072,151	£2,072,151
10%	71%	£1,751,135	£1,764,566	£1,752,590	£1,766,022	£1,753,039	£1,754,495
15%	71%	£1,590,626	£1,610,774	£1,592,810	£1,612,957	£1,593,483	£1,595,666
20%	71%	£1,430,118	£1,456,981	£1,433,029	£1,459,892	£1,433,927	£1,436,838
25%	71%	£1,269,610	£1,303,189	£1,273,248	£1,306,827	£1,274,370	£1,278,010
30%	71%	£1,109,101	£1,149,396	£1,113,468	£1,153,762	£1,114,815	£1,119,181
35%	71%	£948,593	£995,603	£953,687	£1,000,698	£955,258	£960,353
40%	71%	£788,084	£841,811	£793,907	£847,633	£795,703	£801,525
45%	71%	£627,575	£688,017	£634,126	£694,568	£636,146	£642,696
50%	71%	£467,067	£534,225	£474,345	£541,503	£476,590	£483,868
100%	71%	-£1,153,183	-£1,016,517	-£1,138,374	-£1,001,707	-£1,133,805	-£1,118,994
10%	75%	£1,750,519	£1,762,271	£1,752,047	£1,763,800	£1,752,185	£1,753,714
15%	75%	£1,589,703	£1,607,332	£1,591,995	£1,609,624	£1,592,203	£1,594,495
20%	75%	£1,428,887	£1,452,392	£1,431,944	£1,455,449	£1,432,219	£1,435,276
25%	75%	£1,268,070	£1,297,452	£1,271,891	£1,301,273	£1,272,236	£1,276,057
30%	75%	£1,107,254	£1,142,512	£1,111,839	£1,147,097	£1,112,254	£1,116,838
35%	75%	£946,438	£987,573	£951,788	£992,921	£952,270	£957,620
40%	75%	£785,622	£832,632	£791,735	£838,745	£792,288	£798,401
45%	75%	£624,806	£677,692	£631,683	£684,570	£632,304	£639,182
50%	75%	£463.989	£522.752	£471.631	£530.394	£472.322	£479.963
10%	60%	£1.753.104	£1.771.909	£1.754.327	£1,773,131	£1.755.771	£1,756,994
15%	60%	£1,593,581	£1,621,787	£1,595,416	£1,623,622	£1,597,581	£1,599,415
20%	60%	£1.434.057	£1,471,666	£1,436,503	£1.474.112	£1,439,390	£1,441,836
25%	60%	£1,274,534	£1,321,544	£1,277,591	£1,324,601	£1,281,200	£1,284,257
30%	60%	£1.115.010	£1,171,424	£1.118.679	£1.175.092	£1.123.010	£1,126,678
35%	60%	£955.488	£1.021.303	£959.767	£1.025.581	£964.820	£969.099
40%	60%	£795.965	£871.181	£800.855	£876.072	£806.629	£811.520
45%	60%	£636.441	£721.060	£641.942	£726.561	£648.439	£653,941
60%	60%	6476 019	6670.029	£492.024	£677.062	£400.240	£40£ 3£3

£13,474,000

7 0.04 Ha

	CIL Zone	1
	Value Area	Low
Sales value inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,649,089	£1,649,089	£1,649,089	£1,649,089	£1,649,089	£1,649,089
10%	71%	£1,396,594	£1,410,026	£1,398,970	£1,412,402	£1,398,499	£1,400,875
15%	71%	£1,270,346	£1,290,494	£1,273,911	£1,294,059	£1,273,202	£1,276,767
20%	71%	£1,144,098	£1,170,961	£1,148,851	£1,175,714	£1,147,907	£1,152,660
25%	71%	£1,017,850	£1,051,429	£1,023,792	£1,057,371	£1,022,612	£1,028,553
30%	71%	£891,602	£931,897	£898,732	£939,027	£897,317	£904,445
35%	71%	£765,355	£812,366	£773,673	£820,683	£772,020	£780,338
40%	71%	£639,107	£692,833	£648,613	£702,339	£646,725	£656,231
45%	71%	£512,859	£573,301	£523,554	£583,996	£521,430	£532,124
50%	71%	£386.611	£453,769	£398.494	£465.652	£396.134	£408.017
100%	71%	-£891,194	-£754,529	-£867,014	-£730,347	-£871,816	-£847,634
10%	75%	£1,395,932	£1,407,684	£1,398,428	£1,410,180	£1,397,598	£1,400,094
15%	75%	£1,269,353	£1,286,983	£1,273,097	£1,290,726	£1,271,853	£1,275,597
20%	75%	£1,142,775	£1,166,281	£1,147,765	£1,171,270	£1,146,107	£1,151,098
25%	75%	£1,016,196	£1,045,578	£1,022,435	£1,051,816	£1,020,362	£1,026,601
30%	75%	£889,617	£924,876	£897,104	£932,362	£894,617	£902,103
35%	75%	£763,039	£804,173	£771,772	£812,907	£768,871	£777,606
40%	75%	£636,460	£683,471	£646,442	£693,453	£643,127	£653,107
45%	75%	£509,881	£562,769	£521,111	£573,997	£517,381	£528,610
50%	75%	£383.303	£442.066	£395,780	£454.543	£391.636	£404.112
10%	60%	£1,398,711	£1,417,515	£1,400,707	£1,419,511	£1,401,378	£1,403,374
15%	60%	£1,273,522	£1,301,728	£1,276,517	£1,304,723	£1,277,521	£1,280,516
20%	60%	£1,148,333	£1,185,941	£1,152,326	£1,189,934	£1,153,666	£1,157,659
25%	60%	£1,023,144	£1,070,154	£1,028,135	£1,075,145	£1,029,810	£1,034,801
30%	60%	£897,955	£954,367	£903,943	£960,356	£905,953	£911,942
35%	60%	£772,765	£838,580	£779,752	£845,567	£782,098	£789,084
40%	60%	£647,576	£722,793	£655,561	£730,778	£658,242	£666,227
45%	60%	£522,387	£607,006	£531,370	£615,990	£534,385	£543,369
50%	60%	£397.198	£491,219	£407.180	£501.201	£410.529	£420.511

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,950,911	-£1,950,911	-£1,950,911	-£1,950,911	-£1,950,911	-£1,950,911
10%	71%	-£2,203,406	-£2,189,974				-£2,199,125
15%	71%	-£2,329,654	-£2,309,506				-£2,323,233
20%	71%	-£2,455,902	-£2,429,039				-£2,447,340
25%	71%	-£2,582,150	-£2,548,571				-£2,571,447
30%	71%	-£2,708,398	-£2,668,103	-£2,701,268		-£2,702,683	-£2,695,555
35%	71%	-£2,834,645	-£2,787,634				-£2,819,662
40%	71%	-£2,960,893	-£2,907,167		-£2,897,661	-£2,953,275	-£2,943,769
45%	71%	-£3,087,141	-£3,026,699		-£3,016,004		-£3,067,876
50%	71%	-£3,213,389	-£3,146,231	-£3,201,506	-£3,134,348	-£3,203,866	-£3,191,983
100%	71%	-£4,491,194	-£4,354,529	-£4,467,014			-£4,447,634
10%	75%	-£2,204,068	-£2,192,316			-£2,202,402	-£2,199,906
15%	75%	-£2,330,647	-£2,313,017		-£2,309,274	-£2,328,147	-£2,324,403
20%	75%	-£2,457,225	-£2,433,719	-£2,452,235	-£2,428,730	-£2,453,893	-£2,448,902
25%	75%	-£2,583,804	-£2,554,422		-£2,548,184		-£2,573,399
30%	75%	-£2,710,383	-£2,675,124	-£2,702,896			-£2,697,897
35%	75%	-£2,836,961	-£2,795,827				-£2,822,394
40%	75%	-£2,963,540	-£2,916,529				-£2,946,893
45%	75%	-£3,090,119	-£3,037,231			-£3,082,619	-£3,071,390
50%	75%	-£3,216,697	-£3,157,934			-£3,208,364	-£3,195,888
10%	60%	-£2,201,289	-£2,182,485				-£2,196,626
15%	60%	-£2,326,478	-£2,298,272				-£2,319,484
20%	60%	-£2,451,667	-£2,414,059	-£2,447,674	-£2,410,066	-£2,446,334	-£2,442,341
25%	60%	-£2,576,856	-£2,529,846				-£2,565,199
30%	60%	-£2,702,045	-£2,645,633	-£2,696,057	-£2,639,644	-£2,694,047	-£2,688,058
35%	60%	-£2,827,235	-£2,761,420				-£2,810,916
40%	60%	-£2,952,424	-£2,877,207				-£2,933,773
45%	60%	-£3,077,613	-£2,992,994				-£3,056,631
50%	60%	-£3.202.802	-£3 108 781				-£3 179 489

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,243,911	-£1,243,911				
10%	71%	-£1,496,406	-£1,482,974	-£1,494,030	-£1,480,598	-£1,494,501	-£1,492,125
15%	71%	-£1,622,654	-£1,602,506				
20%	71%	-£1,748,902	-£1,722,039	-£1,744,149	-£1,717,286		-£1,740,340
25%	71%	-£1,875,150	-£1,841,571				-£1,864,447
30%	71%	-£2,001,398	-£1,961,103	-£1,994,268	-£1,953,973	-£1,995,683	-£1,988,555
35%	71%	-£2,127,645	-£2,080,634				
40%	71%	-£2,253,893	-£2,200,167	-£2,244,387	-£2,190,661	-£2,246,275	-£2,236,769
45%	71%	-£2,380,141	-£2,319,699	-£2,369,446	-£2,309,004		
50%	71%	-£2,506,389	-£2,439,231	-£2,494,506	-£2,427,348	-£2,496,866	-£2,484,983
100%	71%	-£3,784,194	-£3,647,529	-£3,760,014	-£3,623,347		-£3,740,634
10%	75%	-£1,497,068	-£1,485,316	-£1,494,572	-£1,482,820	-£1,495,402	-£1,492,906
15%	75%	-£1,623,647	-£1,606,017		-£1,602,274	-£1,621,147	
20%	75%	-£1,750,225	-£1,726,719	-£1,745,235	-£1,721,730	-£1,746,893	-£1,741,902
25%	75%	-£1,876,804	-£1,847,422		-£1,841,184		
30%	75%	-£2,003,383	-£1,968,124	-£1,995,896	-£1,960,638	-£1,998,383	-£1,990,897
35%	75%	-£2,129,961	-£2,088,827				-£2,115,394
40%	75%	-£2,256,540	-£2,209,529	-£2,246,558	-£2,199,547	-£2,249,873	
45%	75%	-£2,383,119	-£2,330,231				
50%	75%	-£2,509,697	-£2,450,934	-£2,497,220	-£2,438,457	-£2,501,364	-£2,488,888
10%	60%	-£1,494,289	-£1,475,485				
15%	60%	-£1,619,478	-£1,591,272	-£1,616,483	-£1,588,277	-£1,615,479	-£1,612,484
20%	60%	-£1,744,667	-£1,707,059	-£1,740,674		-£1,739,334	
25%	60%	-£1,869,856	-£1,822,846	-£1,864,865	-£1,817,855	-£1,863,190	-£1,858,199
30%	60%	-£1,995,045	-£1,938,633		-£1,932,644	-£1,987,047	
35%	60%	-£2,120,235	-£2,054,420				
40%	60%	-£2,245,424	-£2,170,207				
45%	60%	-£2,370,613	-£2,285,994				
50%	60%	-£2,495,802	-£2,401,781				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,991	-£12,991	-£12,991	-£12,991	-£12,991	-£12,991
10%	71%	-£265,486	-£252,054	-£263,110	-£249,678	-£263,581	-£261,205
15%	71%	-£391,734	-£371,586	-£388,169	-£368,021	-£388,878	-£385,313
20%	71%	-£517,982	-£491,119	-£513,229	-£486,366	-£514,173	-£509,420
25%	71%	-£644,230	-£610,651		-£604,709		
30%	71%	-£770,478	-£730,183				
35%	71%	-£896,725	-£849,714	-£888,407	-£841,397	-£890,060	-£881,742
40%	71%	-£1,022,973	-£969,247		-£959,741		
45%	71%	-£1,149,221	-£1,088,779		-£1,078,084	-£1,140,650	
50%	71%	-£1.275.469	-£1.208.311		-£1.196.428		
100%	71%	-£2,553,274	-£2,416,609	-£2,529,094		-£2,533,896	-£2,509,714
10%	75%	-£266.148	-£254.396	-£263.652	-£251.900	-£264.482	-£261.986
15%	75%	-£392,727	-£375,097	-£388,983	-£371,354	-£390,227	-£386,483
20%	75%	-£519.305	-£495,799	-£514.315	-£490.810	-£515.973	-£510.982
25%	75%	-£645,884	-£616,502		-£610,264	-£641,718	
30%	75%	-£772,463	-£737.204		-£729,718		
35%	75%	-£899.041	-£857,907		-£849,173		-£884,474
40%	75%	-£1,025,620	-£978.609				
45%	75%	-£1,152,199	-£1,099,311				
50%	75%	-£1.278.777	-£1.220.014				
10%	60%	-£263.369	-£244.565	-£261.373	-£242.569	-£260.702	-£258.706
15%	60%	-£388.558	-£360.352	-£385.563	-£357.357	-£384.559	-£381.564
20%	60%	-£513.747	-£476.139	-£509.754	-£472.146	-£508.414	-£504.421
25%	60%	-£638.936	-£591.926		-£586.935		-£627.279
30%	60%	-£764,125	-£707.713		-£701.724		
35%	60%	-£889,315	-£823,500	-£882,328	-£816,513		-£872,996
40%	60%	-£1.014.504	-£939.287		-£931,302		
45%	60%	-£1.139.693	-£1.055.074		-£1.046.090		

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£544,129	£544,129	£544,129	£544,129	£544,129	£544,129
10%	71%	£291,634	£305,066	£294,010	£307,442	£293,539	£295,915
15%	71%	£165,386	£185,534	£168,951	£189,099	£168,242	£171,807
20%	71%	£39,138	£66,001	£43,891	£70,754	£42,947	£47,700
25%	71%	-£87,110	-£53,531	-£81,168	-£47,589	-£82,348	-£76,407
30%	71%	-£213,358	-£173,063	-£206,228	-£165,933	-£207,643	-£200,515
35%	71%	-£339,605	-£292,594	-£331,287	-£284,277	-£332,940	-£324,622
40%	71%	-£465,853	-£412,127	-£456,347	-£402,621	-£458,235	-£448,729
45%	71%	-£592,101	-£531,659	-£581,406	-£520,964	-£583,530	-£572,836
50%	71%	-£718,349	-£651,191	-£706,466	-£639,308	-£708,826	-£696,943
100%	71%	-£1,996,154	-£1,859,489	-£1,971,974			-£1,952,594
10%	75%	£290,972	£302,724	£293,468	£305,220	£292,638	£295,134
15%	75%	£164,393	£182,023	£168,137	£185,766	£166,893	£170,637
20%	75%	£37,815	£61,321	£42,805	£66,310	£41,147	£46,138
25%	75%	-£88,764	-£59,382	-£82,525	-£53,144	-£84,598	-£78,359
30%	75%	-£215,343	-£180,084	-£207,856	-£172,598	-£210,343	-£202,857
35%	75%	-£341,921	-£300,787	-£333,188	-£292,053	-£336,089	-£327,354
40%	75%	-£468,500	-£421,489	-£458,518	-£411,507	-£461,833	-£451,853
45%	75%	-£595,079	-£542,191	-£583,849	-£530,963	-£587,579	-£576,350
50%	75%	-£721,657	-£662,894	-£709,180	-£650,417	-£713,324	-£700,848
10%	60%	£293,751	£312,555	£295,747	£314,551	£296,418	£298,414
15%	60%	£168,562	£196,768	£171,557	£199,763	£172,561	£175,556
20%	60%	£43,373	£80,981	£47,366	£84,974	£48,706	£52,699
25%	60%	-£81,816	-£34,806	-£76,825	-£29,815	-£75,150	-£70,159
30%	60%	-£207,005	-£150,593	-£201,017	-£144,604	-£199,007	-£193,018
35%	60%	-£332,195	-£266,380	-£325,208	-£259,393	-£322,862	-£315,876
40%	60%	-£457,384	-£382,167	-£449,399	-£374,182	-£446,718	-£438,733
45%	60%	-£582,573	-£497,954	-£573,590	-£488,970	-£570,575	-£561,591
50%	60%	-£707,762	-£613,741				-£684,449

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£957,129	£957,129	£957,129	£957,129	£957,129	£957,129
10%	71%	£704,634	£718,066	£707,010	£720,442	£706,539	£708,915
15%	71%	£578,386	£598,534	£581,951	£602,099	£581,242	£584,807
20%	71%	£452,138	£479,001	£456,891	£483,754	£455,947	£460,700
25%	71%	£325,890	£359,469	£331,832	£365,411	£330,652	£336,593
30%	71%	£199,642	£239,937	£206,772	£247,067	£205,357	£212,485
35%	71%	£73,395	£120,406	£81,713	£128,723	£80,060	£88,378
40%	71%	-£52,853	£873	-£43,347	£10,379	-£45,235	-£35,729
45%	71%	-£179,101	-£118,659	-£168,406	-£107,964	-£170,530	-£159,836
50%	71%	-£305,349	-£238,191	-£293,466	-£226,308	-£295,826	-£283,943
100%	71%	-£1,583,154	-£1,446,489	-£1,558,974	-£1,422,307	-£1,563,776	-£1,539,594
10%	75%	£703,972	£715,724	£706,468	£718,220	£705,638	£708,134
15%	75%	£577,393	£595,023	£581,137	£598,766	£579,893	£583,637
20%	75%	£450,815	£474,321	£455,805	£479,310	£454,147	£459,138
25%	75%	£324,236	£353,618	£330,475	£359,856	£328,402	£334,641
30%	75%	£197,657	£232,916	£205,144	£240,402	£202,657	£210,143
35%	75%	£71,079	£112,213	£79,812	£120,947	£76,911	£85,646
40%	75%	-£55,500	-£8,489	-£45,518	£1,493	-£48,833	-£38,853
45%	75%	-£182,079	-£129,191	-£170,849	-£117,963	-£174,579	-£163,350
50%	75%	-£308,657	-£249,894	-£296,180	-£237,417	-£300,324	-£287,848
10%	60%	£706,751	£725,555	£708,747	£727,551	£709,418	£711,414
15%	60%	£581,562	£609,768	£584,557	£612,763	£585,561	£588,556
20%	60%	£456,373	£493,981	£460,366	£497,974	£461,706	£465,699
25%	60%	£331,184	£378,194	£336,175	£383,185	£337,850	£342,841
30%	60%	£205,995	£262,407	£211,983	£268,396	£213,993	£219,982
35%	60%	£80,805	£146,620	£87,792	£153,607	£90,138	£97,124
40%	60%	-£44,384	£30,833	-£36,399	£38,818	-£33,718	-£25,733
45%	60%	-£169,573	-£84,954	-£160,590	-£75,970	-£157,575	-£148,591
50%	60%	-£294,762	-£200,741	-£284,780	-£190,759	-£281,431	-£271,449

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,377,729	£1,377,729	£1,377,729	£1,377,729	£1,377,729	£1,377,729
10%	71%	£1,125,234	£1,138,666	£1,127,610	£1,141,042	£1,127,139	£1,129,515
15%	71%	£998,986	£1,019,134	£1,002,551	£1,022,699	£1,001,842	£1,005,407
20%	71%	£872,738	£899,601	£877,491	£904,354	£876,547	£881,300
25%	71%	£746,490	£780,069	£752,432	£786,011	£751,252	£757,193
30%	71%	£620,242	£660,537	£627,372	£667,667	£625,957	£633,085
35%	71%	£493,995	£541,006	£502,313	£549,323	£500,660	£508,978
40%	71%	£367,747	£421,473	£377,253	£430,979	£375,365	£384,871
45%	71%	£241,499	£301,941	£252,194	£312,636	£250,070	£260,764
50%	71%	£115,251	£182,409	£127,134	£194,292	£124,774	£136,657
100%	71%	-£1,162,554	-£1,025,889				-£1,118,994
10%	75%	£1,124,572	£1,136,324	£1,127,068	£1,138,820	£1,126,238	£1,128,734
15%	75%	£997,993	£1,015,623	£1,001,737	£1,019,366	£1,000,493	£1,004,237
20%	75%	£871,415	£894,921	£876,405	£899,910	£874,747	£879,738
25%	75%	£744,836	£774,218	£751,075	£780,456	£749,002	£755,241
30%	75%	£618,257	£653,516	£625,744	£661,002	£623,257	£630,743
35%	75%	£491,679	£532,813	£500,412	£541,547	£497,511	£506,246
40%	75%	£365,100	£412,111	£375,082	£422,093	£371,767	£381,747
45%	75%	£238,521	£291,409	£249,751	£302,637	£246,021	£257,250
50%	75%	£111,943	£170,706	£124,420	£183,183	£120,276	£132,752
10%	60%	£1,127,351	£1,146,155	£1,129,347	£1,148,151	£1,130,018	£1,132,014
15%	60%	£1,002,162	£1,030,368	£1,005,157	£1,033,363	£1,006,161	£1,009,156
20%	60%	£876,973	£914,581	£880,966	£918,574	£882,306	£886,299
25%	60%	£751,784	£798,794	£756,775	£803,785	£758,450	£763,441
30%	60%	£626,595	£683,007	£632,583	£688,996	£634,593	£640,582
35%	60%	£501,405	£567,220	£508,392	£574,207	£510,738	£517,724
40%	60%	£376,216	£451,433	£384,201	£459,418	£386,882	£394,867
45%	60%	£251,027	£335,646	£260,010	£344,630	£263,025	£272,009
50%	60%	£125.838	£210.850	£135.820	£220 841	£130 160	£140 151

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£531,369	£531,369	£531,369	£531,369	£531,369	£531,369
10%	71%	£278,874	£292,306	£281,250	£294,682	£280,779	£283,155
15%	71%	£152,626	£172,774	£156,191	£176,339	£155,482	£159,047
20%	71%	£26,378	£53,241	£31,131	£57,994	£30,187	£34,940
25%	71%	-£99,870	-£66,291	-£93,928	-£60,349	-£95,108	-£89,167
30%	71%	-£226,118	-£185,823	-£218,988	-£178,693	-£220,403	-£213,275
35%	71%	-£352,365	-£305,354	-£344,047	-£297,037	-£345,700	-£337,382
40%	71%	-£478,613	-£424,887	-£469,107	-£415,381	-£470,995	-£461,489
45%	71%	-£604.861	-£544.419	-£594.166	-£533.724	-£596.290	-£585,596
50%	71%	-£731,109					
100%	71%	-£2.008.914		-£1.984.734			
10%	75%	£278,212	£289,964	£280,708	£292,460	£279,878	£282,374
15%	75%	£151.633	£169.263	£155.377	£173.006	£154.133	£157.877
20%	75%	£25,055	£48,561	£30,045	£53,550	£28,387	£33,378
25%	75%	-£101.524	-£72.142	-£95,285	-£65.904	-£97.358	-£91.119
30%	75%	-£228,103	-£192,844	-£220,616	-£185,358	-£223,103	-£215,617
35%	75%	-£354.681	-£313.547	-£345.948	-£304.813	-£348.849	-£340.114
40%	75%	-£481,260	-£434,249	-£471,278	-£424,267	-£474,593	-£464,613
45%	75%	-£607.839	-£554.951	-£596.609	-£543.723		-£589.110
50%	75%	-£734,417	-£675,654			-£726,084	
10%	60%	£280.991	£299.795	£282.987	£301.791	£283.658	£285.654
15%	60%	£155,802	£184,008	£158,797	£187,003	£159,801	£162,796
20%	60%	£30,613	£68.221	£34,606	£72.214	£35.946	£39.939
25%	60%	-£94,576	-£47,566	-£89,585	-£42,575	-£87,910	-£82,919
30%	60%	-£219.765	-£163.353	-£213.777	-£157.364	-£211.767	-£205,778
35%	60%	-£344,955	-£279,140	-£337,968	-£272,153	-£335,622	-£328,636
40%	60%	-£470.144	-£394.927	-£462.159	-£386.942	-£459.478	-£451,493
45%	60%	-£595,333	-£510,714	-£586,350	-£501,730	-£583,335	-£574,351
50%	60%	-£720.522	-£626,501	-£710.540	-£616.519	-£707.191	-£697,209

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,110,129	£1,110,129	£1,110,129	£1,110,129	£1,110,129	£1,110,129
10%	71%	£857,634	£871,066	£860,010	£873,442	£859,539	£861,915
15%	71%	£731,386	£751,534	£734,951	£755,099	£734,242	£737,807
20%	71%	£605,138	£632,001	£609,891	£636,754	£608,947	£613,700
25%	71%	£478,890	£512,469	£484,832	£518,411	£483,652	£489,593
30%	71%	£352,642	£392,937	£359,772	£400,067	£358,357	£365,485
35%	71%	£226,395	£273,406	£234,713	£281,723	£233,060	£241,378
40%	71%	£100,147	£153,873	£109,653	£163,379	£107,765	£117,271
45%	71%	-£26,101	£34,341	-£15,406	£45,036	-£17,530	-£6,836
50%	71%	-£152,349	-£85,191	-£140,466	-£73,308	-£142,826	-£130,943
100%	71%	-£1,430,154	-£1,293,489	-£1,405,974			-£1,386,594
10%	75%	£856,972	£868,724	£859,468	£871,220	£858,638	£861,134
15%	75%	£730,393	£748,023	£734,137	£751,766	£732,893	£736,637
20%	75%	£603,815	£627,321	£608,805	£632,310	£607,147	£612,138
25%	75%	£477,236	£506,618	£483,475	£512,856	£481,402	£487,641
30%	75%	£350,657	£385.916	£358.144	£393,402	£355.657	£363.143
35%	75%	£224,079	£265,213	£232,812	£273,947	£229,911	£238,646
40%	75%	£97.500	£144.511	£107.482	£154,493	£104.167	£114.147
45%	75%	-£29,079	£23,809	-£17,849	£35,037	-£21,579	-£10,350
50%	75%	-£155,657	-£96,894	-£143,180	-£84,417	-£147,324	-£134,848
10%	60%	£859,751	£878,555	£861,747	£880,551	£862,418	£864,414
15%	60%	£734,562	£762,768	£737,557	£765,763	£738,561	£741,556
20%	60%	£609,373	£646,981	£613,366	£650,974	£614,706	£618,699
25%	60%	£484,184	£531,194	£489,175	£536,185	£490,850	£495,841
30%	60%	£358,995	£415,407	£364,983	£421,396	£366,993	£372,982
35%	60%	£233,805	£299,620	£240,792	£306,607	£243,138	£250,124
40%	60%	£108,616	£183,833	£116,601	£191,818	£119,282	£127,267
45%	60%	-£16,573	£68,046	-£7,590	£77,030	-£4,575	£4,409
50%	60%	-£141.762	-£47.741	-£131.780	-£37.759	-£128.431	-£118.449

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,377,729	£1,377,729	£1,377,729	£1,377,729	£1,377,729	£1,377,729
10%	71%	£1,125,234	£1,138,666	£1,127,610	£1,141,042	£1,127,139	£1,129,515
15%	71%	£998,986	£1,019,134	£1,002,551	£1,022,699	£1,001,842	£1,005,407
20%	71%	£872,738	£899,601	£877,491	£904,354	£876,547	£881,300
25%	71%	£746,490	£780,069	£752,432	£786,011	£751,252	£757,193
30%	71%	£620,242	£660,537	£627,372	£667,667	£625,957	£633,085
35%	71%	£493,995	£541,006	£502,313	£549,323	£500,660	£508,978
40%	71%	£367,747	£421,473	£377,253	£430,979	£375,365	£384,871
45%	71%	£241,499	£301,941	£252,194	£312,636	£250,070	£260,764
50%	71%	£115,251	£182,409	£127,134	£194,292	£124,774	£136,657
100%	71%	-£1,162,554	-£1,025,889	-£1,138,374	-£1,001,707	-£1,143,176	-£1,118,994
10%	75%	£1,124,572	£1,136,324	£1,127,068	£1,138,820	£1,126,238	£1,128,734
15%	75%	£997,993	£1,015,623	£1,001,737	£1,019,366	£1,000,493	£1,004,237
20%	75%	£871,415	£894,921	£876,405	£899,910	£874,747	£879,738
25%	75%	£744,836	£774,218	£751,075	£780,456	£749,002	£755,241
30%	75%	£618,257	£653,516	£625,744	£661,002	£623,257	£630,743
35%	75%	£491,679	£532,813	£500,412	£541,547	£497,511	£506,246
40%	75%	£365,100	£412,111	£375,082	£422,093	£371,767	£381,747
45%	75%	£238,521	£291,409	£249,751	£302,637	£246,021	£257,250
50%	75%	£111,943	£170,706	£124,420	£183,183	£120,276	£132,752
10%	60%	£1,127,351	£1,146,155	£1,129,347	£1,148,151	£1,130,018	£1,132,014
15%	60%	£1,002,162	£1,030,368	£1,005,157	£1,033,363	£1,006,161	£1,009,156
20%	60%	£876.973	£914.581	£880.966	£918.574	£882.306	£886,299
25%	60%	£751,784	£798,794	£756,775	£803,785	£758,450	£763,441
30%	60%	£626,595	£683,007	£632,583	£688,996	£634,593	£640,582
35%	60%	£501,405	£567,220	£508,392	£574,207	£510,738	£517,724
40%	60%	£376,216	£451,433	£384,201	£459,418	£386,882	£394,867
45%	60%	£251,027	£335,646	£260,010	£344,630	£263,025	£272,009
50%	60%	£125.838	£210.850	£135.820	£220 841	£130 160	£149 151

£13,474,000

7
0.04 Ha

	CIL Zone	2
	Value Area	High
Sales value inflation		0%
Build cost inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,797,196	£1,797,196	£1,797,196	£1,797,196	£1,797,196	£1,797,196
10%	71%	£1,529,982	£1,543,673	£1,532,267	£1,545,957	£1,528,038	£1,530,324
15%	71%	£1,396,376	£1,416,910	£1,399,802	£1,420,337	£1,393,459	£1,396,886
20%	71%	£1,262,768	£1,290,148	£1,267,336	£1,294,718	£1,258,881	£1,263,450
25%	71%	£1,129,161	£1,163,386	£1,134,872	£1,169,097	£1,124,302	£1,130,013
30%	71%	£995,554	£1,036,624	£1,002,407	£1,043,477	£989,723	£996,576
35%	71%	£861,946	£909,862	£869,942	£917,858	£855,145	£863,140
40%	71%	£728.339	£783.100	£737.478	£792.238	£720.566	£729.703
45%	71%	£594,733	£656,338	£605,012	£666,618	£585,987	£596,267
50%	71%	£461.126	£529.576	£472.547	£540.998	£451.408	£462.829
100%	71%	-£890,258	-£750,960	-£867,014	-£727,716	-£910,033	-£886,789
10%	75%	£1.529.325	£1.541.304	£1.531.723	£1.543.702	£1.527.624	£1.530.023
15%	75%	£1,395,389	£1,413,357	£1,398,988	£1,416,956	£1,392,839	£1,396,437
20%	75%	£1.261.454	£1.285.412	£1.266.252	£1,290,209	£1.258.053	£1.262.850
25%	75%	£1,127,518	£1,157,466	£1,133,515	£1,163,462	£1,123,267	£1,129,263
30%	75%	£993.583	£1.029.519	£1.000.779	£1.036.715	£988.481	£995.677
35%	75%	£859,647	£901,573	£868,042	£909,968	£853,695	£862,090
40%	75%	£725.711	£773.627	£735.306	£783.221	£718.908	£728.503
45%	75%	£591,775	£645,680	£602,570	£656,475	£584,123	£594,917
50%	75%	£457,840	£517,734	£469,833	£529,727	£449,337	£461,331
10%	60%	£1,532,085	£1,551,251	£1,534,004	£1,553,170	£1,529,364	£1,531,283
15%	60%	£1,399,529	£1,428,278	£1,402,407	£1,431,157	£1,395,447	£1,398,326
20%	60%	£1,266,973	£1,305,305	£1,270,811	£1,309,143	£1,261,531	£1,265,369
25%	60%	£1,134,417	£1,182,333	£1,139,214	£1,187,130	£1,127,615	£1,132,413
30%	60%	£1,001,862	£1,059,361	£1,007,619	£1,065,117	£993,698	£999,455
35%	60%	£869,305	£936,388	£876,022	£943,104	£859,782	£866,498
40%	60%	£736,750	£813,415	£744,426	£821,090	£725,866	£733,542
45%	60%	£604,194	£690,442	£612,829	£699,077	£591,950	£600,585
50%	60%	£471.639	£567,470	£481.233	£577.064	£458.033	£467.628

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,802,804	-£1,802,804	-£1,802,804	-£1,802,804	-£1,802,804	-£1,802,804
10%	71%	-£2,070,018	-£2,056,327	-£2,067,733	-£2,054,043	-£2,071,962	-£2,069,676
15%	71%	-£2,203,624	-£2,183,090		-£2,179,663		-£2,203,114
20%	71%	-£2,337,232	-£2,309,852	-£2,332,664	-£2,305,282	-£2,341,119	-£2,336,550
25%	71%	-£2,470,839	-£2,436,614		-£2,430,903		
30%	71%	-£2,604,446	-£2,563,376		-£2,556,523		
35%	71%	-£2,738,054	-£2,690,138		-£2,682,142		
40%	71%	-£2,871,661	-£2,816,900		-£2,807,762	-£2,879,434	
45%	71%	-£3,005,267	-£2,943,662		-£2,933,382		
50%	71%	-£3,138,874	-£3,070,424	-£3,127,453	-£3,059,002	-£3,148,592	
100%	71%	-£4,490,258	-£4,350,960	-£4,467,014	-£4,327,716		
10%	75%	-£2,070,675	-£2,058,696	-£2,068,277	-£2,056,298	-£2,072,376	-£2,069,977
15%	75%	-£2,204,611	-£2,186,643		-£2,183,044		
20%	75%	-£2,338,546	-£2,314,588	-£2,333,748	-£2,309,791	-£2,341,947	
25%	75%	-£2,472,482	-£2,442,534	-£2,466,485	-£2,436,538	-£2,476,733	-£2,470,737
30%	75%	-£2,606,417	-£2,570,481		-£2,563,285		
35%	75%	-£2,740,353	-£2,698,427		-£2,690,032	-£2,746,305	
40%	75%	-£2,874,289	-£2,826,373		-£2,816,779		
45%	75%	-£3,008,225	-£2,954,320	-£2,997,430	-£2,943,525		
50%	75%	-£3,142,160	-£3,082,266		-£3,070,273		
10%	60%	-£2,067,915	-£2,048,749	-£2,065,996	-£2,046,830	-£2,070,636	-£2,068,717
15%	60%	-£2,200,471	-£2,171,722		-£2,168,843		-£2,201,674
20%	60%	-£2,333,027	-£2,294,695	-£2,329,189	-£2,290,857	-£2,338,469	-£2,334,631
25%	60%	-£2,465,583	-£2,417,667		-£2,412,870		
30%	60%	-£2,598,138	-£2,540,639		-£2,534,883	-£2,606,302	
35%	60%	-£2,730,695	-£2,663,612		-£2,656,896	-£2,740,218	-£2,733,502
40%	60%	-£2,863,250	-£2,786,585		-£2,778,910	-£2,874,134	
45%	60%	-£2,995,806	-£2,909,558		-£2,900,923		
50%	60%	-£3.128.361	-£3.032.530	-£3.118.767	-£3.022.936	-£3.141.967	-£3.132.372

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,095,804	-£1,095,804	-£1,095,804	-£1,095,804	-£1,095,804	-£1,095,804
10%	71%	-£1.363.018	-£1.349.327				-£1.362.676
15%	71%	-£1,496,624	-£1,476,090				-£1,496,114
20%	71%	-£1,630,232	-£1,602,852	-£1,625,664			-£1,629,550
25%	71%	-£1,763,839	-£1,729,614				-£1,762,987
30%	71%	-£1,897,446	-£1,856,376		-£1,849,523		-£1,896,424
35%	71%	-£2,031,054	-£1,983,138				-£2,029,860
40%	71%	-£2,164,661	-£2,109,900	-£2,155,522		-£2,172,434	-£2,163,297
45%	71%	-£2,298,267	-£2,236,662				-£2,296,733
50%	71%	-£2,431,874	-£2,363,424	-£2,420,453		-£2,441,592	-£2,430,171
100%	71%	-£3,783,258	-£3,643,960	-£3,760,014			-£3,779,789
10%	75%	-£1,363,675	-£1,351,696	-£1,361,277	-£1,349,298	-£1,365,376	-£1,362,977
15%	75%	-£1,497,611	-£1,479,643				-£1,496,563
20%	75%	-£1,631,546	-£1,607,588	-£1,626,748	-£1,602,791	-£1,634,947	-£1,630,150
25%	75%	-£1,765,482	-£1,735,534				-£1,763,737
30%	75%	-£1,899,417	-£1,863,481	-£1,892,221	-£1,856,285	-£1,904,519	-£1,897,323
35%	75%	-£2,033,353	-£1,991,427				-£2,030,910
40%	75%	-£2,167,289	-£2,119,373		-£2,109,779	-£2,174,092	-£2,164,497
45%	75%	-£2,301,225	-£2,247,320				-£2,298,083
50%	75%	-£2,435,160	-£2,375,266				-£2,431,669
10%	60%	-£1,360,915	-£1,341,749	-£1,358,996		-£1,363,636	-£1,361,717
15%	60%	-£1,493,471	-£1,464,722	-£1,490,593	-£1,461,843	-£1,497,553	-£1,494,674
20%	60%	-£1,626,027	-£1,587,695				-£1,627,631
25%	60%	-£1,758,583	-£1,710,667	-£1,753,786	-£1,705,870	-£1,765,385	-£1,760,587
30%	60%	-£1,891,138	-£1,833,639			-£1,899,302	-£1,893,545
35%	60%	-£2,023,695	-£1,956,612				-£2,026,502
40%	60%	-£2,156,250	-£2,079,585	-£2,148,574		-£2,167,134	-£2,159,458
45%	60%	-£2,288,806	-£2,202,558				-£2,292,415
50%	60%	-F2 421 361	-£2 325 530	-£2 411 767	-£2.315.936	-£2 434 967	-£2 425 372

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£135,116	£135,116	£135,116	£135,116	£135,116	£135,116
10%	71%	-£132,098	-£118,407	-£129,813	-£116,123	-£134,042	-£131,756
15%	71%	-£265,704	-£245,170	-£262,278	-£241,743	-£268,621	-£265,194
20%	71%	-£399,312	-£371,932	-£394,744	-£367,362	-£403,199	-£398,630
25%	71%	-£532,919	-£498,694	-£527,208	-£492,983	-£537,778	-£532,067
30%	71%	-£666,526	-£625,456				-£665,504
35%	71%	-£800,134	-£752,218	-£792,138	-£744,222	-£806,935	-£798,940
40%	71%	-£933,741	-£878,980			-£941,514	
45%	71%	-£1,067,347	-£1,005,742	-£1,057,068	-£995,462	-£1,076,093	-£1,065,813
50%	71%	-£1,200,954	-£1,132,504			-£1,210,672	
100%	71%	-£2,552,338	-£2,413,040	-£2,529,094	-£2,389,796		-£2,548,869
10%	75%	-£132.755	-£120.776	-£130.357	-£118.378	-£134.456	-£132.057
15%	75%	-£266,691	-£248,723	-£263,092	-£245,124	-£269,241	-£265,643
20%	75%	-£400.626	-£376.668	-£395.828	-£371.871	-£404.027	-£399.230
25%	75%	-£534,562	-£504,614	-£528,565	-£498,618	-£538,813	-£532,817
30%	75%	-£668,497	-£632,561				
35%	75%	-£802,433	-£760,507				
40%	75%	-£936,369	-£888,453	-£926,774		-£943,172	
45%	75%	-£1,070,305	-£1,016,400				
50%	75%	-£1.204.240	-£1,144,346				
10%	60%	-£129.995	-£110.829	-£128.076	-£108.910	-£132.716	-£130.797
15%	60%	-£262.551	-£233.802	-£259.673	-£230.923	-£266.633	-£263.754
20%	60%	-£395.107	-£356,775	-£391,269	-£352.937	-£400.549	-£396,711
25%	60%	-£527.663	-£479.747	-£522.866	-£474.950	-£534.465	-£529.667
30%	60%	-£660.218	-£602.719	-£654,461	-£596.963	-£668.382	-£662,625
35%	60%	-£792.775	-£725.692		-£718.976		-£795,582
40%	60%	-£925.330	-£848 665	-F917 654	-£840.990	-£936.214	-£928.538
45%	60%	-£1.057.886	-£971.638		-£963.003		-£1.061.495
E00/	600/	-61 100 441	C4 004 C40		C1 095 016		61 104 462

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£692,236	£692,236	£692,236	£692,236	£692,236	£692,236
10%	71%	£425,022	£438,713	£427,307	£440,997	£423,078	£425,364
15%	71%	£291,416	£311,950	£294,842	£315,377	£288,499	£291,926
20%	71%	£157,808	£185,188	£162,376	£189,758	£153,921	£158,490
25%	71%	£24,201	£58,426	£29,912	£64,137	£19,342	£25,053
30%	71%	-£109,406	-£68,336	-£102,553	-£61,483	-£115,237	-£108,384
35%	71%	-£243,014	-£195,098	-£235,018	-£187,102	-£249,815	-£241,820
40%	71%	-£376,621	-£321,860	-£367,482	-£312,722	-£384,394	-£375,257
45%	71%	-£510,227	-£448,622	-£499,948	-£438,342	-£518,973	-£508,693
50%	71%	-£643,834	-£575,384	-£632,413	-£563,962		-£642,131
100%	71%	-£1,995,218	-£1,855,920	-£1,971,974	-£1,832,676	-£2,014,993	-£1,991,749
10%	75%	£424,365	£436,344	£426,763	£438,742	£422,664	£425,063
15%	75%	£290,429	£308,397	£294,028	£311,996	£287,879	£291,477
20%	75%	£156,494	£180,452	£161,292	£185,249	£153,093	£157,890
25%	75%	£22,558	£52,506	£28,555	£58,502	£18,307	£24,303
30%	75%	-£111,377	-£75,441	-£104,181	-£68,245	-£116,479	-£109,283
35%	75%	-£245,313	-£203,387	-£236,918	-£194,992	-£251,265	-£242,870
40%	75%	-£379,249	-£331,333	-£369,654	-£321,739	-£386,052	-£376,457
45%	75%	-£513,185	-£459,280	-£502,390	-£448,485	-£520,837	-£510,043
50%	75%	-£647,120	-£587,226		-£575,233		-£643,629
10%	60%	£427,125	£446,291	£429,044	£448,210	£424,404	£426,323
15%	60%	£294,569	£323,318	£297,447	£326,197	£290,487	£293,366
20%	60%	£162,013	£200,345	£165,851	£204,183	£156,571	£160,409
25%	60%	£29,457	£77,373	£34,254	£82,170	£22,655	£27,453
30%	60%	-£103,098	-£45,599	-£97,341	-£39,843	-£111,262	-£105,505
35%	60%	-£235,655	-£168,572	-£228,938	-£161,856	-£245,178	-£238,462
40%	60%	-£368,210	-£291,545	-£360,534	-£283,870	-£379,094	-£371,418
45%	60%	-£500,766	-£414,518	-£492,131	-£405,883	-£513,010	-£504,375
50%	60%	-£633,321	-£537,490	-£623,727	-£527,896	-£646,927	-£637,332

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,105,236	£1,105,236	£1,105,236	£1,105,236	£1,105,236	£1,105,236
10%	71%	£838,022	£851,713	£840,307	£853,997	£836,078	£838,364
15%	71%	£704,416	£724,950	£707,842	£728,377	£701,499	£704,926
20%	71%	£570,808	£598,188	£575,376	£602,758	£566,921	£571,490
25%	71%	£437,201	£471,426	£442,912	£477,137	£432,342	£438,053
30%	71%	£303,594	£344,664	£310,447	£351,517	£297,763	£304,616
35%	71%	£169,986	£217,902	£177,982	£225,898	£163,185	£171,180
40%	71%	£36,379	£91,140	£45,518	£100,278	£28,606	£37,743
45%	71%	-£97,227	-£35,622	-£86,948	-£25,342	-£105,973	-£95,693
50%	71%	-£230,834	-£162,384	-£219,413	-£150,962	-£240,552	-£229,131
100%	71%	-£1,582,218	-£1,442,920	-£1,558,974	-£1,419,676		
10%	75%	£837,365	£849,344	£839,763	£851,742	£835,664	£838,063
15%	75%	£703,429	£721,397	£707,028	£724,996	£700,879	£704,477
20%	75%	£569,494	£593,452	£574,292	£598,249	£566,093	£570,890
25%	75%	£435,558	£465,506	£441,555	£471,502	£431,307	£437,303
30%	75%	£301,623	£337,559	£308,819	£344,755	£296,521	£303,717
35%	75%	£167,687	£209,613	£176,082	£218,008	£161,735	£170,130
40%	75%	£33,751	£81,667	£43,346	£91,261	£26,948	£36,543
45%	75%	-£100,185	-£46,280	-£89,390	-£35,485	-£107,837	-£97,043
50%	75%	-£234,120	-£174,226	-£222,127	-£162,233	-£242,623	-£230,629
10%	60%	£840,125	£859,291	£842,044	£861,210	£837,404	£839,323
15%	60%	£707,569	£736,318	£710,447	£739,197	£703,487	£706,366
20%	60%	£575,013	£613,345	£578,851	£617,183	£569,571	£573,409
25%	60%	£442,457	£490,373	£447,254	£495,170	£435,655	£440,453
30%	60%	£309,902	£367,401	£315,659	£373,157	£301,738	£307,495
35%	60%	£177,345	£244,428	£184,062	£251,144	£167,822	£174,538
40%	60%	£44,790	£121,455	£52,466	£129,130	£33,906	£41,582
45%	60%	-£87,766	-£1,518	-£79,131	£7,117	-£100,010	-£91,375
50%	60%	-£220.321	-£124,490	-£210.727	-£114.896	-£233.927	-£224.332

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,525,836	£1,525,836	£1,525,836	£1,525,836	£1,525,836	£1,525,836
10%	71%	£1,258,622	£1,272,313	£1,260,907	£1,274,597	£1,256,678	£1,258,964
15%	71%	£1,125,016	£1,145,550	£1,128,442	£1,148,977	£1,122,099	£1,125,526
20%	71%	£991,408	£1,018,788	£995,976	£1,023,358	£987,521	£992,090
25%	71%	£857,801	£892,026	£863,512	£897,737	£852,942	£858,653
30%	71%	£724,194	£765,264	£731,047	£772,117	£718,363	£725,216
35%	71%	£590,586	£638,502	£598,582	£646,498	£583,785	£591,780
40%	71%	£456,979	£511,740	£466,118	£520,878	£449,206	£458,343
45%	71%	£323,373	£384,978	£333,652	£395,258	£314,627	£324,907
50%	71%	£189,766	£258,216	£201,187	£269,638	£180,048	£191,469
100%	71%	-£1.161.618		-£1.138.374			
10%	75%	£1,257,965	£1,269,944	£1,260,363	£1,272,342	£1,256,264	£1,258,663
15%	75%	£1.124.029	£1.141.997	£1.127.628	£1.145.596	£1.121.479	£1.125.077
20%	75%	£990,094	£1,014,052	£994,892	£1,018,849	£986,693	£991,490
25%	75%	£856,158	£886.106	£862,155	£892.102	£851.907	£857.903
30%	75%	£722,223	£758,159	£729,419	£765,355	£717,121	£724,317
35%	75%	£588,287	£630,213	£596.682	£638.608	£582.335	£590,730
40%	75%	£454,351	£502,267	£463,946	£511,861	£447,548	£457,143
45%	75%	£320.415	£374.320	£331.210	£385.115	£312.763	£323.557
50%	75%	£186,480	£246,374	£198,473	£258,367	£177,977	£189,971
10%	60%	£1,260,725	£1,279,891	£1,262,644	£1,281,810	£1,258,004	£1,259,923
15%	60%	£1,128,169	£1,156,918	£1,131,047	£1,159,797	£1,124,087	£1,126,966
20%	60%	£995.613	£1.033.945	£999.451	£1.037.783	£990.171	£994,009
25%	60%	£863,057	£910,973	£867,854	£915,770	£856,255	£861,053
30%	60%	£730.502	£788.001	£736,259	£793.757	£722.338	£728.095
35%	60%	£597,945	£665,028	£604,662	£671,744	£588,422	£595,138
40%	60%	£465.390	£542.055	£473.066	£549.730	£454.506	£462.182
45%	60%	£332,834	£419,082	£341,469	£427,717	£320,590	£329,225
50%	60%	£200.279	£296.110	£209.873	£305.704	£186.673	£196,268

£17,299,000

SR and SO at council Income thresholds SR and SO at GLA Income thresholds thresholds thresholds LAR and SO at GLA Income thresholds % of AH as SR and LLR

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,258,236	£1,258,236	£1,258,236	£1,258,236	£1,258,236	£1,258,236
10%	71%	£991,022	£1,004,713	£993,307	£1,006,997	£989,078	£991,364
15%	71%	£857,416	£877,950	£860,842	£881,377	£854,499	£857,926
20%	71%	£723,808	£751,188	£728,376	£755,758	£719,921	£724,490
25%	71%	£590,201	£624,426	£595,912	£630,137	£585,342	£591,053
30%	71%	£456,594	£497,664	£463,447	£504,517	£450,763	£457,616
35%	71%	£322,986	£370,902	£330,982	£378,898	£316,185	£324,180
40%	71%	£189,379	£244,140	£198,518	£253,278	£181,606	£190,743
45%	71%	£55,773	£117,378	£66,052	£127,658	£47,027	£57,307
50%	71%	-£77,834	-£9,384	-£66,413	£2,038	-£87,552	-£76,131
100%	71%	-£1,429,218	-£1,289,920	-£1,405,974	-£1,266,676	-£1,448,993	-£1,425,749
10%	75%	£990,365	£1,002,344	£992,763	£1,004,742	£988,664	£991,063
15%	75%	£856,429	£874,397	£860,028	£877,996	£853,879	£857,477
20%	75%	£722,494	£746,452	£727,292	£751,249	£719,093	£723,890
25%	75%	£588,558	£618,506	£594,555	£624,502	£584,307	£590,303
30%	75%	£454,623	£490,559	£461,819	£497,755	£449,521	£456,717
35%	75%	£320,687	£362,613	£329,082	£371,008	£314,735	£323,130
40%	75%	£186,751	£234,667	£196,346	£244,261	£179,948	£189,543
45%	75%	£52,815	£106,720	£63,610	£117,515	£45,163	£55,957
50%	75%	-£81,120	-£21,226	-£69,127	-£9,233	-£89,623	-£77,629
10%	60%	£993,125	£1,012,291	£995,044	£1,014,210	£990,404	£992,323
15%	60%	£860,569	£889,318	£863,447	£892,197	£856,487	£859,366
20%	60%	£728,013	£766,345	£731,851	£770,183	£722,571	£726,409
25%	60%	£595,457	£643,373	£600,254	£648,170	£588,655	£593,453
30%	60%	£462,902	£520,401	£468,659	£526,157	£454,738	£460,495
35%	60%	£330,345	£397,428	£337,062	£404,144	£320,822	£327,538
40%	60%	£197,790	£274,455	£205,466	£282,130	£186,906	£194,582
45%	60%	£65,234	£151,482	£73,869	£160,117	£52,990	£61,625
50%	60%	-£67.321	£28.510	-£57.727	£38.104	-£80.927	-£71.332

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,525,836	£1,525,836	£1,525,836	£1,525,836	£1,525,836	£1,525,836
10%	71%	£1,258,622	£1,272,313	£1,260,907	£1,274,597	£1,256,678	£1,258,964
15%	71%	£1,125,016	£1,145,550	£1,128,442	£1,148,977	£1,122,099	£1,125,526
20%	71%	£991,408	£1,018,788	£995,976	£1,023,358	£987,521	£992,090
25%	71%	£857,801	£892,026	£863,512	£897,737	£852,942	£858,653
30%	71%	£724,194	£765,264	£731,047	£772,117	£718,363	£725,216
35%	71%	£590,586	£638,502	£598,582	£646,498	£583,785	£591,780
40%	71%	£456,979	£511,740	£466,118	£520,878	£449,206	£458,343
45%	71%	£323,373	£384,978	£333,652	£395,258	£314,627	£324,907
50%	71%	£189,766	£258,216	£201,187	£269,638	£180,048	£191,469
100%	71%	-£1,161,618					
10%	75%	£1,257,965	£1,269,944	£1,260,363	£1,272,342	£1,256,264	£1,258,663
15%	75%	£1,124,029	£1,141,997	£1,127,628	£1,145,596	£1,121,479	£1,125,077
20%	75%	£990,094	£1,014,052	£994,892	£1,018,849	£986,693	£991,490
25%	75%	£856,158	£886,106	£862,155	£892,102	£851,907	£857,903
30%	75%	£722,223	£758,159	£729,419	£765,355	£717,121	£724,317
35%	75%	£588,287	£630,213	£596,682	£638,608	£582,335	£590,730
40%	75%	£454,351	£502,267	£463,946	£511,861	£447,548	£457,143
45%	75%	£320,415	£374,320	£331,210	£385,115	£312,763	£323,557
50%	75%	£186,480	£246,374	£198,473	£258,367	£177,977	£189,971
10%	60%	£1,260,725	£1,279,891	£1,262,644	£1,281,810	£1,258,004	£1,259,923
15%	60%	£1,128,169	£1,156,918	£1,131,047	£1,159,797	£1,124,087	£1,126,966
20%	60%	£995,613	£1,033,945	£999,451	£1,037,783	£990,171	£994,009
25%	60%	£863,057	£910,973	£867,854	£915,770	£856,255	£861,053
30%	60%	£730,502	£788,001	£736,259	£793,757	£722,338	£728,095
35%	60%	£597,945	£665,028	£604,662	£671,744	£588,422	£595,138
40%	60%	£465,390	£542,055	£473,066	£549,730	£454,506	£462,182
45%	60%	£332,834	£419,082	£341,469	£427,717	£320,590	£329,225
50%	60%	£200,279	£296,110	£209,873	£305,704	£186,673	£196,268

£27,943,000

£13,474,000

No Units 7
Site Area 0.04 Ha

	CIL Zone	2
	Value Area	Med
		<u>'</u>
Sales value inflation Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£894,448	£894,448	£894,448	£894,448	£894,448	£894,448
10%	71%	£714,794	£725,122	£719,793	£730,121	£711,713	£716,711
15%	71%	£624,967	£640,459	£632,465	£647,958	£620,344	£627,843
20%	71%	£535,139	£555,796	£545,138	£565,795	£528,976	£538,975
25%	71%	£445,312	£471,134	£457,811	£483,632	£437,608	£450,107
30%	71%	£355,486	£386,472	£370,483	£401,468	£346,241	£361,238
35%	71%	£265,659	£301,809	£283,156	£319,305	£254,873	£272,370
40%	71%	£175,832	£217,146	£195,828	£237,142	£163,505	£183,501
45%	71%	£86,005	£132,483	£108,501	£154,979	£72,137	£94,633
50%	71%	-£3,885	£47,820	£21,173	£72,815	-£19,545	£5,764
100%	71%	-£917,878	-£812,787	-£867,014	-£761,921	-£949,236	-£898,370
10%	75%	£714,002	£723,038	£719,251	£728,287	£711,304	£716,553
15%	75%	£623,777	£637,333	£631,651	£645,208	£619,732	£627,606
20%	75%	£533,554	£551,629	£544,052	£562,127	£528,162	£538,660
25%	75%	£443,331	£465,925	£456,454	£479,047	£436,590	£449,712
30%	75%	£353,108	£380,220	£368,855	£395,967	£345,018	£360,765
35%	75%	£262,884	£294,515	£281,255	£312,886	£253,446	£271,818
40%	75%	£172,660	£208,810	£193,657	£229,806	£161,874	£182,870
45%	75%	£82,437	£123,106	£106,058	£146,727	£70,303	£93,924
50%	75%	-£7,914	£37,401	£18,459	£63,646	-£21,617	£4,977
10%	60%	£717,331	£731,791	£721,530	£735,990	£713,016	£717,216
15%	60%	£628,772	£650,462	£635,071	£656,761	£622,301	£628,600
20%	60%	£540,213	£569,133	£548,613	£577,531	£531,585	£539,983
25%	60%	£451,656	£487,805	£462,154	£498,303	£440,870	£451,368
30%	60%	£363,097	£406,476	£375,694	£419,074	£350,153	£362,751
35%	60%	£274,538	£325,148	£289,235	£339,844	£259,438	£274,135
40%	60%	£185,980	£243,819	£202,776	£260,616	£168,722	£185,519
45%	60%	£97,421	£162,490	£116,317	£181,387	£78,007	£96,903
50%	60%	£8.862	£81.161	£29.858	£102.158	-£12.918	£8.286

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,705,552	-£2,705,552	-£2,705,552	-£2,705,552	-£2,705,552	-£2,705,552
10%	71%	-£2,885,206	-£2,874,878	-£2,880,207	-£2,869,879		-£2,883,289
15%	71%	-£2,975,033	-£2,959,541				
20%	71%	-£3,064,861	-£3,044,204	-£3,054,862	-£3,034,205	-£3,071,024	-£3,061,025
25%	71%	-£3,154,688	-£3,128,866				
30%	71%	-£3,244,514	-£3,213,528	-£3,229,517	-£3,198,532		
35%	71%	-£3,334,341	-£3,298,191	-£3,316,844			
40%	71%	-£3,424,168	-£3,382,854	-£3,404,172	-£3,362,858	-£3,436,495	-£3,416,499
45%	71%	-£3,513,995	-£3,467,517				
50%	71%	-£3,603,885	-£3,552,180	-£3,578,827			
100%	71%	-£4,517,878	-£4,412,787	-£4,467,014			
10%	75%	-£2,885,998	-£2,876,962				-£2,883,447
15%	75%	-£2,976,223	-£2,962,667				
20%	75%	-£3,066,446	-£3,048,371				-£3,061,340
25%	75%	-£3,156,669	-£3,134,075	-£3,143,546		-£3,163,410	-£3,150,288
30%	75%	-£3,246,892	-£3,219,780	-£3,231,145			
35%	75%	-£3,337,116	-£3,305,485	-£3,318,745	-£3,287,114	-£3,346,554	-£3,328,182
40%	75%	-£3,427,340	-£3,391,190				
45%	75%	-£3,517,563	-£3,476,894				-£3,506,076
50%	75%	-£3,607,914	-£3,562,599				
10%	60%	-£2,882,669	-£2,868,209			-£2,886,984	-£2,882,784
15%	60%	-£2,971,228	-£2,949,538				
20%	60%	-£3,059,787	-£3,030,867		-£3,022,469		-£3,060,017
25%	60%	-£3,148,344	-£3,112,195				
30%	60%	-£3,236,903	-£3,193,524	-£3,224,306	-£3,180,926		
35%	60%	-£3,325,462	-£3,274,852				
40%	60%	-£3,414,020	-£3,356,181	-£3,397,224			-£3,414,481
45%	60%	-£3,502,579	-£3,437,510				

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,998,552	-£1,998,552	-£1,998,552			-£1,998,552
10%	71%	-£2,178,206	-£2,167,878	-£2,173,207	-£2,162,879	-£2,181,287	-£2,176,289
15%	71%	-£2,268,033	-£2,252,541				-£2,265,157
20%	71%	-£2,357,861	-£2,337,204	-£2,347,862		-£2,364,024	-£2,354,025
25%	71%	-£2,447,688	-£2,421,866				-£2,442,893
30%	71%	-£2,537,514	-£2,506,528				-£2,531,762
35%	71%	-£2,627,341	-£2,591,191				-£2,620,630
40%	71%	-£2,717,168	-£2,675,854	-£2,697,172	-£2,655,858	-£2,729,495	-£2,709,499
45%	71%	-£2,806,995	-£2,760,517				-£2,798,367
50%	71%	-£2,896,885	-£2,845,180	-£2,871,827	-£2,820,185	-£2,912,545	-£2,887,236
100%	71%	-£3,810,878	-£3,705,787				-£3,791,370
10%	75%	-£2,178,998	-£2,169,962	-£2,173,749	-£2,164,713	-£2,181,696	-£2,176,447
15%	75%	-£2,269,223	-£2,255,667				-£2,265,394
20%	75%	-£2,359,446	-£2,341,371	-£2,348,948	-£2,330,873	-£2,364,838	-£2,354,340
25%	75%	-£2,449,669	-£2,427,075				-£2,443,288
30%	75%	-£2,539,892	-£2,512,780	-£2,524,145	-£2,497,033	-£2,547,982	-£2,532,235
35%	75%	-£2,630,116	-£2,598,485				-£2,621,182
40%	75%	-£2,720,340	-£2,684,190	-£2,699,343	-£2,663,194	-£2,731,126	-£2,710,130
45%	75%	-£2,810,563	-£2,769,894				-£2,799,076
50%	75%	-£2,900,914	-£2,855,599	-£2,874,541	-£2,829,354	-£2,914,617	-£2,888,023
10%	60%	-£2,175,669	-£2,161,209				-£2,175,784
15%	60%	-£2,264,228	-£2,242,538	-£2,257,929	-£2,236,239		-£2,264,400
20%	60%	-£2,352,787	-£2,323,867				-£2,353,017
25%	60%	-£2,441,344	-£2,405,195	-£2,430,846		-£2,452,130	-£2,441,632
30%	60%	-£2,529,903	-£2,486,524	-£2,517,306	-£2,473,926	-£2,542,847	-£2,530,249
35%	60%	-£2,618,462	-£2,567,852				-£2,618,865
40%	60%	-£2,707,020	-£2,649,181	-£2,690,224	-£2,632,384	-£2,724,278	-£2,707,481
45%	60%	-£2,795,579	-£2,730,510				-£2,796,097
50%	60%	-£2,884,138	-£2,811,839			-£2,905,918	-£2,884,714

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£767,632	-£767,632	-£767,632	-£767,632	-£767,632	-£767,632
10%	71%	-£947,286	-£936,958		-£931,959		-£945,369
15%	71%	-£1,037,113	-£1,021,621	-£1,029,615	-£1,014,122	-£1,041,736	-£1,034,237
20%	71%	-£1,126,941	-£1,106,284		-£1,096,285		-£1,123,105
25%	71%	-£1,216,768	-£1,190,946	-£1,204,269	-£1,178,448	-£1,224,472	-£1,211,973
30%	71%	-£1,306,594	-£1,275,608		-£1,260,612		-£1,300,842
35%	71%	-£1,396,421	-£1,360,271		-£1,342,775		-£1,389,710
40%	71%	-£1,486,248	-£1,444,934		-£1,424,938		-£1,478,579
45%	71%	-£1,576,075	-£1,529,597	-£1,553,579	-£1,507,101	-£1,589,943	-£1,567,447
50%	71%	-£1,665,965	-£1,614,260		-£1,589,265		-£1,656,316
100%	71%	-£2,579,958	-£2,474,867	-£2,529,094	-£2,424,001	-£2,611,316	-£2,560,450
10%	75%	-£948,078	-£939,042	-£942,829	-£933,793	-£950,776	-£945,527
15%	75%	-£1,038,303	-£1,024,747	-£1,030,429	-£1,016,872		-£1,034,474
20%	75%	-£1,128,526	-£1,110,451	-£1,118,028	-£1,099,953	-£1,133,918	-£1,123,420
25%	75%	-£1,218,749	-£1,196,155	-£1,205,626	-£1,183,033		-£1,212,368
30%	75%	-£1,308,972	-£1,281,860		-£1,266,113	-£1,317,062	-£1,301,315
35%	75%	-£1,399,196	-£1,367,565	-£1,380,825	-£1,349,194	-£1,408,634	-£1,390,262
40%	75%	-£1,489,420	-£1,453,270		-£1,432,274	-£1,500,206	-£1,479,210
45%	75%	-£1,579,643	-£1,538,974		-£1,515,353		-£1,568,156
50%	75%	-£1,669,994	-£1,624,679	-£1,643,621	-£1,598,434	-£1,683,697	-£1,657,103
10%	60%	-£944,749	-£930,289		-£926,090	-£949,064	-£944,864
15%	60%	-£1,033,308	-£1,011,618	-£1,027,009	-£1,005,319	-£1,039,779	-£1,033,480
20%	60%	-£1,121,867	-£1,092,947		-£1,084,549		-£1,122,097
25%	60%	-£1,210,424	-£1,174,275	-£1,199,926	-£1,163,777	-£1,221,210	-£1,210,712
30%	60%	-£1,298,983	-£1,255,604		-£1,243,006		-£1,299,329
35%	60%	-£1,387,542	-£1,336,932	-£1,372,845	-£1,322,236	-£1,402,642	-£1,387,945
40%	60%	-£1.476.100	-£1.418.261		-£1.401.464		-£1,476,561
45%	60%	-£1,564,659	-£1,499,590		-£1,480,693		-£1,565,177
50%	60%	-£1 653 218	-£1 580 919		-£1 559 922		-£1 653 794

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

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% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£210.512	-£210.512	-£210.512	-£210.512	-£210.512	-£210.512
10%	71%	-£390,166	-£379.838	-£385,167	-£374.839	-£393,247	-£388,249
15%	71%	-£479.993	-£464.501	-£472.495	-£457.002	-£484.616	-£477,117
20%	71%	-£569.821	-£549.164	-£559.822	-£539.165	-£575.984	-£565.985
25%	71%	-£659.648	-£633.826	-£647.149	-£621.328	-£667.352	-£654.853
30%	71%	-£749.474	-£718.488		-£703.492		-£743,722
35%	71%	-£839.301	-£803.151	-£821.804	-£785.655		-£832,590
40%	71%	-£929.128	-£887.814	-£909.132			-£921.459
45%	71%	-£1 018 955	-F972 477		-F949 981		-£1 010 327
50%	71%	-£1.108.845	-£1.057.140				-£1,099,196
100%	71%	-£2.022.838	-£1,917,747	-£1.971.974	-£1.866.881	-£2.054.196	-£2,003,330
10%	75%	-£390.958	-£381.922	-£385.709	-£376.673	-£393,656	-£388,407
15%	75%	-£481.183	-£467.627	-£473.309	-£459.752	-£485,228	-£477,354
20%	75%	-£571.406	-£553,331	-£560.908	-£542.833	-£576,798	-£566.300
25%	75%	-£661.629	-£639.035	-£648,506			-£655,248
30%	75%	-£751,852	-£724,740				-£744,195
35%	75%	-£842,076	-£810.445		-£792.074	-£851.514	-£833,142
40%	75%	-£932,300	-£896,150		-£875,154		-£922,090
45%	75%	-£1.022.523	-£981.854		-£958.233		-£1.011.036
50%	75%	-£1.112.874	-£1.067.559		-£1.041.314		-£1.099.983
10%	60%	-£387.629	-£373.169	-£383.430	-£368.970	-£391,944	-£387.744
15%	60%	-£476,188	-£454,498	-£469,889	-£448,199	-£482,659	-£476,360
20%	60%	-£564.747	-£535.827	-£556.347	-£527.429	-£573.375	-£564.977
25%	60%	-£653,304	-£617,155	-£642,806	-£606,657	-£664,090	-£653,592
30%	60%	-£741,863	-£698,484				-£742,209
35%	60%	-£830,422	-£779,812		-£765,116		-£830,825
40%	60%	-£918.980	-£861.141	-£902.184	-£844.344		-£919.441
45%	60%	-£1,007,539	-£942,470		-£923,573		-£1,008,057
50%	60%	-£1 096 098	-£1 023 799	-£1.075.102	-£1 002 802		-£1 096 674

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£202,488	£202,488	£202,488	£202,488	£202,488	£202,488
10%	71%	£22,834	£33,162	£27,833	£38,161	£19,753	£24,751
15%	71%	-£66,993	-£51,501	-£59,495	-£44,002	-£71,616	-£64,117
20%	71%	-£156,821	-£136,164	-£146,822	-£126,165	-£162,984	-£152,985
25%	71%	-£246,648	-£220,826	-£234,149	-£208,328	-£254,352	-£241,853
30%	71%	-£336,474	-£305,488	-£321,477	-£290,492	-£345,719	-£330,722
35%	71%	-£426,301	-£390,151	-£408,804	-£372,655	-£437,087	-£419,590
40%	71%	-£516,128	-£474,814	-£496,132	-£454,818	-£528,455	-£508,459
45%	71%	-£605,955	-£559,477	-£583,459	-£536,981		-£597,327
50%	71%	-£695,845	-£644,140	-£670,787	-£619,145	-£711,505	-£686,196
100%	71%	-£1,609,838	-£1,504,747	-£1,558,974		-£1,641,196	-£1,590,330
10%	75%	£22,042	£31,078	£27,291	£36,327	£19,344	£24,593
15%	75%	-£68,183	-£54,627	-£60,309	-£46,752	-£72,228	-£64,354
20%	75%	-£158,406	-£140,331	-£147,908	-£129,833	-£163,798	-£153,300
25%	75%	-£248,629	-£226,035	-£235,506	-£212,913	-£255,370	-£242,248
30%	75%	-£338,852	-£311,740	-£323,105	-£295,993	-£346,942	-£331,195
35%	75%	-£429,076	-£397,445	-£410,705	-£379,074	-£438,514	-£420,142
40%	75%	-£519,300	-£483,150	-£498,303	-£462,154	-£530,086	-£509,090
45%	75%	-£609,523	-£568,854	-£585,902	-£545,233		-£598,036
50%	75%	-£699,874	-£654,559		-£628,314	-£713,577	-£686,983
10%	60%	£25,371	£39,831	£29,570	£44,030	£21,056	£25,256
15%	60%	-£63,188	-£41,498	-£56,889	-£35,199	-£69,659	-£63,360
20%	60%	-£151,747	-£122,827	-£143,347	-£114,429	-£160,375	-£151,977
25%	60%	-£240,304	-£204,155	-£229,806	-£193,657	-£251,090	-£240,592
30%	60%	-£328,863	-£285,484	-£316,266	-£272,886	-£341,807	-£329,209
35%	60%	-£417,422	-£366,812	-£402,725	-£352,116	-£432,522	-£417,825
40%	60%	-£505,980	-£448,141	-£489,184	-£431,344	-£523,238	-£506,441
45%	60%	-£594,539	-£529,470	-£575,643	-£510,573		-£595,057
50%	60%	-£683,098	-£610,799		-£589,802	-£704,878	-£683,674

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£623,088	£623,088	£623,088	£623,088	£623,088	£623,088
10%	71%	£443,434	£453,762	£448,433	£458,761	£440,353	£445,351
15%	71%	£353,607	£369,099	£361,105	£376,598	£348,984	£356,483
20%	71%	£263,779	£284,436	£273,778	£294,435	£257,616	£267,615
25%	71%	£173,952	£199,774	£186,451	£212,272	£166,248	£178,747
30%	71%	£84,126	£115,112	£99,123	£130,108	£74,881	£89,878
35%	71%	-£5,701	£30,449	£11,796	£47,945	-£16,487	£1,010
40%	71%	-£95,528	-£54,214	-£75,532	-£34,218	-£107,855	-£87,859
45%	71%	-£185,355	-£138,877	-£162,859	-£116,381	-£199,223	-£176,727
50%	71%	-£275,245	-£223,540	-£250,187	-£198,545	-£290,905	-£265,596
100%	71%						
10%	75%	£442,642	£451,678	£447,891	£456,927	£439,944	£445,193
15%	75%	£352,417	£365,973	£360,291	£373,848	£348,372	£356,246
20%	75%	£262,194	£280,269	£272,692	£290,767	£256,802	£267,300
25%	75%	£171,971	£194,565	£185,094	£207,687	£165,230	£178,352
30%	75%	£81,748	£108,860	£97,495	£124,607	£73,658	£89,405
35%	75%	-£8,476	£23,155	£9,895	£41,526	-£17,914	£458
40%	75%	-£98,700	-£62,550	-£77,703	-£41,554	-£109,486	-£88,490
45%	75%	-£188,923	-£148,254	-£165,302	-£124,633	-£201,057	-£177,436
50%	75%	-£279,274	-£233,959	-£252,901	-£207,714	-£292,977	-£266,383
10%	60%	£445,971	£460,431	£450,170	£464,630	£441,656	£445,856
15%	60%	£357,412	£379,102	£363,711	£385,401	£350,941	£357,240
20%	60%	£268,853	£297,773	£277,253	£306,171	£260,225	£268,623
25%	60%	£180,296	£216,445	£190,794	£226,943	£169,510	£180,008
30%	60%	£91,737	£135,116	£104,334	£147,714	£78,793	£91,391
35%	60%	£3,178	£53,788	£17,875	£68,484	-£11,922	£2,775
40%	60%	-£85,380	-£27,541	-£68,584	-£10,744	-£102,638	-£85,841
45%	60%	-£173,939	-£108,870	-£155,043	-£89,973	-£193,353	-£174,457
50%	60%	-£262,498	-£190,199	-£241,502	-£169,202	-£284,278	-£263,074

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£223,272	-£223,272	-£223,272	-£223,272	-£223,272	-£223,272
10%	71%	-£402,926	-£392,598	-£397,927	-£387,599	-£406,007	-£401,009
15%	71%	-£492,753	-£477,261	-£485,255	-£469,762	-£497,376	-£489,877
20%	71%	-£582,581	-£561,924	-£572,582	-£551,925	-£588,744	-£578,745
25%	71%	-£672,408	-£646,586			-£680,112	-£667,613
30%	71%	-£762,234	-£731,248				-£756,482
35%	71%	-£852,061	-£815,911	-£834,564			-£845,350
40%	71%	-£941,888	-£900,574				-£934,219
45%	71%	-£1.031.715	-£985.237				-£1,023,087
50%	71%	-£1,121,605	-£1,069,900				-£1,111,956
100%	71%	-£2.035.598	-£1,930,507	-£1,984,734			-£2.016.090
10%	75%	-£403,718	-£394,682	-£398,469	-£389,433	-£406,416	-£401,167
15%	75%	-£493.943	-£480.387	-£486.069	-£472.512	-£497.988	-£490,114
20%	75%	-£584,166	-£566,091	-£573,668	-£555,593	-£589,558	-£579,060
25%	75%	-£674.389	-£651.795				-£668.008
30%	75%	-£764,612	-£737,500	-£748,865		-£772,702	-£756,955
35%	75%	-£854.836	-£823.205			-£864.274	-£845.902
40%	75%	-£945,060	-£908,910		-£887,914		-£934,850
45%	75%	-£1,035,283	-£994,614			-£1,047,417	-£1,023,796
50%	75%	-£1,125,634	-£1,080,319	-£1,099,261	-£1,054,074	-£1,139,337	-£1,112,743
10%	60%	-£400,389	-£385,929	-£396,190	-£381,730	-£404,704	-£400,504
15%	60%	-£488,948	-£467,258	-£482,649	-£460,959	-£495,419	-£489,120
20%	60%	-£577,507	-£548,587	-£569,107	-£540,189	-£586,135	-£577,737
25%	60%	-£666,064	-£629,915	-£655,566	-£619,417		-£666,352
30%	60%	-£754,623	-£711,244				-£754,969
35%	60%	-£843,182	-£792,572				-£843,585
40%	60%	-£931,740	-£873,901	-£914,944	-£857,104	-£948,998	-£932,201
45%	60%	-£1,020,299	-£955,230	-£1,001,403			-£1,020,817
50%	60%	-£1.108.858	-£1.036.559				-£1,109,434

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£355,488	£355,488	£355,488	£355,488	£355,488	£355,488
10%	71%	£175,834	£186,162	£180,833	£191,161	£172,753	£177,751
15%	71%	£86,007	£101,499	£93,505	£108,998	£81,384	£88,883
20%	71%	-£3,821	£16,836	£6,178	£26,835	-£9,984	£15
25%	71%	-£93,648	-£67,826	-£81,149	-£55,328	-£101,352	-£88,853
30%	71%	-£183,474	-£152,488	-£168,477	-£137,492	-£192,719	-£177,722
35%	71%	-£273,301	-£237,151	-£255,804	-£219,655	-£284,087	-£266,590
40%	71%	-£363,128	-£321,814	-£343,132	-£301,818	-£375,455	-£355,459
45%	71%	-£452,955	-£406,477	-£430,459	-£383,981	-£466,823	-£444,327
50%	71%	-£542,845	-£491,140	-£517,787	-£466,145	-£558,505	-£533,196
100%	71%	-£1,456,838	-£1,351,747	-£1,405,974	-£1,300,881	-£1,488,196	
10%	75%	£175,042	£184,078	£180,291	£189,327	£172,344	£177,593
15%	75%	£84,817	£98,373	£92,691	£106,248	£80,772	£88,646
20%	75%	-£5,406	£12,669	£5,092	£23,167	-£10,798	-£300
25%	75%	-£95,629	-£73,035	-£82,506	-£59,913	-£102,370	-£89,248
30%	75%	-£185,852	-£158,740	-£170,105	-£142,993	-£193,942	-£178,195
35%	75%	-£276,076	-£244,445	-£257,705	-£226,074	-£285,514	-£267,142
40%	75%	-£366,300	-£330,150	-£345,303	-£309,154	-£377,086	-£356,090
45%	75%	-£456,523	-£415,854	-£432,902	-£392,233	-£468,657	-£445,036
50%	75%	-£546,874	-£501,559	-£520,501	-£475,314	-£560,577	-£533,983
10%	60%	£178,371	£192,831	£182,570	£197,030	£174,056	£178,256
15%	60%	£89,812	£111,502	£96,111	£117,801	£83,341	£89,640
20%	60%	£1,253	£30,173	£9,653	£38,571	-£7,375	£1,023
25%	60%	-£87,304	-£51,155	-£76,806	-£40,657	-£98,090	-£87,592
30%	60%	-£175,863	-£132,484	-£163,266	-£119,886	-£188,807	-£176,209
35%	60%	-£264,422	-£213,812	-£249,725	-£199,116	-£279,522	-£264,825
40%	60%	-£352,980	-£295,141	-£336,184	-£278,344	-£370,238	-£353,441
45%	60%	-£441,539	-£376,470	-£422,643	-£357,573	-£460,953	-£442,057
50%	60%	-£530.098	-£457,799	-£509.102	-£436.802	-£551.878	-£530.674

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£623,088	£623,088	£623,088	£623,088	£623,088	£623,088
10%	71%	£443,434	£453,762	£448,433	£458,761	£440,353	£445,351
15%	71%	£353,607	£369,099	£361,105	£376,598	£348,984	£356,483
20%	71%	£263,779	£284,436	£273,778	£294,435	£257,616	£267,615
25%	71%	£173,952	£199,774	£186,451	£212,272	£166,248	£178,747
30%	71%	£84,126	£115,112	£99,123	£130,108	£74,881	£89,878
35%	71%	-£5,701	£30,449	£11,796	£47,945	-£16,487	£1,010
40%	71%	-£95,528	-£54,214	-£75,532	-£34,218	-£107,855	-£87,859
45%	71%	-£185,355	-£138,877	-£162,859	-£116,381	-£199,223	-£176,727
50%	71%	-£275,245	-£223,540	-£250,187	-£198,545	-£290,905	-£265,596
100%	71%	-£1,189,238	-£1,084,147	-£1,138,374		-£1,220,596	-£1,169,730
10%	75%	£442,642	£451,678	£447,891	£456,927	£439,944	£445,193
15%	75%	£352,417	£365,973	£360,291	£373,848	£348,372	£356,246
20%	75%	£262,194	£280,269	£272,692	£290,767	£256,802	£267,300
25%	75%	£171,971	£194,565	£185,094	£207,687	£165,230	£178,352
30%	75%	£81,748	£108,860	£97,495	£124,607	£73,658	£89,405
35%	75%	-£8,476	£23,155	£9,895	£41,526	-£17,914	£458
40%	75%	-£98,700	-£62,550	-£77,703	-£41,554	-£109,486	-£88,490
45%	75%	-£188,923	-£148,254	-£165,302	-£124,633	-£201,057	-£177,436
50%	75%	-£279,274	-£233,959	-£252,901	-£207,714	-£292,977	-£266,383
10%	60%	£445.971	£460,431	£450.170	£464.630	£441.656	£445.856
15%	60%	£357,412	£379,102	£363,711	£385,401	£350,941	£357,240
20%	60%	£268,853	£297,773	£277,253	£306,171	£260,225	£268,623
25%	60%	£180,296	£216,445	£190,794	£226,943	£169,510	£180,008
30%	60%	£91.737	£135.116	£104.334	£147.714	£78.793	£91.391
35%	60%	£3,178	£53,788	£17,875	£68,484	-£11,922	£2,775
40%	60%	-£85,380	-£27.541	-£68.584	-£10.744	-£102.638	-£85.841
45%	60%	-£173,939	-£108,870	-£155,043	-£89,973	-£193,353	-£174,457
50%	60%	-£262,498	-£190.199	-£241 502	-£169.202	-£284 278	-£263 074

£13,474,000

Site typology 12

No Units 7
Site Area 0.04 Ha

	CIL Zone	2
	Value Area	Low
		•
Sales value inflation		0%
Build cost inflation		0%

Residual land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£505,572	£505,572	£505,572	£505,572	£505,572	£505,572
10%	71%	£361,999	£370,207	£369,805	£378,013	£357,105	£364,911
15%	71%	£290,213	£302,525	£301,920	£314,232	£282,872	£294,580
20%	71%	£218,427	£234,843	£234,037	£250,453	£208,639	£224,249
25%	71%	£146,641	£167,161	£166,153	£186,673	£134,407	£153,919
30%	71%	£74,855	£99,479	£98,270	£122,894	£60,173	£83,588
35%	71%	£3,068	£31,797	£30,386	£59,114	-£14,289	£13,258
40%	71%	-£69,841	-£36,472	-£38,111	-£4,742	-£89,737	-£58,007
45%	71%	-£142,802	-£105,261	-£107,104	-£69,564	-£165,184	-£129,487
50%	71%	-£215,762	-£174,051	-£176,099	-£134,387	-£240,631	-£200,968
100%	71%	-£946,429	-£862,912	-£867,014	-£783,496	-£996,224	-£916,807
10%	75%	£361,066	£368,248	£369,261	£376,443	£356,784	£364,980
15%	75%	£288,814	£299,587	£301,106	£311,879	£282,390	£294,684
20%	75%	£216,560	£230,924	£232,952	£247,316	£207,996	£224,387
25%	75%	£144,308	£162,263	£164,796	£182,751	£133,603	£154,091
30%	75%	£72,056	£93,602	£96,641	£118,187	£59,209	£83,795
35%	75%	-£200	£24,939	£28,486	£53,624	-£15,433	£13,499
40%	75%	-£73,634	-£44,437	-£40,317	-£11,120	-£91,043	-£57,726
45%	75%	-£147,070	-£114,221	-£109,587	-£76,740	-£166,654	-£129,172
50%	75%	-£220,504	-£184,007	-£178,857	-£142,360	-£242,264	-£200,618
10%	60%	£364,985	£376,477	£371,541	£383,032	£358,134	£364,690
15%	60%	£294,692	£311,929	£304,526	£321,763	£284,415	£294,249
20%	60%	£224,399	£247,381	£237,511	£260,494	£210,696	£223,809
25%	60%	£154,105	£182,833	£170,496	£199,224	£136,977	£153,367
30%	60%	£83,812	£118,286	£103,481	£137,955	£63,259	£82,927
35%	60%	£13,519	£53,738	£36,465	£76,685	-£10,632	£12,486
40%	60%	-£57,703	-£10,985	-£31,049	£15,415	-£85,557	-£58,902
45%	60%	-£129,145	-£76,589	-£99,160	-£46,604	-£160,481	-£130,496
50%	60%	-£200,589	-£142,192	-£167,272	-£108,875	-£235,405	-£202,088

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,094,428	-£3,094,428	-£3,094,428	-£3,094,428	-£3,094,428	-£3,094,428
10%	71%	-£3,238,001	-£3,229,793	-£3,230,195	-£3,221,987	-£3,242,895	-£3,235,089
15%	71%	-£3,309,787	-£3,297,475				-£3,305,420
20%	71%	-£3,381,573	-£3,365,157				-£3,375,751
25%	71%	-£3,453,359	-£3,432,839				-£3,446,081
30%	71%	-£3,525,145	-£3,500,521		-£3,477,106		-£3,516,412
35%	71%	-£3,596,932	-£3,568,203				-£3,586,742
40%	71%	-£3,669,841	-£3,636,472	-£3,638,111	-£3,604,742	-£3,689,737	-£3,658,007
45%	71%	-£3,742,802	-£3,705,261				-£3,729,487
50%	71%	-£3,815,762	-£3,774,051	-£3,776,099	-£3,734,387	-£3,840,631	-£3,800,968
100%	71%	-£4,546,429	-£4,462,912				-£4,516,807
10%	75%	-£3,238,934	-£3,231,752			-£3,243,216	-£3,235,020
15%	75%	-£3,311,186	-£3,300,413	-£3,298,894			-£3,305,316
20%	75%	-£3,383,440	-£3,369,076	-£3,367,048	-£3,352,684	-£3,392,004	-£3,375,613
25%	75%	-£3,455,692	-£3,437,737	-£3,435,204			-£3,445,909
30%	75%	-£3,527,944	-£3,506,398				-£3,516,205
35%	75%	-£3,600,200	-£3,575,061	-£3,571,514			-£3,586,501
40%	75%	-£3,673,634	-£3,644,437				-£3,657,726
45%	75%	-£3,747,070	-£3,714,221		-£3,676,740	-£3,766,654	-£3,729,172
50%	75%	-£3,820,504	-£3,784,007			-£3,842,264	-£3,800,618
10%	60%	-£3,235,015	-£3,223,523				-£3,235,310
15%	60%	-£3,305,308	-£3,288,071	-£3,295,474			-£3,305,751
20%	60%	-£3,375,601	-£3,352,619	-£3,362,489	-£3,339,506	-£3,389,304	-£3,376,191
25%	60%	-£3,445,895	-£3,417,167				-£3,446,633
30%	60%	-£3,516,188	-£3,481,714	-£3,496,519	-£3,462,045	-£3,536,741	-£3,517,073
35%	60%	-£3,586,481	-£3,546,262				-£3,587,514
40%	60%	-£3,657,703	-£3,610,985	-£3,631,049			-£3,658,902
45%	60%	-£3.729.145	-£3.676.589				-£3,730,496

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,387,428	-£2,387,428				
10%	71%	-£2,531,001	-£2,522,793		-£2,514,987		
15%	71%	-£2,602,787	-£2,590,475				
20%	71%	-£2,674,573	-£2,658,157	-£2,658,963	-£2,642,547	-£2,684,361	
25%	71%	-£2,746,359	-£2,725,839				
30%	71%	-£2,818,145	-£2,793,521	-£2,794,730	-£2,770,106		-£2,809,412
35%	71%	-£2,889,932	-£2,861,203	-£2,862,614			-£2,879,742
40%	71%	-£2,962,841	-£2,929,472	-£2,931,111	-£2,897,742	-£2,982,737	-£2,951,007
45%	71%	-£3,035,802	-£2,998,261				
50%	71%	-£3,108,762	-£3,067,051	-£3,069,099	-£3,027,387	-£3,133,631	-£3,093,968
100%	71%	-£3,839,429	-£3,755,912				
10%	75%	-£2,531,934	-£2,524,752	-£2,523,739	-£2,516,557	-£2,536,216	-£2,528,020
15%	75%	-£2,604,186	-£2,593,413				
20%	75%	-£2,676,440	-£2,662,076	-£2,660,048	-£2,645,684	-£2,685,004	
25%	75%	-£2,748,692	-£2,730,737				
30%	75%	-£2,820,944	-£2,799,398	-£2,796,359	-£2,774,813	-£2,833,791	-£2,809,205
35%	75%	-£2,893,200	-£2,868,061				
40%	75%	-£2,966,634	-£2,937,437	-£2,933,317	-£2,904,120	-£2,984,043	-£2,950,726
45%	75%	-£3,040,070	-£3,007,221				
50%	75%	-£3,113,504	-£3,077,007	-£3,071,857	-£3,035,360	-£3,135,264	-£3,093,618
10%	60%	-£2,528,015	-£2,516,523				
15%	60%	-£2,598,308	-£2,581,071				
20%	60%	-£2,668,601	-£2,645,619				
25%	60%	-£2,738,895	-£2,710,167				
30%	60%	-£2,809,188	-£2,774,714		-£2,755,045		
35%	60%	-£2,879,481	-£2,839,262				
40%	60%	-£2,950,703	-£2,903,985	-£2,924,049			-£2,951,902
45%	60%	-£3,022,145	-£2,969,589				
50%	60%	-£3.093.589	-£3.035.192	-£3.060.272			

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLI
0%	71%	-£1,156,508	-£1,156,508	-£1,156,508	-£1,156,508	-£1,156,508	-£1,156,508
10%	71%	-£1,300,081	-£1,291,873		-£1,284,067		
15%	71%	-£1,371,867	-£1,359,555	-£1,360,160	-£1,347,848	-£1,379,208	-£1,367,500
20%	71%	-£1,443,653	-£1,427,237		-£1,411,627		
25%	71%	-£1,515,439	-£1,494,919	-£1,495,927	-£1,475,407	-£1,527,673	-£1,508,161
30%	71%	-£1,587,225	-£1,562,601		-£1,539,186		
35%	71%	-£1,659,012	-£1,630,283	-£1,631,694	-£1,602,966	-£1,676,369	-£1,648,822
40%	71%	-£1,731,921	-£1,698,552		-£1,666,822		
45%	71%	-£1,804,882	-£1,767,341	-£1,769,184	-£1,731,644	-£1,827,264	-£1,791,567
50%	71%	-£1,877,842	-£1,836,131		-£1,796,467		
100%	71%	-£2,608,509	-£2,524,992	-£2,529,094	-£2,445,576	-£2,658,304	-£2,578,887
10%	75%	-£1,301,014	-£1,293,832		-£1,285,637	-£1,305,296	
15%	75%	-£1,373,266	-£1,362,493	-£1,360,974	-£1,350,201		
20%	75%	-£1,445,520	-£1,431,156	-£1,429,128	-£1,414,764	-£1,454,084	-£1,437,693
25%	75%	-£1,517,772	-£1,499,817	-£1,497,284	-£1,479,329		
30%	75%	-£1,590,024	-£1,568,478	-£1,565,439	-£1,543,893	-£1,602,871	-£1,578,285
35%	75%	-£1,662,280	-£1,637,141	-£1,633,594	-£1,608,456		
40%	75%	-£1,735,714	-£1,706,517	-£1,702,397	-£1,673,200		-£1,719,806
45%	75%	-£1,809,150	-£1,776,301		-£1,738,820	-£1,828,734	
50%	75%	-£1,882,584	-£1,846,087	-£1,840,937	-£1,804,440	-£1,904,344	-£1,862,698
10%	60%	-£1,297,095	-£1,285,603		-£1,279,048	-£1,303,946	
15%	60%	-£1,367,388	-£1,350,151	-£1,357,554	-£1,340,317	-£1,377,665	-£1,367,831
20%	60%	-£1,437,681	-£1,414,699		-£1,401,586	-£1,451,384	
25%	60%	-£1,507,975	-£1,479,247	-£1,491,584	-£1,462,856	-£1,525,103	-£1,508,713
30%	60%	-£1,578,268	-£1,543,794		-£1,524,125		
35%	60%	-£1,648,561	-£1,608,342	-£1,625,615	-£1,585,395	-£1,672,712	-£1,649,594
40%	60%	-£1,719,783	-£1,673,065		-£1,646,665		
45%	60%	-£1,791,225	-£1,738,669		-£1,708,684		
50%	60%	-£1.862.669	-£1 804 272		-£1 770 955		-£1.864.168

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

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£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£599.388	-£599.388	-£599.388	-£599.388	-£599.388	-£599.388
10%	71%	-£742,961	-£734,753	-£735,155	-£726,947	-£747,855	-£740,049
15%	71%	-£814,747	-£802,435	-£803,040	-£790,728	-£822,088	-£810,380
20%	71%	-£886,533	-£870.117	-£870,923	-£854.507	-£896.321	-£880.711
25%	71%	-£958,319	-£937,799	-£938,807	-£918,287	-£970.553	-£951,041
30%	71%	-£1.030.105	-£1.005.481	-£1.006.690	-£982.066	-£1.044.787	-£1.021.372
35%	71%	-£1,101,892	-£1,003,461	-£1.074.574	-£1.045.846	-£1,119,249	-£1,021,372
40%	71%	-£1,174,801	-£1,141,432	-£1.143.071	-£1.109.702	-£1,194,697	-£1,162,967
45%	71%	-£1,247,762	-£1,210,221	-£1,212,064	-£1 174 524	-£1,270,144	-£1,234,447
50%	71%	-£1,320,722	-£1,279,011	-£1,281,059	-£1,239,347		-£1,305,928
100%	71%	-£2 051 389	-£1,270,011	-£1,971,974	-£1.888.456	-£2 101 184	-£2 021 767
10%	75%	-£743.894	-£736.712	-£735.699	-£728.517		-£739.980
15%	75%	-£816 146	-£805.373	-£803.854	-£793.081	-£822.570	-£810.276
20%	75%	-£888.400	-£874.036	-£872.008	-£857.644		-£880,573
25%	75%	-£960,652	-£942,697	-£940,164	-£922,209	-£971.357	-£950,869
30%	75%	-£1,032,904	-£1,011,358	-£1,008,319	-£986,773	-£1,045,751	-£1,021,165
35%	75%	-£1,105,160	-£1,080,021	-£1,076,474	-£1,051,336	-£1,120,393	-£1,091,461
40%	75%	-£1,178,594	-£1,149,397	-£1,145,277	-£1,116,080		-£1,162,686
45%	75%	-£1,252,030	-£1,219,181	-£1,214,547	-£1,110,000	-£1,271,614	-£1,234,132
50%	75%	-£1,325,464	-£1,288,967	-£1,283,817	-£1.247.320	-£1,347,224	-£1,305,578
10%	60%	-£739.975	-£728.483	-£733.419	-£721.928	-£746.826	-£740.270
15%	60%	-£810.268	-£793.031	-£800.434	-£783,197	-£820.545	-£810.711
20%	60%	-£880.561	-£857.579	-£867 449	-F844 466	-£894.264	-£881.151
25%	60%	-£950.855	-£922.127	-£934,464	-£905,736	-£967.983	-£951,593
30%	60%	-£1.021.148	-£986.674	-£1.001.479	-£967,005		-£1.022.033
35%	60%	-£1.091.441	-£1.051.222	-£1.068.495	-£1.028.275	-£1.115.592	-£1,092,474
40%	60%	-£1,162,663	-£1,115,945	-£1,136,009	-£1,089,545		-£1,163,862
45%	60%	-£1,234,105	-£1,181,549	-£1,204,120	-£1,151,564	-£1,265,441	-£1,235,456
50%	60%	-£1,305,549	-£1,161,545	-£1,272,232	-£1,213,835	-£1,240,365	-£1,307,048

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£186,388	-£186,388	-£186,388	-£186,388	-£186,388	-£186,388
10%	71%	-£329,961	-£321,753	-£322,155	-£313,947	-£334,855	-£327,049
15%	71%	-£401,747	-£389,435	-£390,040	-£377,728	-£409,088	-£397,380
20%	71%	-£473,533	-£457,117	-£457,923	-£441,507	-£483,321	-£467,711
25%	71%	-£545,319	-£524,799	-£525,807	-£505,287	-£557,553	-£538,041
30%	71%	-£617,105	-£592,481	-£593,690	-£569,066	-£631,787	-£608,372
35%	71%	-£688,892	-£660,163				
40%	71%	-£761,801	-£728,432	-£730,071	-£696,702	-£781,697	-£749,967
45%	71%	-£834,762	-£797,221				
50%	71%	-£907,722	-£866,011	-£868,059	-£826,347	-£932,591	-£892,928
100%	71%	-£1,638,389	-£1,554,872				
10%	75%	-£330,894	-£323,712	-£322,699	-£315,517	-£335,176	-£326,980
15%	75%	-£403,146	-£392,373	-£390,854	-£380,081	-£409,570	-£397,276
20%	75%	-£475,400	-£461,036	-£459,008	-£444,644	-£483,964	-£467,573
25%	75%	-£547,652	-£529,697	-£527,164	-£509,209	-£558,357	-£537,869
30%	75%	-£619,904	-£598,358	-£595,319	-£573,773	-£632,751	-£608,165
35%	75%	-£692,160	-£667,021				
40%	75%	-£765,594	-£736,397	-£732,277	-£703,080	-£783,003	-£749,686
45%	75%	-£839,030	-£806,181				
50%	75%	-£912,464	-£875,967			-£934,224	-£892,578
10%	60%	-£326,975	-£315,483	-£320,419	-£308,928	-£333,826	-£327,270
15%	60%	-£397,268	-£380,031	-£387,434	-£370,197	-£407,545	-£397,711
20%	60%	-£467,561	-£444,579	-£454,449	-£431,466	-£481,264	-£468,151
25%	60%	-£537,855	-£509,127	-£521,464	-£492,736	-£554,983	-£538,593
30%	60%	-£608,148	-£573,674	-£588,479	-£554,005		
35%	60%	-£678,441	-£638,222				
40%	60%	-£749,663	-£702,945		-£676,545	-£777,517	-£750,862
45%	60%	-£821,105	-£768,549				
50%	60%	-£892,549	-£834,152				

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£234,212	£234,212	£234,212	£234,212	£234,212	£234,212
10%	71%	£90,639	£98,847	£98,445	£106,653	£85,745	£93,551
15%	71%	£18,853	£31,165	£30,560	£42,872	£11,512	£23,220
20%	71%	-£52,933	-£36,517	-£37,323	-£20,907	-£62,721	-£47,111
25%	71%	-£124,719	-£104,199	-£105,207	-£84,687	-£136,953	-£117,441
30%	71%	-£196,505	-£171,881	-£173,090	-£148,466	-£211,187	-£187,772
35%	71%	-£268,292	-£239,563	-£240,974	-£212,246	-£285,649	-£258,102
40%	71%	-£341,201	-£307,832	-£309,471	-£276,102	-£361,097	-£329,367
45%	71%	-£414,162	-£376,621	-£378,464	-£340,924	-£436,544	-£400,847
50%	71%	-£487,122	-£445,411	-£447,459	-£405,747	-£511,991	-£472,328
100%	71%	-£1,217,789	-£1,134,272	-£1,138,374		-£1,267,584	-£1,188,167
10%	75%	£89,706	£96,888	£97,901	£105,083	£85,424	£93,620
15%	75%	£17,454	£28,227	£29,746	£40,519	£11,030	£23,324
20%	75%	-£54,800	-£40,436	-£38,408	-£24,044	-£63,364	-£46,973
25%	75%	-£127,052	-£109,097	-£106,564	-£88,609	-£137,757	-£117,269
30%	75%	-£199,304	-£177,758	-£174,719	-£153,173	-£212,151	-£187,565
35%	75%	-£271.560	-£246.421	-£242.874	-£217.736	-£286,793	-£257.861
40%	75%	-£344,994	-£315,797	-£311,677	-£282,480	-£362,403	-£329,086
45%	75%	-£418,430	-£385,581	-£380,947	-£348,100	-£438,014	-£400,532
50%	75%	-£491,864	-£455,367	-£450,217	-£413,720	-£513,624	-£471,978
10%	60%	£93,625	£105,117	£100,181	£111,672	£86,774	£93,330
15%	60%	£23,332	£40,569	£33,166	£50,403	£13,055	£22,889
20%	60%	-£46,961	-£23,979	-£33,849	-£10,866	-£60,664	-£47,551
25%	60%	-£117,255	-£88,527	-£100,864	-£72,136	-£134,383	-£117,993
30%	60%	-£187,548	-£153,074	-£167,879	-£133,405	-£208,101	-£188,433
35%	60%	-£257,841	-£217,622	-£234,895	-£194,675	-£281,992	-£258,874
40%	60%	-£329,063	-£282,345	-£302,409	-£255,945	-£356,917	-£330,262
45%	60%	-£400,505	-£347,949	-£370,520	-£317,964	-£431,841	-£401,856
50%	60%	-£471,949	-£413,552	-£438,632	-£380,235	-£506,765	-£473,448

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£612,148					
10%	71%	-£755,721	-£747,513	-£747,915		-£760,615	
15%	71%	-£827,507					-£823,140
20%	71%	-£899,293					-£893,471
25%	71%	-£971,079					
30%	71%	-£1,042,865					
35%	71%	-£1,114,652					
40%	71%	-£1,187,561	-£1,154,192	-£1,155,831	-£1,122,462	-£1,207,457	-£1,175,727
45%	71%	-£1,260,522					
50%	71%	-£1,333,482	-£1,291,771	-£1,293,819	-£1,252,107	-£1,358,351	-£1,318,688
100%	71%	-£2,064,149					
10%	75%	-£756,654	-£749,472	-£748,459	-£741,277	-£760,936	-£752,740
15%	75%	-£828,906					
20%	75%	-£901,160	-£886,796	-£884,768	-£870,404	-£909,724	-£893,333
25%	75%	-£973,412					
30%	75%	-£1,045,664	-£1,024,118	-£1,021,079		-£1,058,511	-£1,033,925
35%	75%	-£1,117,920					
40%	75%	-£1,191,354	-£1,162,157	-£1,158,037	-£1,128,840	-£1,208,763	-£1,175,446
45%	75%	-£1,264,790				-£1,284,374	
50%	75%	-£1,338,224	-£1,301,727	-£1,296,577	-£1,260,080	-£1,359,984	-£1,318,338
10%	60%	-£752,735	-£741,243	-£746,179	-£734,688	-£759,586	
15%	60%	-£823,028		-£813,194			
20%	60%	-£893,321	-£870,339		-£857,226	-£907,024	
25%	60%	-£963,615					
30%	60%	-£1,033,908	-£999,434	-£1,014,239		-£1,054,461	-£1,034,793
35%	60%	-£1,104,201					
40%	60%	-£1,175,423	-£1,128,705	-£1,148,769	-£1,102,305	-£1,203,277	-£1,176,622
45%	60%	-£1,246,865			-£1,164,324		
50%	60%	-£1.318.309	-£1,259,912				

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£33,388	-£33,388	-£33,388	-£33,388	-£33,388	-£33,388
10%	71%	-£176,961	-£168,753	-£169,155	-£160,947	-£181,855	-£174,049
15%	71%	-£248,747	-£236,435	-£237,040	-£224,728	-£256,088	-£244,380
20%	71%	-£320,533	-£304,117	-£304,923	-£288,507	-£330,321	-£314,711
25%	71%	-£392,319	-£371,799	-£372,807	-£352,287	-£404,553	-£385,041
30%	71%	-£464,105	-£439,481	-£440,690	-£416,066	-£478,787	-£455,372
35%	71%	-£535,892	-£507,163	-£508,574	-£479,846	-£553,249	-£525,702
40%	71%	-£608,801	-£575,432	-£577,071	-£543,702		-£596,967
45%	71%	-£681,762	-£644,221	-£646,064	-£608,524	-£704,144	-£668,447
50%	71%	-£754,722					
100%	71%	-£1,485,389	-£1,401,872	-£1,405,974	-£1,322,456	-£1,535,184	-£1,455,767
10%	75%	-£177,894	-£170,712	-£169,699	-£162,517	-£182,176	-£173,980
15%	75%	-£250,146	-£239,373	-£237,854	-£227,081	-£256,570	-£244,276
20%	75%	-£322,400	-£308,036	-£306,008	-£291,644	-£330,964	-£314,573
25%	75%	-£394,652	-£376,697	-£374,164	-£356,209	-£405,357	-£384,869
30%	75%	-£466,904	-£445,358	-£442,319	-£420,773	-£479,751	-£455,165
35%	75%	-£539,160	-£514,021	-£510,474	-£485,336	-£554,393	-£525,461
40%	75%	-£612,594	-£583,397	-£579,277	-£550,080		-£596,686
45%	75%	-£686,030	-£653,181	-£648,547		-£705,614	
50%	75%	-£759,464	-£722,967			-£781,224	-£739,578
10%	60%	-£173,975	-£162,483	-£167,419	-£155,928	-£180,826	-£174,270
15%	60%	-£244,268	-£227,031	-£234,434	-£217,197	-£254,545	-£244,711
20%	60%	-£314,561	-£291,579	-£301,449	-£278,466	-£328,264	-£315,151
25%	60%	-£384,855	-£356,127	-£368,464	-£339,736	-£401,983	-£385,593
30%	60%	-£455,148	-£420,674	-£435,479	-£401,005	-£475,701	-£456,033
35%	60%	-£525,441	-£485,222	-£502,495	-£462,275	-£549,592	-£526,474
40%	60%	-£596,663	-£549,945	-£570,009	-£523,545		-£597,862
45%	60%	-£668,105			-£585,564		
50%	60%	-£739,549					

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£234,212	£234,212	£234,212	£234,212	£234,212	£234,212
10%	71%	£90,639	£98,847	£98,445	£106,653	£85,745	£93,551
15%	71%	£18,853	£31,165	£30,560	£42,872	£11,512	£23,220
20%	71%	-£52,933	-£36,517	-£37,323	-£20,907	-£62,721	-£47,111
25%	71%	-£124,719	-£104,199	-£105,207	-£84,687	-£136,953	-£117,441
30%	71%	-£196,505	-£171,881	-£173,090	-£148,466	-£211,187	-£187,772
35%	71%	-£268,292	-£239,563	-£240,974	-£212,246	-£285,649	-£258,102
40%	71%	-£341,201	-£307,832	-£309,471	-£276,102	-£361,097	-£329,367
45%	71%	-£414,162	-£376,621	-£378,464	-£340,924	-£436,544	-£400,847
50%	71%	-£487,122	-£445,411	-£447,459	-£405,747	-£511,991	-£472,328
100%	71%	-£1,217,789	-£1,134,272	-£1,138,374	-£1,054,856	-£1,267,584	-£1,188,167
10%	75%	£89,706	£96,888	£97,901	£105,083	£85,424	£93,620
15%	75%	£17,454	£28,227	£29,746	£40,519	£11,030	£23,324
20%	75%	-£54,800	-£40,436	-£38,408	-£24,044	-£63,364	-£46,973
25%	75%	-£127,052	-£109,097	-£106,564	-£88,609	-£137,757	-£117,269
30%	75%	-£199,304	-£177,758	-£174,719	-£153,173	-£212,151	-£187,565
35%	75%	-£271,560	-£246,421	-£242,874	-£217,736	-£286,793	-£257,861
40%	75%	-£344,994	-£315,797	-£311,677	-£282,480	-£362,403	-£329,086
45%	75%	-£418,430	-£385,581	-£380,947	-£348,100	-£438,014	-£400,532
50%	75%	-£491,864	-£455,367	-£450,217	-£413,720	-£513,624	-£471,978
10%	60%	£93.625	£105.117	£100.181	£111.672	£86.774	£93.330
15%	60%	£23,332	£40,569	£33,166	£50,403	£13,055	£22,889
20%	60%	-£46.961	-£23,979	-£33.849	-£10.866	-£60.664	-£47.551
25%	60%	-£117,255	-£88,527	-£100,864	-£72,136	-£134,383	-£117,993
30%	60%	-£187.548	-£153.074	-£167.879	-£133.405	-£208.101	-£188.433
35%	60%	-£257,841	-£217,622	-£234,895	-£194,675	-£281,992	-£258,874
40%	60%	-£329.063	-£282.345	-£302.409	-£255.945	-£356.917	-£330.262
45%	60%	-£400,505	-£347,949	-£370,520	-£317,964	-£431,841	-£401,856
E09/	60%	E471 040	£412 EE2	£429 £22	C200 22E	CEOC 765	£472 440

£27,943,000

£13,474,000

7 0.04 Ha

	CIL Zone	3
	Value Area	High
Sales value inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£745,573	£745,573	£745,573	£745,573	£745,573	£745,573
10%	71%	£579,516	£589,068	£585,806	£595,358	£576,943	£583,234
15%	71%	£496,487	£510,815	£505,921	£520,251	£492,628	£502,064
20%	71%	£413,458	£432,564	£426,038	£445,144	£408,313	£420,893
25%	71%	£330,428	£354,311	£346,154	£370,036	£323,999	£339,723
30%	71%	£247,400	£276,058	£266,271	£294,929	£239,683	£258,554
35%	71%	£164,371	£197,806	£186,387	£219,822	£155,368	£177,384
40%	71%	£81,342	£119,553	£106,503	£144,714	£71,054	£96,214
45%	71%	-£1,714	£41,301	£26,620	£69,606	-£13,479	£15,044
50%	71%	-£86,100	-£37,556	-£54,135	-£5,591	-£99,172	-£67,206
100%	71%	-£931,015	-£833,817	-£867,014	-£769,814	-£957,188	-£893,186
10%	75%	£578,658	£587,016	£585,262	£593,622	£576,408	£583,012
15%	75%	£495,200	£507,739	£505,108	£517,645	£491,825	£501,731
20%	75%	£411,743	£428,460	£424,952	£441,669	£407,242	£420,451
25%	75%	£328,286	£349,182	£344,797	£365,693	£322,658	£339,171
30%	75%	£244,828	£269,904	£264,642	£289,718	£238,076	£257,890
35%	75%	£161,370	£190,626	£184,487	£213,742	£153,493	£176,609
40%	75%	£77,913	£111,348	£104,332	£137,766	£68,910	£95,329
45%	75%	-£5,635	£32,069	£24,177	£61,791	-£15,929	£14,049
50%	75%	-£90,457	-£47,980	-£56,894	-£14,417	-£101,895	-£68,331
10%	60%	£582,259	£595,633	£587,542	£600,916	£578,657	£583,942
15%	60%	£500,601	£520,663	£508,527	£528,588	£495,201	£503,125
20%	60%	£418,944	£445,693	£429,512	£456,260	£411,743	£422,310
25%	60%	£337,288	£370,723	£350,497	£383,932	£328,285	£341,494
30%	60%	£255,631	£295,752	£271,481	£311,603	£244,827	£260,679
35%	60%	£173,974	£220,781	£192,466	£239,275	£161,369	£179,863
40%	60%	£92,316	£145,811	£113,451	£166,946	£77,912	£99,047
45%	60%	£10,659	£70,841	£34,436	£94,619	-£5,636	£18,231
50%	60%	-£72.158	-£4.196	-£45.308	£22,290	-£90.459	-£63.608

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,854,427	-£2,854,427	-£2,854,427	-£2,854,427	-£2,854,427	-£2,854,427
10%	71%	-£3,020,484	-£3,010,932	-£3,014,194	-£3,004,642	-£3,023,057	-£3,016,766
15%	71%	-£3,103,513					-£3,097,936
20%	71%	-£3,186,542	-£3,167,436	-£3,173,962	-£3,154,856		-£3,179,107
25%	71%	-£3,269,572					-£3,260,277
30%	71%	-£3,352,600				-£3,360,317	-£3,341,446
35%	71%	-£3,435,629			-£3,380,178		-£3,422,616
40%	71%	-£3,518,658	-£3,480,447	-£3,493,497	-£3,455,286	-£3,528,946	-£3,503,786
45%	71%	-£3,601,714					-£3,584,956
50%	71%	-£3,686,100					-£3,667,206
100%	71%	-£4,531,015		-£4,467,014	-£4,369,814		-£4,493,186
10%	75%	-£3,021,342	-£3,012,984	-£3,014,738	-£3,006,378		-£3,016,988
15%	75%	-£3,104,800					-£3,098,269
20%	75%	-£3,188,257	-£3,171,540	-£3,175,048		-£3,192,758	-£3,179,549
25%	75%	-£3,271,714	-£3,250,818				-£3,260,829
30%	75%	-£3,355,172					-£3,342,110
35%	75%	-£3,438,630	-£3,409,374		-£3,386,258		-£3,423,391
40%	75%	-£3,522,087			-£3,462,234		-£3,504,671
45%	75%	-£3,605,635					-£3,585,951
50%	75%	-£3,690,457					-£3,668,331
10%	60%	-£3,017,741					-£3,016,058
15%	60%	-£3,099,399	-£3,079,337	-£3,091,473	-£3,071,412		-£3,096,875
20%	60%	-£3,181,056		-£3,170,488	-£3,143,740		-£3,177,690
25%	60%	-£3,262,712	-£3,229,277		-£3,216,068		-£3,258,506
30%	60%	-£3,344,369	-£3,304,248	-£3,328,519			-£3,339,321
35%	60%	-£3,426,026	-£3,379,219		-£3,360,725		-£3,420,137
40%	60%	-£3,507,684			-£3,433,054		-£3,500,953
45%	60%	-£3,589,341				-£3,605,636	-£3,581,769
50%	60%	-£3,672,158	-£3,604,196	-£3,645,308			-£3,663,608

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,147,427	-£2,147,427				-£2,147,427
10%	71%	-£2,313,484	-£2,303,932	-£2,307,194	-£2,297,642		-£2,309,766
15%	71%	-£2,396,513	-£2,382,185				-£2,390,936
20%	71%	-£2,479,542	-£2,460,436	-£2,466,962	-£2,447,856	-£2,484,687	-£2,472,107
25%	71%	-£2,562,572	-£2,538,689				-£2,553,277
30%	71%	-£2,645,600	-£2,616,942	-£2,626,729	-£2,598,071		-£2,634,446
35%	71%	-£2,728,629	-£2,695,194	-£2,706,613	-£2,673,178		-£2,715,616
40%	71%	-£2,811,658	-£2,773,447	-£2,786,497	-£2,748,286	-£2,821,946	-£2,796,786
45%	71%	-£2,894,714	-£2,851,699		-£2,823,394	-£2,906,479	-£2,877,956
50%	71%	-£2,979,100	-£2,930,556	-£2,947,135			-£2,960,206
100%	71%	-£3,824,015	-£3,726,817	-£3,760,014			-£3,786,186
10%	75%	-£2,314,342	-£2,305,984				-£2,309,988
15%	75%	-£2,397,800	-£2,385,261				-£2,391,269
20%	75%	-£2,481,257	-£2,464,540	-£2,468,048	-£2,451,331	-£2,485,758	-£2,472,549
25%	75%	-£2,564,714	-£2,543,818				-£2,553,829
30%	75%	-£2,648,172	-£2,623,096	-£2,628,358		-£2,654,924	-£2,635,110
35%	75%	-£2,731,630	-£2,702,374				-£2,716,391
40%	75%	-£2,815,087	-£2,781,652	-£2,788,668	-£2,755,234	-£2,824,090	-£2,797,671
45%	75%	-£2,898,635	-£2,860,931				-£2,878,951
50%	75%	-£2,983,457	-£2,940,980				-£2,961,331
10%	60%	-£2,310,741	-£2,297,367				-£2,309,058
15%	60%	-£2,392,399	-£2,372,337	-£2,384,473	-£2,364,412		-£2,389,875
20%	60%	-£2,474,056	-£2,447,307				-£2,470,690
25%	60%	-£2,555,712	-£2,522,277		-£2,509,068	-£2,564,715	-£2,551,506
30%	60%	-£2,637,369	-£2,597,248				-£2,632,321
35%	60%	-£2,719,026	-£2,672,219				-£2,713,137
40%	60%	-£2,800,684	-£2,747,189				-£2,793,953
45%	60%	-£2,882,341	-£2,822,159				-£2,874,769
50%	60%	-£2,965,158	-F2 897 196				-£2 956 608

50% 60% -£2,965,158

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£916,507	-£916,507	-£916,507	-£916,507	-£916,507	-£916,507
10%	71%	-£1,082,564	-£1,073,012				
15%	71%	-£1,165,593	-£1,151,265	-£1,156,159	-£1,141,829	-£1,169,452	-£1,160,016
20%	71%	-£1,248,622	-£1,229,516				
25%	71%	-£1,331,652	-£1,307,769	-£1,315,926	-£1,292,044	-£1,338,081	-£1,322,357
30%	71%	-£1,414,680	-£1,386,022				
35%	71%	-£1,497,709	-£1,464,274	-£1,475,693	-£1,442,258		-£1,484,696
40%	71%	-£1,580,738	-£1,542,527				
45%	71%	-£1,663,794	-£1,620,779	-£1,635,460		-£1,675,559	-£1,647,036
50%	71%	-£1,748,180	-£1,699,636				-£1,729,286 -£2,555,266
100%	71%	-£2,593,095	-£2,495,897		-£2,431,894	-£2,619,268	-£2,555,266
10%	75%	-£1,083,422	-£1,075,064	-£1,076,818	-£1,068,458	-£1,085,672	-£1,079,068
15%	75%	-£1,166,880	-£1,154,341				
20%	75%	-£1,250,337	-£1,233,620	-£1,237,128	-£1,220,411	-£1,254,838	-£1,241,629
25%	75%	-£1,333,794	-£1,312,898		-£1,296,387		
30%	75%	-£1,417,252	-£1,392,176	-£1,397,438	-£1,372,362	-£1,424,004	-£1,404,190
35%	75%	-£1,500,710	-£1,471,454				
40%	75%	-£1,584,167	-£1,550,732	-£1,557,748	-£1,524,314	-£1,593,170	-£1,566,751
45%	75%	-£1,667,715	-£1,630,011				
50%	75%	-£1,752,537	-£1,710,060		-£1,676,497		-£1,730,411
10%	60%	-£1,079,821	-£1,066,447				
15%	60%	-£1,161,479	-£1,141,417			-£1,166,879	-£1,158,955
20%	60%	-£1,243,136	-£1,216,387				
25%	60%	-£1,324,792	-£1,291,357		-£1,278,148		
30%	60%	-£1,406,449	-£1,366,328				-£1,401,401
35%	60%	-£1,488,106	-£1,441,299	-£1,469,614	-£1,422,805		-£1,482,217
40%	60%	-£1,569,764	-£1,516,269		-£1,495,134		
45%	60%	-£1,651,421	-£1,591,239	-£1,627,644	-£1,567,461	-£1,667,716	
50%	60%	-£1,734,238	-£1,666,276	-£1,707,388	-£1,639,790	-£1,752,539	-£1,725,688

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%							
	71%	-£359,387	-£359,387	-£359,387	-£359,387	-£359,387	-£359,387
10% 15%	71% 71%	-£525,444	-£515,892 -£594.145	-£519,154 -£599.039	-£509,602 -£584,709	-£528,017	-£521,726
	71%	-£608,473				-£612,332	-£602,896
20%		-£691,502	-£672,396	-£678,922	-£659,816		-£684,067
25%	71%	-£774,532	-£750,649	-£758,806	-£734,924	-£780,961	-£765,237
30%	71% 71%	-£857,560	-£828,902	-£838,689	-£810,031		-£846,406
35%		-£940,589	-£907,154	-£918,573	-£885,138	-£949,592	-£927,576
40%	71%	-£1,023,618	-£985,407	-£998,457	-£960,246	-£1,033,906	-£1,008,746
45%	71%	-£1,106,674	-£1,063,659	-£1,078,340	-£1,035,354	-£1,118,439	-£1,089,916
50%	71%	-£1,191,060	-£1,142,516	-£1,159,095	-£1,110,551	-£1,204,132	-£1,172,166
100%	71%	-£2,035,975	-£1,938,777	-£1,971,974	-£1,874,774	-£2,062,148	-£1,998,146
10%	75%	-£526,302	-£517,944	-£519,698	-£511,338	-£528,552	-£521,948
15%	75%	-£609,760	-£597,221	-£599,852	-£587,315		-£603,229
20%	75%	-£693,217	-£676,500	-£680,008		-£697,718	-£684,509
25%	75%	-£776,674	-£755,778		-£739,267		-£765,789
30%	75%	-£860,132	-£835,056	-£840,318		-£866,884	-£847,070
35%	75%	-£943,590	-£914,334				-£928,351
40%	75%	-£1,027,047	-£993,612	-£1,000,628	-£967,194		-£1,009,631
45%	75%	-£1,110,595	-£1,072,891	-£1,080,783	-£1,043,169	-£1,120,889	-£1,090,911
50%	75%	-£1,195,417	-£1,152,940				-£1,173,291
10%	60%	-£522,701	-£509,327	-£517,418	-£504,044	-£526,303	-£521,018
15%	60%	-£604,359	-£584,297	-£596,433	-£576,372		-£601,835
20%	60%	-£686,016	-£659,267	-£675,448			-£682,650
25%	60%	-£767,672	-£734,237				-£763,466
30%	60%	-£849,329	-£809,208	-£833,479	-£793,357		-£844,281
35%	60%	-£930,986	-£884,179	-£912,494			-£925,097
40%	60%	-£1,012,644	-£959,149		-£938,014		-£1,005,913
45%	60%	-£1,094,301	-£1,034,119	-£1,070,524	-£1,010,341	-£1,110,596	-£1,086,729
50%	60%	-£1 177 118	-£1 109 156				-£1 168 568

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£53,613	£53,613	£53,613	£53,613	£53,613	£53,613
10%	71%	-£112,444	-£102,892	-£106,154	-£96,602	-£115,017	-£108,726
15%	71%	-£195,473	-£181,145	-£186,039	-£171,709	-£199,332	-£189,896
20%	71%	-£278,502	-£259,396	-£265,922	-£246,816	-£283,647	-£271,067
25%	71%	-£361,532	-£337,649	-£345,806	-£321,924	-£367,961	-£352,237
30%	71%	-£444,560	-£415,902	-£425,689	-£397,031	-£452,277	-£433,406
35%	71%	-£527,589	-£494,154		-£472,138	-£536,592	-£514,576
40%	71%	-£610,618	-£572,407	-£585,457	-£547,246	-£620,906	-£595,746
45%	71%	-£693,674					
50%	71%	-£778,060	-£729,516	-£746,095	-£697,551	-£791,132	-£759,166
100%	71%	-£1,622,975					
10%	75%	-£113,302	-£104,944	-£106,698	-£98,338	-£115,552	-£108,948
15%	75%	-£196,760	-£184,221	-£186,852	-£174,315	-£200,135	-£190,229
20%	75%	-£280,217	-£263,500	-£267,008	-£250,291	-£284,718	-£271,509
25%	75%	-£363,674	-£342,778	-£347,163	-£326,267	-£369,302	-£352,789
30%	75%	-£447,132	-£422,056	-£427,318	-£402,242	-£453,884	-£434,070
35%	75%	-£530,590	-£501,334	-£507,473	-£478,218	-£538,467	-£515,351
40%	75%	-£614,047	-£580,612	-£587,628	-£554,194	-£623,050	-£596,631
45%	75%	-£697,595					
50%	75%	-£782,417	-£739,940		-£706,377	-£793,855	
10%	60%	-£109,701	-£96,327	-£104,418	-£91,044	-£113,303	-£108,018
15%	60%	-£191,359	-£171,297	-£183,433	-£163,372	-£196,759	-£188,835
20%	60%	-£273,016	-£246,267	-£262,448	-£235,700	-£280,217	-£269,650
25%	60%	-£354,672	-£321,237	-£341,463	-£308,028	-£363,675	-£350,466
30%	60%	-£436,329	-£396,208	-£420,479	-£380,357	-£447,133	-£431,281
35%	60%	-£517,986	-£471,179	-£499,494	-£452,685	-£530,591	-£512,097
40%	60%	-£599,644	-£546,149	-£578,509	-£525,014	-£614,048	-£592,913
45%	60%	-£681,301			-£597,341		-£673,729
50%	60%	-£764,118					

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£474,213	£474,213	£474,213	£474,213	£474,213	£474,213
10%	71%	£308,156	£317,708	£314,446	£323,998	£305,583	£311,874
15%	71%	£225,127	£239,455	£234,561	£248,891	£221,268	£230,704
20%	71%	£142,098	£161,204	£154,678	£173,784	£136,953	£149,533
25%	71%	£59,068	£82,951	£74,794	£98,676	£52,639	£68,363
30%	71%	-£23,960	£4,698	-£5,089	£23,569	-£31,677	-£12,806
35%	71%	-£106,989	-£73,554	-£84,973	-£51,538	-£115,992	-£93,976
40%	71%	-£190,018	-£151,807	-£164,857	-£126,646	-£200,306	-£175,146
45%	71%	-£273,074	-£230,059	-£244,740	-£201,754	-£284,839	-£256,316
50%	71%	-£357,460	-£308,916	-£325,495	-£276,951	-£370,532	-£338,566
100%	71%	-£1.202.375	-£1,105,177	-£1.138.374	-£1.041.174	-£1,228,548	-£1.164.546
10%	75%	£307,298	£315,656	£313,902	£322,262	£305,048	£311,652
15%	75%	£223,840	£236,379	£233,748	£246,285	£220,465	£230,371
20%	75%	£140,383	£157,100	£153,592	£170,309	£135,882	£149,091
25%	75%	£56,926	£77,822	£73,437	£94,333	£51,298	£67,811
30%	75%	-£26,532	-£1,456	-£6,718	£18,358	-£33,284	-£13,470
35%	75%	-£109.990	-£80.734	-£86.873	-£57.618	-£117.867	-£94.751
40%	75%	-£193,447	-£160,012	-£167,028	-£133,594	-£202,450	-£176,031
45%	75%	-£276.995	-£239.291	-£247.183	-£209.569	-£287,289	-£257.311
50%	75%	-£361,817	-£319,340	-£328,254	-£285,777	-£373,255	-£339,691
10%	60%	£310.899	£324.273	£316.182	£329.556	£307.297	£312.582
15%	60%	£229,241	£249,303	£237,167	£257,228	£223,841	£231,765
20%	60%	£147,584	£174,333	£158,152	£184,900	£140,383	£150,950
25%	60%	£65,928	£99,363	£79,137	£112,572	£56,925	£70,134
30%	60%	-£15,729	£24,392	£121	£40,243	-£26,533	-£10,681
35%	60%	-£97,386	-£50,579	-£78,894	-£32,085	-£109,991	-£91,497
40%	60%	-£179,044	-£125,549	-£157,909	-£104,414	-£193,448	-£172,313
45%	60%	-£260,701	-£200,519	-£236,924	-£176,741	-£276,996	-£253,129
50%	60%	-£343.518	-£275.556	-£316.668	-£249.070	-£361.819	-£334.968

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£372,147	-£372,147	-£372,147	-£372,147	-£372,147	-£372,147
10%	71%	-£538,204	-£528,652	-£531,914	-£522,362	-£540,777	-£534,486
15%	71%	-£621,233	-£606,905		-£597,469		-£615,656
20%	71%	-£704,262	-£685,156		-£672,576	-£709,407	-£696,827
25%	71%	-£787,292	-£763,409				
30%	71%	-£870,320	-£841,662	-£851,449		-£878,037	-£859,166
35%	71%	-£953,349	-£919,914				
40%	71%	-£1,036,378	-£998,167	-£1,011,217	-£973,006	-£1,046,666	-£1,021,506
45%	71%	-£1,119,434	-£1,076,419		-£1,048,114		
50%	71%	-£1,203,820	-£1,155,276	-£1,171,855	-£1,123,311	-£1,216,892	-£1,184,926
100%	71%	-£2,048,735	-£1,951,537	-£1,984,734	-£1,887,534	-£2,074,908	-£2,010,906
10%	75%	-£539,062	-£530,704	-£532,458	-£524,098	-£541,312	-£534,708
15%	75%	-£622,520	-£609,981				
20%	75%	-£705,977	-£689,260	-£692,768		-£710,478	
25%	75%	-£789,434	-£768,538				
30%	75%	-£872,892	-£847,816	-£853,078	-£828,002	-£879,644	-£859,830
35%	75%	-£956,350	-£927,094				
40%	75%	-£1,039,807	-£1,006,372			-£1,048,810	
45%	75%	-£1,123,355	-£1,085,651				
50%	75%	-£1,208,177	-£1,165,700	-£1,174,614	-£1,132,137	-£1,219,615	-£1,186,051
10%	60%	-£535,461	-£522,087	-£530,178	-£516,804	-£539,063	-£533,778
15%	60%	-£617,119	-£597,057		-£589,132	-£622,519	
20%	60%	-£698,776	-£672,027	-£688,208	-£661,460	-£705,977	-£695,410
25%	60%	-£780,432	-£746,997				
30%	60%	-£862,089	-£821,968	-£846,239	-£806,117		-£857,041
35%	60%	-£943,746	-£896,939	-£925,254			
40%	60%	-£1,025,404	-£971,909		-£950,774		-£1,018,673
45%	60%	-£1,107,061	-£1,046,879				
50%	60%	-£1.189.878	-£1,121,916				

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£206,613	£206,613	£206,613	£206,613	£206,613	£206,613
10%	71%	£40,556	£50,108	£46,846	£56,398	£37,983	£44,274
15%	71%	-£42,473	-£28,145	-£33,039	-£18,709	-£46,332	-£36,896
20%	71%	-£125,502	-£106,396	-£112,922	-£93,816	-£130,647	-£118,067
25%	71%	-£208,532	-£184,649	-£192,806	-£168,924	-£214,961	-£199,237
30%	71%	-£291,560	-£262,902	-£272,689	-£244,031	-£299,277	-£280,406
35%	71%	-£374,589	-£341,154	-£352,573	-£319,138	-£383,592	-£361,576
40%	71%	-£457,618	-£419,407	-£432,457	-£394,246	-£467,906	-£442,746
45%	71%	-£540,674	-£497,659	-£512,340	-£469,354	-£552,439	-£523,916
50%	71%	-£625,060	-£576,516		-£544,551		-£606,166
100%	71%	-£1,469,975	-£1,372,777	-£1,405,974	-£1,308,774	-£1,496,148	-£1,432,146
10%	75%	£39,698	£48,056	£46,302	£54,662	£37,448	£44,052
15%	75%	-£43,760	-£31,221	-£33,852	-£21,315	-£47,135	-£37,229
20%	75%	-£127,217	-£110,500	-£114,008	-£97,291	-£131,718	-£118,509
25%	75%	-£210,674	-£189,778	-£194,163	-£173,267	-£216,302	-£199,789
30%	75%	-£294,132	-£269,056	-£274,318	-£249,242	-£300,884	-£281,070
35%	75%	-£377,590	-£348,334	-£354,473	-£325,218	-£385,467	-£362,351
40%	75%	-£461,047	-£427,612	-£434,628	-£401,194	-£470,050	-£443,631
45%	75%	-£544,595	-£506,891	-£514,783	-£477,169	-£554,889	-£524,911
50%	75%	-£629,417	-£586,940	-£595,854	-£553,377	-£640,855	-£607,291
10%	60%	£43,299	£56,673	£48,582	£61,956	£39,697	£44,982
15%	60%	-£38,359	-£18,297	-£30,433	-£10,372	-£43,759	-£35,835
20%	60%	-£120,016	-£93,267	-£109,448	-£82,700	-£127,217	-£116,650
25%	60%	-£201,672	-£168,237	-£188,463	-£155,028	-£210,675	-£197,466
30%	60%	-£283,329	-£243,208	-£267,479	-£227,357	-£294,133	-£278,281
35%	60%	-£364,986	-£318,179	-£346,494	-£299,685	-£377,591	-£359,097
40%	60%	-£446,644	-£393,149	-£425,509	-£372,014	-£461,048	-£439,913
45%	60%	-£528,301	-£468,119	-£504,524	-£444,341	-£544,596	-£520,729
50%	60%	EC11 110	-F543 156	-F584 268	-CE16 670		.023.0023.

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£474,213	£474,213	£474,213	£474,213	£474,213	£474,213
10%	71%	£308,156	£317,708	£314,446	£323,998	£305,583	£311,874
15%	71%	£225,127	£239,455	£234,561	£248,891	£221,268	£230,704
20%	71%	£142,098	£161,204	£154,678	£173,784	£136,953	£149,533
25%	71%	£59,068	£82,951	£74,794	£98,676	£52,639	£68,363
30%	71%	-£23,960	£4,698	-£5,089	£23,569	-£31,677	-£12,806
35%	71%	-£106,989	-£73,554	-£84,973	-£51,538	-£115,992	-£93,976
40%	71%	-£190,018	-£151,807	-£164,857	-£126,646	-£200,306	-£175,146
45%	71%	-£273,074	-£230,059	-£244,740	-£201,754	-£284,839	-£256,316
50%	71%	-£357,460	-£308,916	-£325,495	-£276,951	-£370,532	-£338,566
100%	71%	-£1,202,375	-£1,105,177	-£1,138,374	-£1,041,174		-£1,164,546
10%	75%	£307,298	£315,656	£313,902	£322,262	£305,048	£311,652
15%	75%	£223,840	£236,379	£233,748	£246,285	£220,465	£230,371
20%	75%	£140,383	£157,100	£153,592	£170,309	£135,882	£149,091
25%	75%	£56,926	£77,822	£73,437	£94,333	£51,298	£67,811
30%	75%	-£26,532	-£1,456	-£6,718	£18,358	-£33,284	-£13,470
35%	75%	-£109,990	-£80,734	-£86,873	-£57,618	-£117,867	-£94,751
40%	75%	-£193,447	-£160,012	-£167,028	-£133,594	-£202,450	-£176,031
45%	75%	-£276,995	-£239,291	-£247,183	-£209,569	-£287,289	-£257,311
50%	75%	-£361,817	-£319,340	-£328,254	-£285,777	-£373,255	-£339,691
10%	60%	£310,899	£324,273	£316,182	£329,556	£307,297	£312,582
15%	60%	£229,241	£249,303	£237,167	£257,228	£223,841	£231,765
20%	60%	£147,584	£174,333	£158,152	£184,900	£140,383	£150,950
25%	60%	£65,928	£99,363	£79,137	£112,572	£56,925	£70,134
30%	60%	-£15,729	£24,392	£121	£40,243	-£26,533	-£10,681
35%	60%	-£97,386	-£50,579	-£78,894	-£32,085	-£109,991	-£91,497
40%	60%	-£179,044	-£125,549	-£157,909	-£104,414	-£193,448	-£172,313
45%	60%	-£260,701	-£200,519	-£236,924	-£176,741	-£276,996	-£253,129
50%	60%	-£343,518	-£275,556	-£316,668	-£249,070	-£361,819	-£334,968

£27,943,000

£13,474,000

7 0.04 Ha

	CIL Zone	3
	Value Area	Med
Sales value inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£606,688	£606,688	£606,688	£606,688	£606,688	£606,688
10%	71%	£453,354	£461,872	£460,810	£469,328	£449,596	£457,052
15%	71%	£376,686	£389,464	£387,869	£400,647	£371,050	£382,233
20%	71%	£300,019	£317,056	£314,930	£331,967	£292,505	£307,415
25%	71%	£223,353	£244,648	£241,991	£263,287	£213,958	£232,596
30%	71%	£146,686	£172,240	£169,052	£194,606	£135,412	£157,778
35%	71%	£70,018	£99,832	£96,112	£125,926	£56,866	£82,959
40%	71%	-£6,758	£27,424	£23,172	£57,246	-£22,035	£8,141
45%	71%	-£84,679	-£45,719	-£50,581	-£11,621	-£101,866	-£67,768
50%	71%	-£162,600	-£119,312	-£124,714	-£81,425	-£181,696	-£143,809
100%	71%	-£942,872	-£856,198	-£867,014	-£780,339	-£981,108	-£905,249
10%	75%	£452,438	£459,892	£460,266	£467,720	£449,150	£456,978
15%	75%	£375,314	£386,494	£387,056	£398,236	£370,381	£382,124
20%	75%	£298,189	£313,095	£313,844	£328,752	£291,613	£307,268
25%	75%	£221,064	£239,697	£240,634	£259,267	£212,844	£232,414
30%	75%	£143,938	£166,300	£167,423	£189,784	£134,074	£157,558
35%	75%	£66,813	£92,901	£94,212	£120,300	£55,305	£82,704
40%	75%	-£10,480	£19,503	£21,001	£50,815	-£23,848	£7,848
45%	75%	-£88,866	-£54,777	-£53,063	-£18,974	-£103,905	-£68,102
50%	75%	-£167,253	-£129,376	-£127,471	-£89,595	-£183,962	-£144,181
10%	60%	£456,284	£468,210	£462,547	£474,472	£451,023	£457,286
15%	60%	£381,082	£398,971	£390,475	£408,364	£373,191	£382,584
20%	60%	£305,880	£329,731	£318,405	£342,256	£295,357	£307,882
25%	60%	£230,677	£260,491	£246,334	£276,148	£217,525	£233,182
30%	60%	£155,475	£191,252	£174,263	£210,040	£139,692	£158,480
35%	60%	£80,273	£122,013	£102,192	£143,932	£61,860	£83,778
40%	60%	£5,071	£52,774	£30,120	£77,824	-£16,235	£9,077
45%	60%	-£71,278	-£16,735	-£42,636	£11,715	-£95,340	-£66,698
50%	60%	-£147.711	-£87.108	-£115.886	-£55,283	-£174.446	-£142.621

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,993,312					-£2,993,312
10%	71%	-£3,146,646	-£3,138,128	-£3,139,190	-£3,130,672	-£3,150,404	-£3,142,948
15%	71%	-£3,223,314					-£3,217,767
20%	71%	-£3,299,981	-£3,282,944			-£3,307,495	-£3,292,585
25%	71%	-£3,376,647					-£3,367,404
30%	71%	-£3,453,314	-£3,427,760	-£3,430,948	-£3,405,394	-£3,464,588	-£3,442,222
35%	71%	-£3,529,982			-£3,474,074	-£3,543,134	-£3,517,041
40%	71%	-£3,606,758	-£3,572,576	-£3,576,828	-£3,542,754	-£3,622,035	-£3,591,859
45%	71%	-£3,684,679					-£3,667,768
50%	71%	-£3,762,600	-£3,719,312	-£3,724,714	-£3,681,425	-£3,781,696	-£3,743,809
100%	71%	-£4,542,872	-£4,456,198	-£4,467,014		-£4,581,108	-£4,505,249
10%	75%	-£3,147,562	-£3,140,108	-£3,139,734	-£3,132,280	-£3,150,850	-£3,143,022
15%	75%	-£3,224,686	-£3,213,506	-£3,212,944	-£3,201,764		-£3,217,876
20%	75%	-£3,301,811	-£3,286,905	-£3,286,156	-£3,271,248	-£3,308,387	-£3,292,732
25%	75%	-£3,378,936	-£3,360,303	-£3,359,366	-£3,340,733	-£3,387,156	-£3,367,586
30%	75%	-£3,456,062				-£3,465,926	-£3,442,442
35%	75%	-£3,533,187		-£3,505,788	-£3,479,700	-£3,544,695	-£3,517,296
40%	75%	-£3,610,480					-£3,592,152
45%	75%	-£3,688,866			-£3,618,974		-£3,668,102
50%	75%	-£3,767,253		-£3,727,471		-£3,783,962	-£3,744,181
10%	60%	-£3,143,716					-£3,142,714
15%	60%	-£3,218,918			-£3,191,636		-£3,217,416
20%	60%	-£3,294,120		-£3,281,595	-£3,257,744	-£3,304,643	-£3,292,118
25%	60%	-£3,369,323					-£3,366,818
30%	60%	-£3,444,525	-£3,408,748	-£3,425,737	-£3,389,960	-£3,460,308	-£3,441,520
35%	60%	-£3,519,727				-£3,538,140	-£3,516,222
40%	60%	-£3,594,929	-£3,547,226	-£3,569,880	-£3,522,176		-£3,590,923
45%	60%	-£3,671,278					-£3,666,698
50%	60%	-£3.747.711					-£3.742.621

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,286,312	-£2,286,312	-£2,286,312	-£2,286,312	-£2,286,312	-£2,286,312
10%	71%	-£2,439,646	-£2,431,128		-£2,423,672	-£2,443,404	
15%	71%	-£2,516,314	-£2,503,536				
20%	71%	-£2,592,981	-£2,575,944				
25%	71%	-£2,669,647	-£2,648,352				-£2,660,404
30%	71%	-£2,746,314	-£2,720,760	-£2,723,948	-£2,698,394		
35%	71%	-£2,822,982	-£2,793,168		-£2,767,074	-£2,836,134	
40%	71%	-£2,899,758	-£2,865,576		-£2,835,754		
45%	71%	-£2,977,679	-£2,938,719				
50%	71%	-£3,055,600	-£3,012,312	-£3,017,714		-£3,074,696	
100%	71%	-£3,835,872	-£3,749,198	-£3,760,014			
10%	75%	-£2,440,562	-£2,433,108	-£2,432,734			
15%	75%	-£2.517.686	-£2.506.506	-£2,505,944	-£2,494,764		
20%	75%	-£2,594,811	-£2,579,905	-£2,579,156			
25%	75%	-£2,671,936	-£2,653,303				
30%	75%	-£2,749,062	-£2,726,700				
35%	75%	-£2,826,187	-£2,800,099				
40%	75%	-£2,903,480	-£2,873,497				
45%	75%	-£2,981,866	-£2,947,777		-£2.911.974		
50%	75%	-£3,060,253	-£3,022,376				
10%	60%	-£2,436,716	-£2,424,790				-£2.435.714
15%	60%	-£2.511.918	-£2.494.029				
20%	60%	-£2.587.120	-£2,563,269		-£2,550,744		-£2.585.118
25%	60%	-£2,662,323	-£2,632,509				
30%	60%	-£2.737.525	-£2,701,748		-£2.682.960		-£2,734,520
35%	60%	-£2,812,727	-£2,770,987		-£2,749,068	-£2,831,140	-£2,809,222
40%	60%	-£2.887.929	-£2.840.226		-£2.815.176		-£2.883.923
45%	60%	-£2,964,278	-£2,909,735		-£2,881,285		-£2,959,698
50%	60%	-£3 040 711	-£2 980 108		-£2 948 283		-£3 035 621

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%				-£1,055,392		
10%	71%				-£1,192,752		
15%	71%		-£1,272,616	-£1,274,211	-£1,261,433	-£1,291,030	-£1,279,847
20%	71%	-£1,362,061	-£1,345,024		-£1,330,113		
25%	71%		-£1,417,432		-£1,398,793		-£1,429,484
30%	71%				-£1,467,474		
35%	71%	-£1,592,062	-£1,562,248	-£1,565,968	-£1,536,154	-£1,605,214	-£1,579,121
40%	71%			-£1,638,908	-£1,604,834		
45%	71%	-£1,746,759	-£1,707,799	-£1,712,661	-£1,673,701	-£1,763,946	-£1,729,848
50%	71%				-£1,743,505		
100%	71%	-£2,604,952	-£2,518,278	-£2,529,094	-£2,442,419	-£2,643,188	-£2,567,329
10%	75%		-£1,202,188	-£1,201,814	-£1,194,360	-£1,212,930	-£1,205,102
15%	75%			-£1,275,024	-£1,263,844		
20%	75%	-£1,363,891		-£1,348,236	-£1,333,328	-£1,370,467	-£1,354,812
25%	75%	-£1,441,016		-£1,421,446	-£1,402,813		
30%	75%		-£1,495,780	-£1,494,657	-£1,472,296	-£1,528,006	-£1,504,522
35%	75%				-£1,541,780	-£1,606,775	
40%	75%	-£1,672,560			-£1,611,265	-£1,685,928	
45%	75%			-£1,715,143	-£1,681,054		
50%	75%	-£1,829,333	-£1,791,456	-£1,789,551	-£1,751,675	-£1,846,042	-£1,806,261
10%	60%	-£1,205,796		-£1,199,533	-£1,187,608		
15%	60%	-£1,280,998	-£1,263,109	-£1,271,605	-£1,253,716	-£1,288,889	-£1,279,496
20%	60%				-£1,319,824		
25%	60%	-£1,431,403	-£1,401,589	-£1,415,746	-£1,385,932	-£1,444,555	-£1,428,898
30%	60%				-£1,452,040		
35%	60%	-£1,581,807	-£1,540,067	-£1,559,888	-£1,518,148	-£1,600,220	-£1,578,302
40%	60%				-£1,584,256		
45%	60%				-£1,650,365		
50%	60%		-£1 749 188		-£1 717 363		-£1.804.701

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£498,272	-£498,272	-£498,272	-£498,272	-£498,272	-£498,272
10%	71%	-£651,606	-£643,088	-£644,150	-£635,632	-£655,364	-£647,908
15%	71%	-£728,274	-£715,496				
20%	71%	-£804,941	-£787,904	-£790,030	-£772,993	-£812,455	-£797,545
25%	71%	-£881,607	-£860,312	-£862,969			-£872,364
30%	71%	-£958,274	-£932,720	-£935,908	-£910,354	-£969,548	-£947,182
35%	71%	-£1,034,942	-£1,005,128		-£979,034	-£1,048,094	
40%	71%	-£1,111,718	-£1,077,536	-£1,081,788	-£1,047,714	-£1,126,995	-£1,096,819
45%	71%	-£1,189,639	-£1,150,679				
50%	71%	-£1,267,560	-£1,224,272	-£1,229,674	-£1,186,385	-£1,286,656	-£1,248,769
100%	71%	-£2,047,832	-£1,961,158	-£1,971,974			
10%	75%	-£652,522	-£645,068	-£644,694	-£637,240	-£655,810	
15%	75%	-£729,646	-£718,466				
20%	75%	-£806,771	-£791,865	-£791,116	-£776,208	-£813,347	
25%	75%	-£883,896	-£865,263				
30%	75%	-£961,022	-£938,660		-£915,176	-£970,886	-£947,402
35%	75%	-£1,038,147	-£1,012,059	-£1,010,748			
40%	75%	-£1,115,440	-£1,085,457	-£1,083,959	-£1,054,145	-£1,128,808	-£1,097,112
45%	75%	-£1,193,826	-£1,159,737		-£1,123,934		
50%	75%	-£1,272,213	-£1,234,336				-£1,249,141
10%	60%	-£648,676	-£636,750				-£647,674
15%	60%	-£723,878	-£705,989		-£696,596		
20%	60%	-£799,080	-£775,229		-£762,704		-£797,078
25%	60%	-£874,283	-£844,469				
30%	60%	-£949,485	-£913,708			-£965,268	
35%	60%	-£1,024,687	-£982,947		-£961,028		
40%	60%	-£1,099,889	-£1,052,186				
45%	60%	-£1,176,238	-£1,121,695	-£1,147,596	-£1,093,245		-£1,171,658
50%	60%	-£1 252 671	-£1 192 068				

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£85,272	-£85,272	-£85,272	-£85,272	-£85,272	-£85,272
10%	71%	-£238,606	-£230,088	-£231,150	-£222,632	-£242,364	-£234,908
15%	71%	-£315,274	-£302,496	-£304,091	-£291,313	-£320,910	-£309,727
20%	71%	-£391,941	-£374,904	-£377,030	-£359,993	-£399,455	-£384,545
25%	71%	-£468,607	-£447,312	-£449,969	-£428,673	-£478,002	-£459,364
30%	71%	-£545,274	-£519,720	-£522,908	-£497,354	-£556,548	-£534,182
35%	71%	-£621,942	-£592,128	-£595,848	-£566,034		-£609,001
40%	71%	-£698,718	-£664,536	-£668,788	-£634,714	-£713,995	-£683,819
45%	71%	-£776,639	-£737,679				-£759,728
50%	71%	-£854,560	-£811,272	-£816,674		-£873,656	-£835,769
100%	71%	-£1,634,832	-£1,548,158				-£1,597,209
10%	75%	-£239,522	-£232,068	-£231,694	-£224,240	-£242,810	-£234,982
15%	75%	-£316,646	-£305,466	-£304,904	-£293,724	-£321,579	-£309,836
20%	75%	-£393,771	-£378,865	-£378,116	-£363,208	-£400,347	-£384,692
25%	75%	-£470,896	-£452,263	-£451,326	-£432,693	-£479,116	-£459,546
30%	75%	-£548,022	-£525,660	-£524,537	-£502,176	-£557,886	-£534,402
35%	75%	-£625,147	-£599,059	-£597,748	-£571,660		-£609,256
40%	75%	-£702,440	-£672,457		-£641,145	-£715,808	-£684,112
45%	75%	-£780,826	-£746,737		-£710,934		-£760,062
50%	75%	-£859,213	-£821,336	-£819,431	-£781,555		-£836,141
10%	60%	-£235,676	-£223,750	-£229,413	-£217,488	-£240,937	-£234,674
15%	60%	-£310,878	-£292,989	-£301,485	-£283,596	-£318,769	-£309,376
20%	60%	-£386,080	-£362,229	-£373,555	-£349,704	-£396,603	-£384,078
25%	60%	-£461,283	-£431,469	-£445,626	-£415,812	-£474,435	-£458,778
30%	60%	-£536,485	-£500,708	-£517,697	-£481,920	-£552,268	-£533,480
35%	60%	-£611,687	-£569,947	-£589,768	-£548,028		-£608,182
40%	60%	-£686,889	-£639,186	-£661,840	-£614,136	-£708,195	-£682,883
45%	60%	-£763,238	-£708,695				-£758,658
50%	60%	-£839.671	-£779.068				-£834.581

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£335,328	£335,328	£335,328	£335,328	£335,328	£335,328
10%	71%	£181,994	£190,512	£189,450	£197,968	£178,236	£185,692
15%	71%	£105,326	£118,104	£116,509	£129,287	£99,690	£110,873
20%	71%	£28,659	£45,696	£43,570	£60,607	£21,145	£36,055
25%	71%	-£48,007	-£26,712	-£29,369	-£8,073	-£57,402	-£38,764
30%	71%	-£124,674	-£99,120	-£102,308	-£76,754	-£135,948	-£113,582
35%	71%	-£201,342	-£171,528	-£175,248	-£145,434	-£214,494	-£188,401
40%	71%	-£278,118	-£243,936	-£248,188	-£214,114	-£293,395	-£263,219
45%	71%	-£356,039	-£317,079	-£321,941	-£282,981	-£373,226	-£339,128
50%	71%	-£433,960	-£390,672	-£396,074	-£352,785	-£453,056	-£415,169
100%	71%	-£1,214,232	-£1,127,558	-£1,138,374			-£1,176,609
10%	75%	£181,078	£188,532	£188,906	£196,360	£177,790	£185,618
15%	75%	£103,954	£115,134	£115,696	£126,876	£99,021	£110,764
20%	75%	£26,829	£41,735	£42,484	£57,392	£20,253	£35,908
25%	75%	-£50,296	-£31,663	-£30,726	-£12,093	-£58,516	-£38,946
30%	75%	-£127,422	-£105,060	-£103,937	-£81,576	-£137,286	-£113,802
35%	75%	-£204,547	-£178,459	-£177,148	-£151,060	-£216,055	-£188,656
40%	75%	-£281,840	-£251,857	-£250,359	-£220,545	-£295,208	-£263,512
45%	75%	-£360,226	-£326,137	-£324,423	-£290,334	-£375,265	-£339,462
50%	75%	-£438,613	-£400,736	-£398,831	-£360,955	-£455,322	-£415,541
10%	60%	£184,924	£196,850	£191,187	£203,112	£179,663	£185,926
15%	60%	£109,722	£127,611	£119,115	£137,004	£101,831	£111,224
20%	60%	£34,520	£58,371	£47,045	£70,896	£23,997	£36,522
25%	60%	-£40,683	-£10,869	-£25,026	£4,788	-£53,835	-£38,178
30%	60%	-£115,885	-£80,108	-£97,097	-£61,320	-£131,668	-£112,880
35%	60%	-£191,087	-£149,347	-£169,168	-£127,428	-£209,500	-£187,582
40%	60%	-£266,289	-£218,586	-£241,240	-£193,536	-£287,595	-£262,283
45%	60%	-£342,638	-£288,095	-£313,996	-£259,645	-£366,700	-£338,058

£17,299,000

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds LAR and SO at GLA Income thresholds % of AH as rented 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£67,728	£67,728	£67,728	£67,728	£67,728	£67,728
10%	71%	-£85,606	-£77,088	-£78,150	-£69,632	-£89,364	-£81,908
15%	71%	-£162,274	-£149,496	-£151,091	-£138,313	-£167,910	-£156,727
20%	71%	-£238,941	-£221,904	-£224,030	-£206,993	-£246,455	-£231,545
25%	71%	-£315,607	-£294,312	-£296,969	-£275,673	-£325,002	-£306,364
30%	71%	-£392,274	-£366,720	-£369,908	-£344,354	-£403,548	-£381,182
35%	71%	-£468,942	-£439,128	-£442,848	-£413,034	-£482,094	-£456,001
40%	71%	-£545,718	-£511,536	-£515,788	-£481,714	-£560,995	-£530,819
45%	71%	-£623,639	-£584,679	-£589,541	-£550,581	-£640,826	-£606,728
50%	71%	-£701,560	-£658,272				
100%	71%	-£1,481,832	-£1,395,158	-£1,405,974	-£1,319,299	-£1,520,068	-£1,444,209
10%	75%	-£86,522	-£79,068	-£78,694	-£71,240	-£89,810	-£81,982
15%	75%	-£163,646	-£152,466	-£151,904	-£140,724	-£168,579	-£156,836
20%	75%	-£240,771	-£225,865	-£225,116	-£210,208	-£247,347	-£231,692
25%	75%	-£317,896	-£299,263	-£298,326	-£279,693	-£326,116	-£306,546
30%	75%	-£395,022	-£372,660	-£371,537	-£349,176	-£404,886	-£381,402
35%	75%	-£472,147	-£446,059	-£444,748	-£418,660	-£483,655	-£456,256
40%	75%	-£549,440	-£519,457	-£517,959	-£488,145	-£562,808	-£531,112
45%	75%	-£627,826	-£593,737	-£592,023	-£557,934	-£642,865	-£607,062
50%	75%	-£706,213	-£668,336				
10%	60%	-£82,676	-£70,750	-£76,413	-£64,488	-£87,937	-£81,674
15%	60%	-£157,878	-£139,989	-£148,485	-£130,596	-£165,769	-£156,376
20%	60%	-£233,080	-£209,229	-£220,555	-£196,704	-£243,603	-£231,078
25%	60%	-£308,283	-£278,469	-£292,626	-£262,812	-£321,435	-£305,778
30%	60%	-£383,485	-£347,708	-£364,697	-£328,920	-£399,268	-£380,480
35%	60%	-£458,687	-£416,947	-£436,768	-£395,028	-£477,100	-£455,182
40%	60%	-£533,889	-£486,186	-£508,840	-£461,136	-£555,195	-£529,883
45%	60%	-£610,238	-£555,695	-£581,596	-£527,245		
50%	60%	-£686 671	-£626.068		-£594 243		

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£335,328	£335,328	£335,328	£335,328	£335,328	£335,328
10%	71%	£181,994	£190,512	£189,450	£197,968	£178,236	£185,692
15%	71%	£105,326	£118,104	£116,509	£129,287	£99,690	£110,873
20%	71%	£28,659	£45,696	£43,570	£60,607	£21,145	£36,055
25%	71%	-£48,007	-£26,712	-£29,369	-£8,073	-£57,402	-£38,764
30%	71%	-£124,674	-£99,120	-£102,308	-£76,754	-£135,948	-£113,582
35%	71%	-£201,342	-£171,528	-£175,248	-£145,434	-£214,494	-£188,401
40%	71%	-£278,118	-£243,936	-£248,188	-£214,114	-£293,395	-£263,219
45%	71%	-£356,039	-£317,079	-£321,941	-£282,981	-£373,226	-£339,128
50%	71%	-£433,960	-£390,672	-£396,074	-£352,785	-£453,056	-£415,169
100%	71%	-£1,214,232		-£1,138,374		-£1,252,468	
10%	75%	£181,078	£188,532	£188,906	£196,360	£177,790	£185,618
15%	75%	£103,954	£115,134	£115,696	£126,876	£99,021	£110,764
20%	75%	£26,829	£41,735	£42,484	£57,392	£20,253	£35,908
25%	75%	-£50,296	-£31,663	-£30,726	-£12,093	-£58,516	-£38,946
30%	75%	-£127,422	-£105,060	-£103,937	-£81,576	-£137,286	-£113,802
35%	75%	-£204,547	-£178,459	-£177,148	-£151,060	-£216,055	-£188,656
40%	75%	-£281,840	-£251,857	-£250,359	-£220,545	-£295,208	-£263,512
45%	75%	-£360,226	-£326,137	-£324,423	-£290,334	-£375,265	-£339,462
50%	75%	-£438,613	-£400,736	-£398,831	-£360,955	-£455,322	-£415,541
10%	60%	£184,924	£196,850	£191,187	£203,112	£179,663	£185,926
15%	60%	£109,722	£127,611	£119,115	£137,004	£101,831	£111,224
20%	60%	£34,520	£58,371	£47,045	£70,896	£23,997	£36,522
25%	60%	-£40,683	-£10,869	-£25,026	£4,788	-£53,835	-£38,178
30%	60%	-£115,885	-£80,108	-£97,097	-£61,320	-£131,668	-£112,880
35%	60%	-£191,087	-£149,347	-£169,168	-£127,428	-£209,500	-£187,582
40%	60%	-£266,289	-£218,586	-£241,240	-£193,536	-£287,595	-£262,283
45%	60%	-£342,638	-£288,095	-£313,996	-£259,645	-£366,700	-£338,058
50%	60%	-£419,071	-£358,468	-£387,246	-£326,643	-£445,806	-£413,981

£27,943,000

£13,474,000

No Units 7
Site Area 0.04 Ha

	CIL Zone	3
	Value Area	Low
	1	
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£398,362	£398,362	£398,362	£398,362	£398,362	£398,362
10%	71%	£264,112	£271,079	£273,316	£280,282	£258,348	£267,551
15%	71%	£196,988	£207,438	£210,792	£221,243	£188,341	£202,146
20%	71%	£129,863	£143,796	£148,269	£162,202	£118,334	£136,741
25%	71%	£62,738	£80,155	£85,746	£103,163	£48,327	£71,335
30%	71%	-£4,459	£16,513	£23,223	£44,124	-£22,034	£5,930
35%	71%	-£72,681	-£47,899	-£39,943	-£15,161	-£93,186	-£60,448
40%	71%	-£140,904	-£112,581	-£103,488	-£75,166	-£164,338	-£126,923
45%	71%	-£209,127	-£177,264	-£167,035	-£135,171	-£235,490	-£193,397
50%	71%	-£277,349	-£241,945	-£230,581	-£195,177	-£306,642	-£259,872
100%	71%	-£960,657	-£889,770	-£867,014	-£796,126	-£1,019,308	-£925,664
10%	75%	£263,109	£269,205	£272,773	£278,868	£258,065	£267,729
15%	75%	£195,483	£204,627	£209,978	£219,122	£187,917	£202,413
20%	75%	£127,856	£140,049	£147,183	£159,376	£117,769	£137,096
25%	75%	£60,231	£75,471	£84,389	£99,629	£47,622	£71,780
30%	75%	-£7,518	£10,891	£21,594	£39,882	-£22,896	£6,463
35%	75%	-£76,250	-£54,565	-£41,874	-£20,189	-£94,191	-£59,816
40%	75%	-£144,982	-£120,199	-£105,695	-£80,913	-£165,487	-£126,200
45%	75%	-£213,714	-£185,833	-£169,517	-£141,637	-£236,782	-£192,585
50%	75%	-£282,446	-£251,469	-£233,339	-£202,360	-£308,077	-£258,969
10%	60%	£267,322	£277,075	£275,053	£284,806	£259,252	£266,983
15%	60%	£201,802	£216,432	£213,398	£228,029	£189,697	£201,293
20%	60%	£136,282	£155,788	£151,744	£171,250	£120,142	£135,603
25%	60%	£70,762	£95,146	£90,089	£114,473	£50,587	£69,914
30%	60%	£5,242	£34,503	£28,434	£57,695	-£19,278	£4,225
35%	60%	-£61,264	-£26,569	-£33,764	£917	-£89,971	-£62,470
40%	60%	-£127,855	-£88,204	-£96,427	-£56,775	-£160,663	-£129,234
45%	60%	-£194,447	-£149,839	-£159,090	-£114,481	-£231,356	-£195,998
50%	60%	-£261 039	-£211 474	-£221 753	-£172 188	-£302 048	-£262 763

Residual Land values compared to benchmark land values Benchmark Z1 - High

		1	1				T
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,201,638	-£3,201,638	-£3,201,638	-£3,201,638	-£3,201,638	-£3,201,638
10%	71%	-£3,335,888		-£3,326,684	-£3,319,718		
15%	71%	-£3,403,012					
20%	71%	-£3,470,137	-£3,456,204	-£3,451,731	-£3,437,798	-£3,481,666	-£3,463,259
25%	71%	-£3,537,262					
30%	71%	-£3,604,459					
35%	71%	-£3,672,681					
40%	71%	-£3,740,904			-£3,675,166		
45%	71%	-£3,809,127					
50%	71%	-£3,877,349	-£3,841,945	-£3,830,581			
100%	71%	-£4,560,657		-£4,467,014	-£4,396,126	-£4,619,308	-£4,525,664
10%	75%	-£3,336,891	-£3,330,795				
15%	75%	-£3,404,517			-£3,380,878		
20%	75%	-£3,472,144	-£3,459,951	-£3,452,817	-£3,440,624	-£3,482,231	-£3,462,904
25%	75%	-£3,539,769	-£3,524,529	-£3,515,611	-£3,500,371	-£3,552,378	-£3,528,220
30%	75%	-£3,607,518					
35%	75%	-£3,676,250		-£3,641,874		-£3,694,191	-£3,659,816
40%	75%	-£3,744,982					
45%	75%	-£3,813,714	-£3,785,833	-£3,769,517	-£3,741,637	-£3,836,782	-£3,792,585
50%	75%	-£3,882,446					
10%	60%	-£3,332,678			-£3,315,194		
15%	60%	-£3,398,198					
20%	60%	-£3,463,718	-£3,444,212	-£3,448,256	-£3,428,750	-£3,479,858	-£3,464,397
25%	60%	-£3,529,238					
30%	60%	-£3,594,758	-£3,565,497	-£3,571,566	-£3,542,305	-£3,619,278	
35%	60%	-£3,661,264					
40%	60%	-£3,727,855	-£3,688,204	-£3,696,427			-£3,729,234
45%	60%	-£3,794,447					
50%	60%	-£3,861,039	-£3,811,474				

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	
0%	71%	-£2,494,638	T
10%	71%	£2 £20 000	T

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,494,638					
10%	71%	-£2,628,888		-£2,619,684	-£2,612,718	-£2,634,652	-£2,625,449
15%	71%	-£2,696,012					
20%	71%	-£2,763,137	-£2,749,204	-£2,744,731	-£2,730,798	-£2,774,666	-£2,756,259
25%	71%	-£2,830,262		-£2,807,254			
30%	71%	-£2,897,459	-£2,876,487	-£2,869,777	-£2,848,876	-£2,915,034	
35%	71%	-£2,965,681				-£2,986,186	
40%	71%	-£3,033,904	-£3,005,581	-£2,996,488	-£2,968,166	-£3,057,338	
45%	71%	-£3,102,127	-£3,070,264				
50%	71%	-£3,170,349	-£3,134,945	-£3,123,581			
100%	71%	-£3,853,657		-£3,760,014	-£3,689,126	-£3,912,308	-£3,818,664
10%	75%	-£2,629,891	-£2,623,795		-£2,614,132	-£2,634,935	
15%	75%	-£2,697,517			-£2,673,878		
20%	75%	-£2,765,144		-£2,745,817	-£2,733,624		-£2,755,904
25%	75%	-£2,832,769				-£2,845,378	
30%	75%	-£2,900,518		-£2,871,406	-£2,853,118	-£2,915,896	-£2,886,537
35%	75%	-£2,969,250		-£2,934,874			
40%	75%	-£3,037,982	-£3,013,199				
45%	75%	-£3,106,714					
50%	75%	-£3,175,446	-£3,144,469				-£3,151,969
10%	60%	-£2,625,678					
15%	60%	-£2,691,198	-£2,676,568				
20%	60%	-£2,756,718					
25%	60%	-£2,822,238	-£2,797,854			-£2,842,413	-£2,823,086
30%	60%	-£2,887,758	-£2,858,497	-£2,864,566	-£2,835,305	-£2,912,278	
35%	60%	-£2,954,264					
40%	60%	-£3,020,855	-£2,981,204		-£2,949,775		-£3,022,234
45%	60%	-£3,087,447					
50%	60%	-£3,154,039	-£3,104,474	-£3,114,753	-£3,065,188	-£3,195,048	-£3,155,763

Residual Land	values of
Ponchmark 71	- Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%				-£1,263,718		-£1,263,718
10%	71%				-£1,381,798		-£1,394,529
15%	71%	-£1,465,092	-£1,454,642	-£1,451,288	-£1,440,837	-£1,473,739	-£1,459,934
20%	71%		-£1,518,284		-£1,499,878	-£1,543,746	-£1,525,339
25%	71%	-£1,599,342	-£1,581,925	-£1,576,334	-£1,558,917	-£1,613,753	-£1,590,745
30%	71%				-£1,617,956	-£1,684,114	-£1,656,150
35%	71%	-£1,734,761	-£1,709,979	-£1,702,023	-£1,677,241	-£1,755,266	-£1,722,528
40%	71%				-£1,737,246		-£1,789,003
45%	71%	-£1,871,207	-£1,839,344	-£1,829,115	-£1,797,251	-£1,897,570	-£1,855,477
50%	71%				-£1,857,257		-£1,921,952
100%	71%	-£2,622,737	-£2,551,850	-£2,529,094	-£2,458,206	-£2,681,388	-£2,587,744
10%	75%	-£1,398,971	-£1,392,875	-£1,389,307	-£1,383,212	-£1,404,015	-£1,394,351
15%	75%	-£1,466,597	-£1,457,453	-£1,452,102	-£1,442,958	-£1,474,163	-£1,459,667
20%	75%	-£1,534,224			-£1,502,704		-£1,524,984
25%	75%				-£1,562,451		-£1,590,300
30%	75%				-£1,622,198		-£1,655,617
35%	75%				-£1,682,269		-£1,721,896
40%	75%				-£1,742,993		-£1,788,280
45%	75%				-£1,803,717		-£1,854,665
50%	75%				-£1.864.440		-£1.921.049
10%	60%				-£1,377,274		-£1,395,097
15%	60%				-£1.434.051		-£1,460,787
20%	60%				-£1.490.830		-£1,526,477
25%	60%		-£1,566,934		-£1,547,607		-£1,592,166
30%	60%		-£1.627.577		-£1.604.385		-£1,657,855
35%	60%	-£1.723.344		-£1.695.844	-£1.661.163		-£1,724,550
40%	60%		-£1.750.284		-£1.718.855		-£1,791,314
45%	60%		-£1,811,919		-£1,776,561		-£1,858,078
50%	60%	-£1 923 119	-£1 873 554	-£1.883.833	-£1 834 268		-£1,924,843

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£706,598	-£706,598	-£706,598	-£706,598	-£706,598	-£706,598
10%	71%	-£840,848	-£833,881	-£831,644	-£824,678	-£846,612	-£837,409
15%	71%	-£907,972	-£897,522				-£902,814
20%	71%	-£975,097	-£961,164		-£942,758	-£986,626	-£968,219
25%	71%	-£1,042,222	-£1,024,805	-£1,019,214			-£1,033,625
30%	71%	-£1,109,419	-£1,088,447	-£1,081,737	-£1,060,836	-£1,126,994	-£1,099,030
35%	71%	-£1,177,641	-£1,152,859			-£1,198,146	-£1,165,408
40%	71%	-£1,245,864	-£1,217,541	-£1,208,448	-£1,180,126	-£1,269,298	-£1,231,883
45%	71%	-£1,314,087	-£1,282,224				-£1,298,357
50%	71%	-£1,382,309	-£1,346,905	-£1,335,541	-£1,300,137	-£1,411,602	-£1,364,832
100%	71%	-£2,065,617	-£1,994,730	-£1,971,974			-£2,030,624
10%	75%	-£841,851	-£835,755	-£832,187		-£846,895	-£837,231
15%	75%	-£909,477	-£900,333				-£902,547
20%	75%	-£977,104	-£964,911		-£945,584		-£967,864
25%	75%	-£1,044,729	-£1,029,489			-£1,057,338	-£1,033,180
30%	75%	-£1,112,478	-£1,094,069	-£1,083,366	-£1,065,078	-£1,127,856	-£1,098,497
35%	75%	-£1,181,210	-£1,159,525	-£1,146,834			-£1,164,776
40%	75%	-£1,249,942	-£1,225,159	-£1,210,655	-£1,185,873	-£1,270,447	-£1,231,160
45%	75%	-£1,318,674	-£1,290,793				-£1,297,545
50%	75%	-£1,387,406	-£1,356,429				-£1,363,929
10%	60%	-£837,638	-£827,885		-£820,154	-£845,708	-£837,977
15%	60%	-£903,158	-£888,528				-£903,667
20%	60%	-£968,678	-£949,172	-£953,216		-£984,818	-£969,357
25%	60%	-£1,034,198	-£1,009,814				-£1,035,046
30%	60%	-£1,099,718	-£1,070,457	-£1,076,526	-£1,047,265	-£1,124,238	-£1,100,735
35%	60%	-£1,166,224	-£1,131,529	-£1,138,724			-£1,167,430
40%	60%	-£1,232,815	-£1,193,164				-£1,234,194
45%	60%	-£1,299,407	-£1,254,799		-£1,219,441		-£1,300,958
50%	60%	-£1.365.999	-£1.316.434				-£1.367.723

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£293,598	-£293,598	-£293,598	-£293,598	-£293,598	-£293,598
10%	71%	-£427,848	-£420,881	-£418,644	-£411,678	-£433,612	-£424,409
15%	71%	-£494,972	-£484,522	-£481,168	-£470,717	-£503,619	-£489,814
20%	71%	-£562,097	-£548,164	-£543,691	-£529,758	-£573,626	-£555,219
25%	71%	-£629,222	-£611,805		-£588,797		-£620,625
30%	71%	-£696,419	-£675,447		-£647,836	-£713,994	-£686,030
35%	71%	-£764,641	-£739,859				-£752,408
40%	71%	-£832,864	-£804,541	-£795,448	-£767,126	-£856,298	-£818,883
45%	71%	-£901,087	-£869,224				-£885,357
50%	71%	-£969,309	-£933,905	-£922,541	-£887,137	-£998,602	-£951,832
100%	71%	-£1,652,617	-£1,581,730				-£1,617,624
10%	75%	-£428,851	-£422,755	-£419,187	-£413,092	-£433,895	-£424,231
15%	75%	-£496,477	-£487,333	-£481,982	-£472,838	-£504,043	-£489,547
20%	75%	-£564,104	-£551,911	-£544,777	-£532,584	-£574,191	-£554,864
25%	75%	-£631,729	-£616,489		-£592,331		-£620,180
30%	75%	-£699,478	-£681,069	-£670,366	-£652,078	-£714,856	-£685,497
35%	75%	-£768,210	-£746,525	-£733,834			-£751,776
40%	75%	-£836,942	-£812,159		-£772,873	-£857,447	-£818,160
45%	75%	-£905,674	-£877,793			-£928,742	-£884,545
50%	75%	-£974,406	-£943,429	-£925,299	-£894,320	-£1,000,037	-£950,929
10%	60%	-£424,638	-£414,885	-£416,907	-£407,154	-£432,708	-£424,977
15%	60%	-£490,158	-£475,528	-£478,562	-£463,931	-£502,263	-£490,667
20%	60%	-£555,678	-£536,172	-£540,216	-£520,710	-£571,818	-£556,357
25%	60%	-£621,198	-£596,814		-£577,487	-£641,373	-£622,046
30%	60%	-£686,718	-£657,457		-£634,265	-£711,238	-£687,735
35%	60%	-£753,224	-£718,529	-£725,724			-£754,430
40%	60%	-£819,815	-£780,164				-£821,194
45%	60%	-£886,407	-£841,799		-£806,441	-£923,316	-£887,958
50%	60%	-£952.999	-£903.434				-£954.723

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£127,002	£127,002	£127,002	£127,002	£127,002	£127,002
10%	71%	-£7,248	-£281	£1,956	£8,922	-£13,012	-£3,809
15%	71%	-£74,372	-£63,922	-£60,568	-£50,117	-£83,019	-£69,214
20%	71%	-£141,497	-£127,564	-£123,091	-£109,158	-£153,026	-£134,619
25%	71%	-£208,622	-£191,205	-£185,614	-£168,197	-£223,033	-£200,025
30%	71%	-£275,819	-£254,847	-£248,137	-£227,236	-£293,394	-£265,430
35%	71%	-£344,041	-£319,259	-£311,303	-£286,521	-£364,546	-£331,808
40%	71%	-£412,264	-£383,941	-£374,848	-£346,526	-£435,698	-£398,283
45%	71%	-£480,487	-£448,624	-£438,395	-£406,531	-£506,850	-£464,757
50%	71%	-£548,709	-£513,305	-£501,941	-£466,537	-£578,002	-£531,232
100%	71%	-£1,232,017					-£1,197,024
10%	75%	-£8,251	-£2,155	£1,413	£7,508	-£13,295	-£3,631
15%	75%	-£75,877	-£66,733	-£61,382	-£52,238	-£83,443	-£68,947
20%	75%	-£143,504	-£131,311	-£124,177	-£111,984	-£153,591	-£134,264
25%	75%	-£211,129	-£195,889	-£186,971	-£171,731	-£223,738	-£199,580
30%	75%	-£278,878	-£260,469	-£249,766	-£231,478	-£294,256	-£264,897
35%	75%	-£347,610	-£325,925	-£313,234	-£291,549	-£365,551	-£331,176
40%	75%	-£416,342	-£391,559	-£377,055	-£352,273	-£436,847	-£397,560
45%	75%	-£485,074	-£457,193	-£440,877	-£412,997	-£508,142	-£463,945
50%	75%	-£553,806	-£522,829	-£504,699	-£473,720	-£579,437	-£530,329
10%	60%	-£4,038	£5,715	£3,693	£13,446	-£12,108	-£4,377
15%	60%	-£69,558	-£54,928	-£57,962	-£43,331	-£81,663	-£70,067
20%	60%	-£135,078	-£115,572	-£119,616	-£100,110	-£151,218	-£135,757
25%	60%	-£200,598	-£176,214	-£181,271	-£156,887	-£220,773	-£201,446
30%	60%	-£266,118	-£236,857	-£242,926	-£213,665	-£290,638	-£267,135
35%	60%	-£332,624	-£297,929	-£305,124	-£270,443	-£361,331	-£333,830
40%	60%	-£399,215	-£359,564	-£367,787	-£328,135	-£432,023	-£400,594
45%	60%	-£465,807	-£421,199	-£430,450	-£385,841	-£502,716	-£467,358
50%	60%	-£532,399	-£482,834	-£493,113	-£443,548	-£573,408	-£534,123

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£719,358	-£719,358	-£719,358	-£719,358	-£719,358	-£719,358
10%	71%	-£853,608	-£846,641	-£844,404		-£859,372	
15%	71%	-£920,732	-£910,282				-£915,574
20%	71%	-£987,857	-£973,924		-£955,518		
25%	71%	-£1,054,982	-£1,037,565	-£1,031,974			
30%	71%	-£1,122,179	-£1,101,207	-£1,094,497	-£1,073,596	-£1,139,754	-£1,111,790
35%	71%	-£1,190,401	-£1,165,619			-£1,210,906	
40%	71%	-£1,258,624	-£1,230,301				
45%	71%	-£1.326.847	-£1,294,984				
50%	71%	-£1,395,069	-£1,359,665	-£1,348,301	-£1,312,897	-£1,424,362	
100%	71%	-£2,078,377	-£2,007,490	-£1,984,734			
10%	75%	-£854,611	-£848,515				
15%	75%	-£922.237	-£913.093				
20%	75%	-£989,864	-£977,671		-£958,344		-£980,624
25%	75%	-£1.057.489	-£1.042.249				
30%	75%	-£1,125,238	-£1,106,829				
35%	75%	-£1.193.970	-£1,172,285				
40%	75%	-£1,262,702	-£1,237,919				
45%	75%	-£1,331,434	-£1,303,553				
50%	75%	-£1,400,166	-£1,369,189	-£1,351,059	-£1,320,080	-£1,425,797	-£1,376,689
10%	60%	-£850,398	-£840,645		-£832,914		
15%	60%	-£915,918	-£901,288				
20%	60%	-£981,438	-£961,932				
25%	60%	-£1,046,958	-£1,022,574				-£1,047,806
30%	60%	-£1,112,478	-£1,083,217				
35%	60%	-£1,178,984	-£1,144,289	-£1,151,484	-£1,116,803		-£1,180,190
40%	60%	-£1,245,575	-£1,205,924				
45%	60%	-£1,312,167	-£1,267,559		-£1,232,201		-£1,313,718
E00/	600/	C4 270 750	04 220 404				

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£140,598	-£140,598	-£140,598	-£140,598	-£140,598	-£140,598
10%	71%	-£274,848	-£267,881	-£265,644	-£258,678	-£280,612	-£271,409
15%	71%	-£341,972	-£331,522	-£328,168	-£317,717	-£350,619	-£336,814
20%	71%	-£409,097	-£395,164	-£390,691	-£376,758	-£420,626	-£402,219
25%	71%	-£476,222	-£458,805	-£453,214	-£435,797	-£490,633	-£467,625
30%	71%	-£543,419	-£522,447	-£515,737	-£494,836	-£560,994	-£533,030
35%	71%	-£611,641	-£586,859	-£578,903	-£554,121	-£632,146	-£599,408
40%	71%	-£679,864	-£651,541				
45%	71%	-£748,087	-£716,224	-£705,995	-£674,131	-£774,450	-£732,357
50%	71%	-£816,309	-£780,905	-£769,541	-£734,137		
100%	71%	-£1,499,617	-£1,428,730	-£1,405,974	-£1,335,086	-£1,558,268	-£1,464,624
10%	75%	-£275,851	-£269,755	-£266,187	-£260,092	-£280,895	-£271,231
15%	75%	-£343,477	-£334,333	-£328,982	-£319,838	-£351,043	-£336,547
20%	75%	-£411,104	-£398,911	-£391,777	-£379,584	-£421,191	-£401,864
25%	75%	-£478,729	-£463,489	-£454,571	-£439,331	-£491,338	-£467,180
30%	75%	-£546,478	-£528,069	-£517,366	-£499,078	-£561,856	-£532,497
35%	75%	-£615,210	-£593,525	-£580,834	-£559,149	-£633,151	-£598,776
40%	75%	-£683,942	-£659,159				
45%	75%	-£752,674	-£724,793	-£708,477	-£680,597	-£775,742	-£731,545
50%	75%	-£821,406	-£790,429				
10%	60%	-£271,638	-£261,885	-£263,907	-£254,154	-£279,708	-£271,977
15%	60%	-£337,158	-£322,528	-£325,562	-£310,931	-£349,263	-£337,667
20%	60%	-£402,678	-£383,172	-£387,216	-£367,710	-£418,818	-£403,357
25%	60%	-£468,198	-£443,814	-£448,871	-£424,487	-£488,373	-£469,046
30%	60%	-£533,718	-£504,457	-£510,526	-£481,265	-£558,238	-£534,735
35%	60%	-£600,224	-£565,529	-£572,724	-£538,043		-£601,430
40%	60%	-£666,815	-£627,164		-£595,735		
45%	60%	-£733,407	-£688,799		-£653,441	-£770,316	-£734,958
50%	60%	-£799.999	-£750.434				

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£127,002	£127,002	£127,002	£127,002	£127,002	£127,002
10%	71%	-£7,248	-£281	£1,956	£8,922	-£13,012	-£3,809
15%	71%	-£74,372	-£63,922	-£60,568	-£50,117	-£83,019	-£69,214
20%	71%	-£141,497	-£127,564	-£123,091	-£109,158	-£153,026	-£134,619
25%	71%	-£208,622	-£191,205	-£185,614	-£168,197	-£223,033	-£200,025
30%	71%	-£275,819	-£254,847	-£248,137	-£227,236	-£293,394	-£265,430
35%	71%	-£344,041	-£319,259	-£311,303	-£286,521	-£364,546	-£331,808
40%	71%	-£412,264	-£383,941	-£374,848	-£346,526	-£435,698	-£398,283
45%	71%	-£480,487	-£448,624	-£438,395	-£406,531	-£506,850	-£464,757
50%	71%	-£548,709	-£513,305	-£501,941	-£466,537	-£578,002	-£531,232
100%	71%	-£1,232,017	-£1,161,130	-£1,138,374	-£1,067,486	-£1,290,668	-£1,197,024
10%	75%	-£8,251	-£2,155	£1,413	£7,508	-£13,295	-£3,631
15%	75%	-£75,877	-£66,733	-£61,382	-£52,238	-£83,443	-£68,947
20%	75%	-£143,504	-£131,311	-£124,177	-£111,984	-£153,591	-£134,264
25%	75%	-£211,129	-£195,889	-£186,971	-£171,731	-£223,738	-£199,580
30%	75%	-£278,878	-£260,469	-£249,766	-£231,478	-£294,256	-£264,897
35%	75%	-£347,610	-£325,925	-£313,234	-£291,549	-£365,551	-£331,176
40%	75%	-£416,342	-£391,559	-£377,055	-£352,273	-£436,847	-£397,560
45%	75%	-£485,074	-£457,193	-£440,877	-£412,997	-£508,142	-£463,945
50%	75%	-£553,806	-£522,829	-£504,699	-£473,720	-£579,437	-£530,329
10%	60%	-£4.038	£5.715	£3.693	£13.446	-£12.108	-£4.377
15%	60%	-£69,558	-£54,928	-£57,962	-£43,331	-£81,663	-£70,067
20%	60%	-£135.078	-£115.572	-£119.616	-£100.110	-£151,218	-£135.757
25%	60%	-£200,598	-£176,214	-£181,271	-£156,887	-£220,773	-£201,446
30%	60%	-£266,118	-£236,857	-£242,926	-£213,665	-£290,638	-£267,135
35%	60%	-£332,624	-£297,929	-£305,124	-£270,443	-£361,331	-£333,830
40%	60%	-£399,215	-£359,564	-£367,787	-£328,135	-£432,023	-£400,594
45%	60%	-£465,807	-£421,199	-£430,450	-£385,841	-£502,716	-£467,358
50%	60%	-£532.399	-£482.834	-£493.113	-£443.548	-£573,408	-£534.123

£27,943,000

£13,474,000

8 0.12 Ha

	CIL Zone	1
	Value Area	High
Sales value inflation		09
Build cost inflation		0

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,392,537	£6,392,537	£6,392,537	£6,392,537	£6,392,537	£6,392,537
10%	71%	£5,700,296	£5,717,844	£5,701,465	£5,719,014	£5,702,893	£5,704,062
15%	71%	£5,354,175	£5,380,498	£5,355,929	£5,382,252	£5,358,071	£5,359,825
20%	71%	£5,008,054	£5,043,153	£5,010,393	£5,045,491	£5,013,248	£5,015,587
25%	71%	£4,661,934	£4,705,806	£4,664,858	£4,708,730	£4,668,427	£4,671,350
30%	71%	£4,315,814	£4,368,460	£4,319,321	£4,371,968	£4,323,605	£4,327,113
35%	71%	£3,969,694	£4,031,114	£3,973,786	£4,035,207	£3,978,783	£3,982,875
40%	71%	£3.623.573	£3.693.769	£3.628.250	£3,698,445	£3.633.961	£3,638,638
45%	71%	£3.277.453	£3.356.422	£3.282.715	£3.361.684	£3,289,139	£3,294,401
50%	71%	£2.931.332	£3.019.076	£2.937.178	£3.024.923	£2.944.318	£2,950,163
100%	71%	-£539.145	-£360.586	-£527.248	-£348.689	-£512.720	-£500.823
10%	75%	£5.699.528	£5.714.883	£5,700,756	£5.716.111	£5.701.801	£5.703.028
15%	75%	£5.353.024	£5.376.057	£5.354.866	£5,377,898	£5,356,432	£5,358,274
20%	75%	£5.006.519	£5.037.230	£5.008.974	£5.039.685	£5.011.064	£5.013.520
25%	75%	£4.660.015	£4.698.403	£4.663.084	£4,701,472	£4.665.696	£4.668.765
30%	75%	£4.313.511	£4.359.576	£4.317.194	£4,363,260	£4.320.328	£4,324,011
35%	75%	£3.967.007	£4.020.750	£3.971.303	£4.025.047	£3.974.959	£3,979,257
40%	75%	£3.620.502	£3.681.923	£3.625.413	£3.686.834	£3.629.592	£3.634.503
45%	75%	£3.273.998	£3.343.096	£3.279.523	£3.348.621	£3.284.224	£3,289,748
50%	75%	£2.927.494	£3.004.269	£2.933.632	£3.010.408	£2.938.856	£2,944,994
10%	60%	£5.702.752	£5.727.321	£5,703,735	£5.728.303	£5.706.388	£5,707,370
15%	60%	£5.357.860	£5,394,712	£5,359,334	£5,396,186	£5,363,314	£5,364,787
20%	60%	£5,012,968	£5,062,105	£5,014,933	£5,064,069	£5,020,239	£5,022,204
25%	60%	£4.668.076	£4.729.496	£4.670.532	£4,731,952	£4.677.166	£4.679.620
30%	60%	£4,323,184	£4,396,889	£4,326,131	£4,399,835	£4,334,091	£4,337,038
35%	60%	£3.978.291	£4.064.280	£3.981.730	£4.067.719	£3.991.017	£3,994,454
40%	60%	£3,633,399	£3,731,673	£3,637,329	£3,735,601	£3,647,943	£3,651,871
45%	60%	£3.288.507	£3,399,065	£3,292,928	£3,403,484	£3.304.868	£3,309,289
50%	60%	£2.943.616	£3.066.457	£2.948.526	£3.071.368	£2.961.794	£2,966,705

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£4,407,463	-£4,407,463	-£4,407,463	-£4,407,463	-£4,407,463	-£4,407,463
10%	71%	-£5,099,704	-£5,082,156		-£5,080,986		-£5,095,938
15%	71%						
20%	71%	-£5,791,946	-£5,756,847		-£5,754,509	-£5,786,752	-£5,784,413
25%	71%						
30%	71%						
35%	71%						
40%	71%	-£7,176,427	-£7,106,231		-£7,101,555	-£7,166,039	-£7,161,362
45%	71%		-£7,443,578				
50%	71%	-£7,868,668	-£7,780,924	-£7,862,822	-£7,775,077		
100%	71%			-£11,327,248			
10%	75%	-£5,100,472		-£5,099,244		-£5,098,199	-£5,096,972
15%	75%			-£5,445,134			
20%	75%	-£5,793,481		-£5,791,026		-£5,788,936	-£5,786,480
25%	75%	-£6,139,985	-£6,101,597	-£6,136,916	-£6,098,528	-£6,134,304	-£6,131,235
30%	75%						
35%	75%	-£6,832,993	-£6,779,250	-£6,828,697	-£6,774,953	-£6,825,041	-£6,820,743
40%	75%						
45%	75%						
50%	75%						
10%	60%	-£5,097,248		-£5,096,265			
15%	60%						
20%	60%		-£5,737,895	-£5,785,067			-£5,777,796
25%	60%						
30%	60%	-£6,476,816	-£6,403,111	-£6,473,869	-£6,400,165	-£6,465,909	-£6,462,962
35%	60%						
40%	60%	-£7,166,601	-£7,068,327	-£7,162,671	-£7,064,399	-£7,152,057	-£7,148,129
45%	60%						
50%	60%			-£7.851.474		-£7.838.206	

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,286,463	-£2,286,463	-£2,286,463	-£2,286,463	-£2,286,463	-£2,286,463
10%	71%	-£2,978,704	-£2,961,156		-£2,959,986		-£2,974,938
15%	71%				-£3,296,748		-£3,319,175
20%	71%						-£3,663,413
25%	71%		-£3,973,194	-£4,014,142			-£4,007,650
30%	71%	-£4,363,186	-£4,310,540	-£4,359,679	-£4,307,032	-£4,355,395	-£4,351,887
35%	71%	-£4,709,306		-£4,705,214			-£4,696,125
40%	71%						-£5,040,362
45%	71%	-£5,401,547					-£5,384,599
50%	71%		-£5,659,924				-£5,728,837
100%	71%	-£9,218,145					-£9,179,823
10%	75%	-£2,979,472		-£2,978,244			-£2,975,972
15%	75%			-£3,324,134			-£3.320.726
20%	75%			-£3,670,026	-£3,639,315	-£3,667,936	-£3,665,480
25%	75%						-£4.010.235
30%	75%		-£4.319.424	-£4.361.806	-£4.315.740	-£4,358,672	-£4,354,989
35%	75%						-£4.699.743
40%	75%						-£5.044.497
45%	75%						-£5,389,252
50%	75%					-£5,740,144	-£5.734.006
10%	60%						-£2.971.630
15%	60%	-£3.321.140			-£3.282.814		-£3.314.213
20%	60%		-£3.616.895				-£3.656,796
25%	60%		-£3,949,504				-£3,999,380
30%	60%						-£4,341,962
35%	60%		-£4,614,720				-£4,684,546
40%	60%		-£4.947.327				-£5,027,129
45%	60%		-£5,279,935	-£5,386,072			-£5,369,711
50%	60%	-£5 735 384	-£5 612 543	-£5.730.474		-£5.717.206	-£5 712 295

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1,406,297	£1,406,297	£1,406,297	£1,406,297	£1,406,297	£1,406,297
10%	71%	£714,056	£731,604	£715,225	£732,774	£716,653	£717,822
15%	71%	£367,935	£394,258	£369,689	£396,012	£371,831	£373,585
20%	71%	£21,814	£56,913	£24,153	£59,251	£27,008	£29,347
25%	71%	-£324,306	-£280,434	-£321,382	-£277,510	-£317,813	-£314,890
30%	71%	-£670,426	-£617,780	-£666,919	-£614,272	-£662,635	-£659,127
35%	71%	-£1,016,546	-£955,126	-£1,012,454	-£951,033	-£1,007,457	-£1,003,365
40%	71%	-£1,362,667	-£1,292,471	-£1,357,990	-£1,287,795	-£1,352,279	-£1,347,602
45%	71%	-£1,708,787	-£1,629,818	-£1,703,525	-£1,624,556	-£1,697,101	-£1,691,839
50%	71%	-£2,054,908	-£1,967,164		-£1,961,317		
100%	71%		-£5,346,826	-£5,513,488	-£5,334,929	-£5,498,960	-£5,487,063
10%	75%	£713,288	£728,643	£714,516	£729,871	£715,561	£716,788
15%	75%	£366,784	£389,817	£368,626	£391,658	£370,192	£372,034
20%	75%	£20,279	£50,990	£22,734	£53,445	£24,824	£27,280
25%	75%	-£326,225	-£287,837	-£323,156	-£284,768	-£320,544	-£317,475
30%	75%	-£672,729	-£626,664	-£669,046	-£622,980	-£665,912	-£662,229
35%	75%	-£1,019,233	-£965,490	-£1,014,937	-£961,193	-£1,011,281	-£1,006,983
40%	75%	-£1,365,738	-£1,304,317	-£1,360,827	-£1,299,406	-£1,356,648	-£1,351,737
45%	75%	-£1,712,242	-£1,643,144	-£1,706,717	-£1,637,619	-£1,702,016	-£1,696,492
50%	75%	-£2,058,746	-£1,981,971	-£2,052,608	-£1,975,832	-£2,047,384	-£2,041,246
10%	60%	£716,512	£741,081	£717,495	£742,063	£720,148	£721,130
15%	60%	£371,620	£408,472	£373,094	£409,946	£377,074	£378,547
20%	60%	£26,728	£75,865	£28,693	£77,829	£33,999	£35,964
25%	60%	-£318,164	-£256,744	-£315,708	-£254,288	-£309,074	-£306,620
30%	60%	-£663,056	-£589,351	-£660,109	-£586,405	-£652,149	-£649,202
35%	60%	-£1,007,949	-£921,960	-£1,004,510	-£918,521	-£995,223	-£991,786
40%	60%	-£1,352,841	-£1,254,567	-£1,348,911	-£1,250,639	-£1,338,297	-£1,334,369
45%	60%	-£1,697,733	-£1,587,175	-£1,693,312	-£1,582,756	-£1,681,372	-£1,676,951
50%	60%	-F2 042 624		-£2 037 714	-£1 914 872		

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,077,657	£3,077,657	£3,077,657	£3,077,657	£3,077,657	£3,077,657
10%	71%	£2,385,416	£2,402,964	£2,386,585	£2,404,134	£2,388,013	£2,389,182
15%	71%	£2,039,295	£2,065,618	£2,041,049	£2,067,372	£2,043,191	£2,044,945
20%	71%	£1,693,174	£1,728,273	£1,695,513	£1,730,611	£1,698,368	£1,700,707
25%	71%	£1,347,054	£1,390,926	£1,349,978	£1,393,850	£1,353,547	£1,356,470
30%	71%	£1,000,934	£1,053,580	£1,004,441	£1,057,088	£1,008,725	£1,012,233
35%	71%	£654,814	£716,234	£658,906	£720,327	£663,903	£667,995
40%	71%	£308,693	£378,889	£313,370	£383,565	£319,081	£323,758
45%	71%	-£37,427	£41,542	-£32,165	£46,804	-£25,741	-£20,479
50%	71%	-£383,548	-£295,804	-£377,702	-£289,957	-£370,562	-£364,717
100%	71%				-£3.663.569		
10%	75%	£2,384,648	£2,400,003	£2,385,876	£2,401,231	£2,386,921	£2,388,148
15%	75%	£2,038,144	£2,061,177	£2,039,986	£2,063,018	£2,041,552	£2,043,394
20%	75%	£1,691,639	£1,722,350	£1,694,094	£1,724,805	£1,696,184	£1,698,640
25%	75%	£1.345.135	£1,383,523	£1.348.204	£1.386.592	£1,350,816	£1,353,885
30%	75%	£998,631	£1,044,696	£1,002,314	£1,048,380	£1,005,448	£1,009,131
35%	75%	£652.127	£705.870	£656.423	£710.167	£660.079	£664.377
40%	75%	£305,622	£367,043	£310,533	£371,954	£314,712	£319,623
45%	75%	-£40.882	£28.216	-£35.357	£33.741	-£30.656	-£25,132
50%	75%	-£387,386	-£310,611	-£381,248	-£304,472	-£376,024	-£369,886
10%	60%	£2.387.872	£2,412,441	£2.388.855	£2,413,423	£2.391.508	£2,392,490
15%	60%	£2,042,980	£2,079,832	£2,044,454	£2,081,306	£2,048,434	£2,049,907
20%	60%	£1.698.088	£1.747.225	£1.700.053	£1,749,189	£1,705,359	£1,707,324
25%	60%	£1,353,196	£1,414,616	£1.355.652	£1,417,072	£1,362,286	£1,364,740
30%	60%	£1.008.304	£1.082.009	£1.011.251	£1.084.955	£1.019.211	£1,022,158
35%	60%	£663,411	£749,400	£666,850	£752,839	£676,137	£679,574
40%	60%	£318.519	£416.793	£322.449	£420.721	£333.063	£336,991
45%	60%	-£26,373	£84,185	-£21,952	£88,604	-£10,012	-£5,591
50%	60%	-£371.264	-£248 423	-£366.354	-£243.512	-£353.086	-£348 175

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,316,657	£4,316,657	£4,316,657	£4,316,657	£4,316,657	£4,316,657
10%	71%	£3,624,416	£3,641,964	£3,625,585	£3,643,134	£3,627,013	£3,628,182
15%	71%	£3,278,295	£3,304,618	£3,280,049	£3,306,372	£3,282,191	£3,283,945
20%	71%	£2,932,174	£2,967,273	£2,934,513	£2,969,611	£2,937,368	£2,939,707
25%	71%	£2,586,054	£2,629,926	£2,588,978	£2,632,850	£2,592,547	£2,595,470
30%	71%	£2,239,934	£2,292,580	£2,243,441	£2,296,088	£2,247,725	£2,251,233
35%	71%	£1,893,814	£1,955,234	£1,897,906	£1,959,327	£1,902,903	£1,906,995
40%	71%	£1,547,693	£1,617,889	£1,552,370	£1,622,565	£1,558,081	£1,562,758
45%	71%	£1,201,573	£1,280,542	£1,206,835	£1,285,804	£1,213,259	£1,218,521
50%	71%	£855,452	£943,196	£861,298	£949,043	£868,438	£874,283
100%	71%		-£2,436,466				-£2,576,703
10%	75%	£3,623,648	£3,639,003	£3,624,876	£3,640,231	£3,625,921	£3,627,148
15%	75%	£3,277,144	£3,300,177	£3,278,986	£3,302,018	£3,280,552	£3,282,394
20%	75%	£2,930,639	£2,961,350	£2,933,094	£2,963,805	£2,935,184	£2,937,640
25%	75%	£2,584,135	£2,622,523	£2,587,204	£2,625,592	£2,589,816	£2,592,885
30%	75%	£2,237,631	£2,283,696	£2,241,314	£2,287,380	£2,244,448	£2,248,131
35%	75%	£1,891,127	£1,944,870	£1,895,423	£1,949,167	£1,899,079	£1,903,377
40%	75%	£1,544,622	£1,606,043	£1,549,533	£1,610,954	£1,553,712	£1,558,623
45%	75%	£1,198,118	£1,267,216	£1,203,643	£1,272,741	£1,208,344	£1,213,868
50%	75%	£851,614	£928,389	£857,752	£934,528	£862,976	£869,114
10%	60%	£3,626,872	£3,651,441	£3,627,855	£3,652,423	£3,630,508	£3,631,490
15%	60%	£3,281,980	£3,318,832	£3,283,454	£3,320,306	£3,287,434	£3,288,907
20%	60%	£2,937,088	£2,986,225	£2,939,053	£2,988,189	£2,944,359	£2,946,324
25%	60%	£2,592,196	£2,653,616	£2,594,652	£2,656,072	£2,601,286	£2,603,740
30%	60%	£2,247,304	£2,321,009	£2,250,251	£2,323,955	£2,258,211	£2,261,158
35%	60%	£1,902,411	£1,988,400	£1,905,850	£1,991,839	£1,915,137	£1,918,574
40%	60%	£1,557,519	£1,655,793	£1,561,449	£1,659,721	£1,572,063	£1,575,991
45%	60%	£1,212,627	£1,323,185	£1,217,048	£1,327,604	£1,228,988	£1,233,409
50%	60%	£867.736	£990.577	£872.646	£995.488	£885.914	£890.825

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£5,578,457	£5,578,457	£5,578,457	£5,578,457	£5,578,457	£5,578,457
10%	71%	£4,886,216	£4,903,764	£4,887,385	£4,904,934	£4,888,813	£4,889,982
15%	71%	£4,540,095	£4,566,418	£4,541,849	£4,568,172	£4,543,991	£4,545,745
20%	71%	£4,193,974	£4,229,073	£4,196,313	£4,231,411	£4,199,168	£4,201,507
25%	71%	£3,847,854	£3,891,726	£3,850,778	£3,894,650	£3,854,347	£3,857,270
30%	71%	£3,501,734	£3,554,380	£3,505,241	£3,557,888	£3,509,525	£3,513,033
35%	71%	£3,155,614	£3,217,034	£3,159,706	£3,221,127	£3,164,703	£3,168,795
40%	71%	£2,809,493	£2,879,689	£2,814,170	£2,884,365	£2,819,881	£2,824,558
45%	71%	£2,463,373	£2,542,342	£2,468,635	£2,547,604	£2,475,059	£2,480,321
50%	71%	£2,117,252	£2,204,996	£2,123,098	£2,210,843	£2,130,238	£2,136,083
100%	71%	-£1,353,225	-£1,174,666	-£1,341,328	-£1,162,769	-£1,326,800	-£1,314,903
10%	75%	£4,885,448	£4,900,803	£4,886,676	£4,902,031	£4,887,721	£4,888,948
15%	75%	£4,538,944	£4,561,977	£4,540,786	£4,563,818	£4,542,352	£4,544,194
20%	75%	£4,192,439	£4,223,150	£4,194,894	£4,225,605	£4,196,984	£4,199,440
25%	75%	£3,845,935	£3,884,323	£3,849,004	£3,887,392	£3,851,616	£3,854,685
30%	75%	£3,499,431	£3,545,496	£3,503,114	£3,549,180	£3,506,248	£3,509,931
35%	75%	£3,152,927	£3,206,670	£3,157,223	£3,210,967	£3,160,879	£3,165,177
40%	75%	£2,806,422	£2,867,843	£2,811,333	£2,872,754	£2,815,512	£2,820,423
45%	75%	£2,459,918	£2,529,016	£2,465,443	£2,534,541	£2,470,144	£2,475,668
50%	75%	£2,113,414	£2,190,189	£2,119,552	£2,196,328	£2,124,776	£2,130,914
10%	60%	£4,888,672	£4,913,241	£4,889,655	£4,914,223	£4,892,308	£4,893,290
15%	60%	£4,543,780	£4,580,632	£4,545,254	£4,582,106	£4,549,234	£4,550,707
20%	60%	£4,198,888	£4,248,025	£4,200,853	£4,249,989	£4,206,159	£4,208,124
25%	60%	£3,853,996	£3,915,416	£3,856,452	£3,917,872	£3,863,086	£3,865,540
30%	60%	£3,509,104	£3,582,809	£3,512,051	£3,585,755	£3,520,011	£3,522,958
35%	60%	£3,164,211	£3,250,200	£3,167,650	£3,253,639	£3,176,937	£3,180,374
40%	60%	£2,819,319	£2,917,593	£2,823,249	£2,921,521	£2,833,863	£2,837,791
45%	60%	£2,474,427	£2,584,985	£2,478,848	£2,589,404	£2,490,788	£2,495,209
V903	60%	£2 420 £26	£2.2£2.277	C2 124 446	£2.2E7.200	£2 147 714	£2.4£2.£2£

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,039,377	£3,039,377	£3,039,377	£3,039,377	£3,039,377	£3,039,377
10%	71%	£2,347,136	£2,364,684	£2,348,305	£2,365,854	£2,349,733	£2,350,902
15%	71%	£2,001,015	£2,027,338	£2,002,769	£2,029,092	£2,004,911	£2,006,665
20%	71%	£1,654,894	£1,689,993	£1,657,233	£1,692,331	£1,660,088	£1,662,427
25%	71%	£1,308,774	£1,352,646	£1,311,698	£1,355,570	£1,315,267	£1,318,190
30%	71%	£962,654	£1,015,300	£966,161	£1,018,808	£970,445	£973,953
35%	71%	£616,534	£677,954	£620,626	£682,047	£625,623	£629,715
40%	71%	£270,413	£340,609	£275,090	£345,285	£280,801	£285,478
45%	71%	-£75,707	£3,262	-£70,445	£8,524	-£64,021	-£58,759
50%	71%	-£421,828	-£334,084	-£415,982	-£328,237	-£408,842	-£402,997
100%	71%						
10%	75%	£2,346,368	£2,361,723	£2,347,596	£2,362,951	£2,348,641	£2,349,868
15%	75%	£1,999,864	£2,022,897	£2,001,706	£2,024,738	£2,003,272	£2,005,114
20%	75%	£1,653,359	£1,684,070	£1,655,814	£1,686,525	£1,657,904	£1,660,360
25%	75%	£1,306,855	£1,345,243	£1,309,924	£1,348,312	£1,312,536	£1,315,605
30%	75%	£960,351	£1,006,416	£964,034	£1,010,100	£967,168	£970,851
35%	75%	£613,847	£667,590	£618,143	£671,887	£621,799	£626,097
40%	75%	£267,342	£328,763	£272,253	£333,674	£276,432	£281,343
45%	75%	-£79,162	-£10,064	-£73,637	-£4,539	-£68,936	-£63,412
50%	75%	-£425,666	-£348,891	-£419,528	-£342,752	-£414,304	-£408,166
10%	60%	£2,349,592	£2,374,161	£2,350,575	£2,375,143	£2,353,228	£2,354,210
15%	60%	£2,004,700	£2,041,552	£2,006,174	£2,043,026	£2,010,154	£2,011,627
20%	60%	£1,659,808	£1,708,945	£1,661,773	£1,710,909	£1,667,079	£1,669,044
25%	60%	£1,314,916	£1,376,336	£1,317,372	£1,378,792	£1,324,006	£1,326,460
30%	60%	£970,024	£1,043,729	£972,971	£1,046,675	£980,931	£983,878
35%	60%	£625,131	£711,120	£628,570	£714,559	£637,857	£641,294
40%	60%	£280,239	£378,513	£284,169	£382,441	£294,783	£298,711
45%	60%	-£64,653	£45,905	-£60,232	£50,324	-£48,292	-£43,871
50%	60%	-£409,544	-£286,703	-£404,634	-£281,792	-£391,366	-£386,455

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,775,657	£4.775.657	£4,775,657	£4,775,657	£4,775,657	£4,775,657
10%	71%	£4,083,416	£4,100,964	£4,084,585	£4,102,134	£4,086,013	£4,087,182
15%	71%	£3,737,295	£3,763,618	£3,739,049	£3,765,372	£3,741,191	£3,742,945
20%	71%	£3,391,174	£3,426,273	£3,393,513	£3,428,611	£3,396,368	£3,398,707
25%	71%	£3,045,054	£3,088,926	£3,047,978	£3,091,850	£3,051,547	£3,054,470
30%	71%	£2,698,934	£2,751,580	£2,702,441	£2,755,088	£2,706,725	£2,710,233
35%	71%	£2,352,814	£2,414,234	£2,356,906	£2,418,327	£2,361,903	£2,365,995
40%	71%	£2,006,693	£2,076,889	£2,011,370	£2,081,565	£2,017,081	£2,021,758
45%	71%	£1,660,573	£1,739,542	£1,665,835	£1,744,804	£1,672,259	£1,677,521
50%	71%	£1,314,452	£1,402,196	£1,320,298	£1,408,043	£1,327,438	£1,333,283
100%	71%		-£1,977,466	-£2,144,128			-£2,117,703
10%	75%	£4,082,648	£4,098,003	£4,083,876	£4,099,231	£4,084,921	£4,086,148
15%	75%	£3,736,144	£3,759,177	£3,737,986	£3,761,018	£3,739,552	£3,741,394
20%	75%	£3,389,639	£3,420,350	£3,392,094	£3,422,805	£3,394,184	£3,396,640
25%	75%	£3,043,135	£3,081,523	£3,046,204	£3,084,592	£3,048,816	£3,051,885
30%	75%	£2,696,631	£2,742,696	£2,700,314	£2,746,380	£2,703,448	£2,707,131
35%	75%	£2,350,127	£2,403,870	£2,354,423	£2,408,167	£2,358,079	£2,362,377
40%	75%	£2.003.622	£2.065.043	£2.008.533	£2.069.954	£2.012.712	£2,017,623
45%	75%	£1,657,118	£1,726,216	£1,662,643	£1,731,741	£1,667,344	£1,672,868
50%	75%	£1,310,614	£1,387,389	£1,316,752	£1,393,528	£1,321,976	£1,328,114
10%	60%	£4,085,872	£4,110,441	£4,086,855	£4,111,423	£4,089,508	£4,090,490
15%	60%	£3,740,980	£3,777,832	£3,742,454	£3,779,306	£3,746,434	£3,747,907
20%	60%	£3,396,088	£3,445,225	£3,398,053	£3,447,189	£3,403,359	£3,405,324
25%	60%	£3,051,196	£3,112,616	£3,053,652	£3,115,072	£3,060,286	£3,062,740
30%	60%	£2,706,304	£2,780,009	£2,709,251	£2,782,955	£2,717,211	£2,720,158
35%	60%	£2,361,411	£2,447,400	£2,364,850	£2,450,839	£2,374,137	£2,377,574
40%	60%	£2,016,519	£2,114,793	£2,020,449	£2,118,721	£2,031,063	£2,034,991
45%	60%	£1,671,627	£1,782,185	£1,676,048	£1,786,604	£1,687,988	£1,692,409
E09/	60%	04 200 720	£1 440 E77	£1 221 646	C1 4E4 400	£1 244 014	£1 240 92E

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,578,457	£5,578,457	£5,578,457	£5,578,457	£5,578,457	£5,578,457
10%	71%	£4,886,216	£4,903,764	£4,887,385	£4,904,934	£4,888,813	£4,889,982
15%	71%	£4,540,095	£4,566,418	£4,541,849	£4,568,172	£4,543,991	£4,545,745
20%	71%	£4,193,974	£4,229,073	£4,196,313	£4,231,411	£4,199,168	£4,201,507
25%	71%	£3,847,854	£3,891,726	£3,850,778	£3,894,650	£3,854,347	£3,857,270
30%	71%	£3,501,734	£3,554,380	£3,505,241	£3,557,888	£3,509,525	£3,513,033
35%	71%	£3,155,614	£3,217,034	£3,159,706	£3,221,127	£3,164,703	£3,168,795
40%	71%	£2,809,493	£2,879,689	£2,814,170	£2,884,365	£2,819,881	£2,824,558
45%	71%	£2,463,373	£2,542,342	£2,468,635	£2,547,604	£2,475,059	£2,480,321
50%	71%	£2,117,252	£2,204,996	£2,123,098	£2,210,843	£2,130,238	£2,136,083
100%	71%	-£1,353,225	-£1,174,666	-£1,341,328	-£1,162,769	-£1,326,800	-£1,314,903
10%	75%	£4,885,448	£4,900,803	£4,886,676	£4,902,031	£4,887,721	£4,888,948
15%	75%	£4,538,944	£4,561,977	£4,540,786	£4,563,818	£4,542,352	£4,544,194
20%	75%	£4,192,439	£4,223,150	£4,194,894	£4,225,605	£4,196,984	£4,199,440
25%	75%	£3,845,935	£3,884,323	£3,849,004	£3,887,392	£3,851,616	£3,854,685
30%	75%	£3,499,431	£3,545,496	£3,503,114	£3,549,180	£3,506,248	£3,509,931
35%	75%	£3,152,927	£3,206,670	£3,157,223	£3,210,967	£3,160,879	£3,165,177
40%	75%	£2,806,422	£2,867,843	£2,811,333	£2,872,754	£2,815,512	£2,820,423
45%	75%	£2,459,918	£2,529,016	£2,465,443	£2,534,541	£2,470,144	£2,475,668
50%	75%	£2.113.414	£2,190,189	£2.119.552	£2.196.328	£2.124.776	£2,130,914
10%	60%	£4.888.672	£4.913.241	£4.889.655	£4.914.223	£4.892.308	£4,893,290
15%	60%	£4,543,780	£4,580,632	£4,545,254	£4,582,106	£4,549,234	£4,550,707
20%	60%	£4.198.888	£4.248.025	£4,200,853	£4,249,989	£4,206,159	£4,208,124
25%	60%	£3,853,996	£3,915,416	£3,856,452	£3,917,872	£3,863,086	£3,865,540
30%	60%	£3.509.104	£3.582.809	£3.512.051	£3.585.755	£3.520.011	£3,522,958
35%	60%	£3.164.211	£3,250,200	£3.167.650	£3,253,639	£3.176.937	£3,180,374
40%	60%	£2.819.319	£2.917.593	£2.823.249	£2,921,521	£2.833.863	£2.837,791
45%	60%	£2,474,427	£2.584.985	£2.478.848	£2.589.404	£2,490,788	£2,495,209
60%	60%	£2 120 £26	£2.252.277	£2 424 44£	£2.2£7.200	£2 147 714	£2.152.625

£13,474,000

Site typology 13

No Units 8
Site Area 0.12 Ha

	CIL Zone	1
	Value Area	Med
		•
Sales value inflation		0%
Build cost inflation		0%

Residual land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,652,536	£3,652,536	£3,652,536	£3,652,536	£3,652,536	£3,652,536
10%	71%	£3,233,563	£3,251,111	£3,235,464	£3,253,013	£3,236,050	£3,237,953
15%	71%	£3,024,076	£3,050,399	£3,026,928	£3,053,252	£3,027,808	£3,030,661
20%	71%	£2,814,589	£2,849,687	£2,818,392	£2,853,490	£2,819,566	£2,823,369
25%	71%	£2,605,102	£2,648,974	£2,609,857	£2,653,728	£2,611,323	£2,616,077
30%	71%	£2,395,616	£2,448,262	£2,401,321	£2,453,967	£2,403,081	£2,408,786
35%	71%	£2,186,129	£2,247,550	£2,192,785	£2,254,206	£2,194,839	£2,201,494
40%	71%	£1.976.642	£2.046.838	£1.984.249	£2.054.445	£1.986.596	£1,994,203
45%	71%	£1,767,156	£1,846,125	£1,775,713	£1,854,683	£1,778,354	£1,786,912
50%	71%	£1.557.669	£1.645.413	£1.567.178	£1.654.922	£1.570.111	£1.579.620
100%	71%	-£546,597	-£368,039	-£527,248	-£348,689	-£521,280	-£501,930
10%	75%	£3.232.759	£3.248.113	£3.234.755	£3.250.111	£3.234.936	£3,236,932
15%	75%	£3,022,869	£3,045,902	£3,025,865	£3,048,897	£3,026,135	£3,029,130
20%	75%	£2.812.980	£2.843.690	£2.816.974	£2.847.684	£2.817.335	£2.821.329
25%	75%	£2,603,092	£2,641,480	£2,608,084	£2,646,472	£2,608,535	£2,613,526
30%	75%	£2.393.203	£2,439,269	£2,399,194	£2,445,259	£2,399,735	£2.405.725
35%	75%	£2,183,314	£2,237,057	£2,190,302	£2,244,046	£2,190,934	£2,197,923
40%	75%	£1.973.425	£2.034.846	£1.981.412	£2.042.833	£1.982.135	£1,990,122
45%	75%	£1,763,537	£1,832,634	£1,772,522	£1,841,621	£1,773,334	£1,782,319
50%	75%	£1,553,648	£1,630,424	£1,563,632	£1,640,408	£1,564,534	£1,574,518
10%	60%	£3,236,136	£3,260,705	£3,237,734	£3,262,302	£3,239,620	£3,241,217
15%	60%	£3,027,937	£3,064,789	£3,030,333	£3,067,185	£3,033,162	£3,035,559
20%	60%	£2,819,737	£2,868,873	£2,822,932	£2,872,068	£2,826,704	£2,829,899
25%	60%	£2,611,537	£2,672,957	£2,615,530	£2,676,951	£2,620,246	£2,624,240
30%	60%	£2,403,337	£2,477,043	£2,408,130	£2,481,835	£2,413,789	£2,418,581
35%	60%	£2,195,138	£2,281,127	£2,200,729	£2,286,718	£2,207,330	£2,212,921
40%	60%	£1,986,938	£2,085,211	£1,993,328	£2,091,601	£2,000,873	£2,007,262
45%	60%	£1,778,738	£1,889,295	£1,785,926	£1,896,484	£1,794,415	£1,801,604
50%	60%	£1.570.538	£1.693.380	£1.578.526	£1.701.367	£1,587,956	£1,595,944

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,147,464	-£7,147,464	-£7,147,464	-£7,147,464	-£7,147,464	-£7,147,464
10%	71%	-£7,566,437	-£7,548,889	-£7,564,536	-£7,546,987	-£7,563,950	-£7,562,047
15%	71%		-£7.749.601	-£7.773.072			-£7.769.339
20%	71%		-£7,950,313	-£7,981,608	-£7,946,510		-£7,976,631
25%	71%		-£8,151,026		-£8,146,272		-£8,183,923
30%	71%	-£8,404,384	-£8,351,738	-£8,398,679	-£8,346,033	-£8,396,919	-£8,391,214
35%	71%		-£8,552,450		-£8,545,794		-£8,598,506
40%	71%	-£8,823,358	-£8,753,162		-£8,745,555	-£8,813,404	-£8,805,797
45%	71%	-£9,032,844	-£8,953,875				-£9,013,088
50%	71%	-£9,242,331	-£9,154,587	-£9,232,822	-£9,145,078		-£9,220,380
100%	71%		-£11,168,039				-£11,301,930
10%	75%		-£7,551,887		-£7,549,889		-£7,563,068
15%	75%		-£7,754,098				-£7,770,870
20%	75%	-£7,987,020	-£7,956,310	-£7,983,026	-£7,952,316	-£7,982,665	-£7,978,671
25%	75%	-£8,196,908	-£8,158,520	-£8,191,916	-£8,153,528	-£8,191,465	-£8,186,474
30%	75%	-£8,406,797	-£8,360,731	-£8,400,806	-£8,354,741		-£8,394,275
35%	75%	-£8,616,686	-£8,562,943	-£8,609,698	-£8,555,954	-£8,609,066	-£8,602,077
40%	75%		-£8,765,154				-£8,809,878
45%	75%	-£9,036,463	-£8,967,366	-£9,027,478	-£8,958,379	-£9,026,666	-£9,017,681
50%	75%		-£9,169,576				-£9,225,482
10%	60%	-£7,563,864	-£7,539,295	-£7,562,266	-£7,537,698	-£7,560,380	-£7,558,783
15%	60%	-£7,772,063	-£7,735,211				-£7,764,441
20%	60%	-£7,980,263	-£7,931,127	-£7,977,068		-£7,973,296	-£7,970,101
25%	60%		-£8,127,043			-£8,179,754	-£8,175,760
30%	60%	-£8,396,663	-£8,322,957			-£8,386,211	-£8,381,419
35%	60%		-£8,518,873				-£8,587,079
40%	60%	-£8,813,062	-£8,714,789	-£8,806,672	-£8,708,399		-£8,792,738
45%	60%		-£8,910,705	-£9,014,074			-£8,998,396
E08/	000/		00 400 000				00.004.050

50% 60% 19.229.462

Residual Land values compared to benchmark land values Benchmark 21 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%		-£5,026,464				-£5,026,464
10%	71%	-£5,445,437	-£5,427,889	-£5,443,536	-£5,425,987	-£5,442,950	-£5,441,047
15%	71%		-£5,628,601				-£5,648,339
20%	71%		-£5,829,313				-£5,855,631
25%	71%		-£6,030,026				-£6,062,923
30%	71%	-£6,283,384	-£6,230,738	-£6,277,679	-£6,225,033	-£6,275,919	-£6,270,214
35%	71%		-£6,431,450		-£6,424,794		-£6,477,506
40%	71%	-£6,702,358	-£6,632,162	-£6,694,751	-£6,624,555	-£6,692,404	-£6,684,797
45%	71%	-£6,911,844	-£6,832,875			-£6,900,646	-£6,892,088
50%	71%	-£7,121,331	-£7,033,587	-£7,111,822	-£7,024,078	-£7,108,889	-£7,099,380
100%	71%		-£9,047,039				-£9,180,930
10%	75%	-£5,446,241	-£5,430,887	-£5,444,245	-£5,428,889	-£5,444,064	-£5,442,068
15%	75%		-£5,633,098				-£5,649,870
20%	75%	-£5,866,020	-£5,835,310	-£5,862,026	-£5,831,316	-£5,861,665	-£5,857,671
25%	75%		-£6,037,520				-£6,065,474
30%	75%		-£6,239,731	-£6,279,806	-£6,233,741		-£6,273,275
35%	75%		-£6,441,943		-£6,434,954		-£6,481,077
40%	75%		-£6,644,154	-£6,697,588	-£6,636,167	-£6,696,865	-£6,688,878
45%	75%		-£6,846,366	-£6,906,478			-£6,896,681
50%	75%	-£7,125,352	-£7,048,576	-£7,115,368		-£7,114,466	-£7,104,482
10%	60%	-£5,442,864	-£5,418,295				-£5,437,783
15%	60%	-£5,651,063	-£5,614,211	-£5,648,667	-£5,611,815	-£5,645,838	-£5,643,441
20%	60%		-£5,810,127				-£5,849,101
25%	60%	-£6,067,463	-£6,006,043	-£6,063,470	-£6,002,049	-£6,058,754	-£6,054,760
30%	60%		-£6,201,957				-£6,260,419
35%	60%		-£6,397,873				-£6,466,079
40%	60%		-£6,593,789	-£6,685,672			-£6,671,738
45%	60%		-£6,789,705	-£6,893,074	-£6,782,516		-£6,877,396
50%	60%		-£6 985 620	-£7 100 474			-£7.083.056

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,333,704	-£1,333,704	-£1,333,704	-£1,333,704	-£1,333,704	-£1,333,704
10%	71%	-£1,752,677	-£1,735,129	-£1,750,776	-£1,733,227	-£1,750,190	-£1,748,287
15%	71%	-£1,962,164	-£1,935,841	-£1,959,312		-£1,958,432	-£1,955,579
20%	71%		-£2,136,553			-£2,166,674	-£2,162,871
25%	71%	-£2,381,138	-£2,337,266				-£2,370,163
30%	71%	-£2,590,624	-£2,537,978				-£2,577,454
35%	71%		-£2,738,690	-£2,793,455	-£2,732,034	-£2,791,401	-£2,784,746
40%	71%		-£2,939,402			-£2,999,644	-£2,992,037
45%	71%	-£3,219,084	-£3,140,115				-£3,199,328
50%	71%		-£3.340.827				-£3,406,620
100%	71%		-£5,354,279				-£5,488,170
10%	75%	-£1.753.481	-£1,738,127	-£1.751.485	-£1.736.129	-£1.751.304	-£1.749.308
15%	75%	-£1,963,371	-£1,940,338				-£1,957,110
20%	75%		-£2.142.550				-£2.164.911
25%	75%		-£2,344,760				-£2,372,714
30%	75%		-£2,546,971				-£2,580,515
35%	75%		-£2,749,183			-£2,795,306	-£2,788,317
40%	75%		-£2.951.394				-£2,996,118
45%	75%		-£3,153,606		-£3,144,619	-£3,212,906	-£3,203,921
50%	75%		-£3,355,816			-£3.421.706	-£3.411.722
10%	60%	-£1,750,104	-£1,725,535	-£1,748,506	-£1,723,938	-£1,746,620	-£1,745,023
15%	60%		-£1,921,451	-£1.955.907		-£1.953.078	-£1,950,681
20%	60%		-£2.117.367		-£2.114.172		-£2,156,341
25%	60%		-£2,313,283			-£2,365,994	-£2,362,000
30%	60%		-£2,509,197				-£2,567,659
35%	60%		-£2,705,113				-£2,773,319
40%	60%		-£2.901.029	-£2.992.912	-£2.894.639		-£2,978,978
45%	60%		-£3,096,945	-£3,200,314			-£3,184,636
500/	0001		00,000,000		00.004.070		20,000,000

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£337,656	£337,656	£337,656	£337,656	£337,656	£337,656
10%	71%	-£81,317	-£63,769	-£79,416	-£61,867	-£78,830	-£76,927
15%	71%	-£290,804	-£264,481	-£287,952	-£261,628	-£287,072	-£284,219
20%	71%	-£500,291	-£465,193	-£496,488	-£461,390	-£495,314	-£491,511
25%	71%	-£709,778	-£665,906	-£705,023	-£661,152	-£703,557	-£698,803
30%	71%	-£919,264	-£866,618	-£913,559	-£860,913	-£911,799	-£906,094
35%	71%	-£1,128,751	-£1,067,330	-£1,122,095	-£1,060,674	-£1,120,041	-£1,113,386
40%	71%	-£1,338,238	-£1,268,042	-£1,330,631	-£1,260,435	-£1,328,284	-£1,320,677
45%	71%	-£1,547,724	-£1,468,755	-£1,539,167	-£1,460,197	-£1,536,526	-£1,527,968
50%	71%	-£1,757,211	-£1,669,467	-£1,747,702	-£1,659,958	-£1,744,769	-£1,735,260
100%	71%	-£3.861.477	-£3.682.919	-£3.842.128	-£3.663.569		-£3.816.810
10%	75%	-£82,121	-£66,767	-£80,125	-£64,769	-£79,944	-£77,948
15%	75%	-£292,011	-£268,978	-£289,015	-£265,983	-£288,745	-£285,750
20%	75%	-£501,900	-£471,190	-£497,906	-£467,196	-£497,545	-£493,551
25%	75%	-£711.788	-£673.400	-£706.796	-£668,408	-£706.345	-£701.354
30%	75%	-£921,677	-£875,611	-£915,686	-£869,621	-£915,145	-£909,155
35%	75%	-£1.131.566	-£1.077.823	-£1.124.578	-£1.070.834	-£1.123.946	-£1.116.957
40%	75%	-£1,341,455	-£1,280,034	-£1,333,468	-£1,272,047	-£1,332,745	-£1,324,758
45%	75%	-£1.551.343	-£1.482.246	-£1.542.358	-£1,473,259	-£1.541.546	-£1.532.561
50%	75%	-£1,761,232	-£1,684,456	-£1,751,248	-£1,674,472	-£1,750,346	-£1,740,362
10%	60%	-£78,744	-£54,175	-£77,146	-£52,578	-£75,260	-£73,663
15%	60%	-£286,943	-£250,091	-£284,547	-£247,695	-£281,718	-£279,321
20%	60%	-£495,143	-£446,007	-£491,948	-£442,812	-£488,176	-£484,981
25%	60%	-£703,343	-£641,923	-£699,350	-£637,929	-£694,634	-£690,640
30%	60%	-£911,543	-£837,837	-£906,750	-£833,045	-£901,091	-£896,299
35%	60%	-£1,119,742	-£1,033,753	-£1,114,151	-£1,028,162	-£1,107,550	-£1,101,959
40%	60%	-£1,327,942	-£1,229,669	-£1,321,552	-£1,223,279	-£1,314,007	-£1,307,618
45%	60%	-£1,536,142	-£1,425,585	-£1,528,954	-£1,418,396	-£1,520,465	-£1,513,276
50%	60%	-£1 744 342	-£1 621 500	-£1 736 354	-£1 613 513	-£1 726 924	-£1 718 936

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,576,656	£1,576,656	£1,576,656	£1,576,656	£1,576,656	£1,576,656
10%	71%	£1,157,683	£1,175,231	£1,159,584	£1,177,133	£1,160,170	£1,162,073
15%	71%	£948,196	£974,519	£951,048	£977,372	£951,928	£954,781
20%	71%	£738,709	£773,807	£742,512	£777,610	£743,686	£747,489
25%	71%	£529,222	£573,094	£533,977	£577,848	£535,443	£540,197
30%	71%	£319,736	£372,382	£325,441	£378,087	£327,201	£332,906
35%	71%	£110,249	£171,670	£116,905	£178,326	£118,959	£125,614
40%	71%	-£99,238	-£29,042	-£91,631	-£21,435	-£89,284	-£81,677
45%	71%	-£308,724	-£229,755	-£300,167	-£221,197	-£297,526	-£288,968
50%	71%	-£518,211	-£430,467	-£508,702	-£420,958	-£505,769	-£496,260
100%	71%		-£2,443,919				-£2,577,810
10%	75%	£1,156,879	£1,172,233	£1,158,875	£1,174,231	£1,159,056	£1,161,052
15%	75%	£946,989	£970,022	£949,985	£973,017	£950,255	£953,250
20%	75%	£737,100	£767,810	£741,094	£771,804	£741,455	£745,449
25%	75%	£527,212	£565,600	£532,204	£570,592	£532,655	£537,646
30%	75%	£317,323	£363,389	£323,314	£369,379	£323,855	£329,845
35%	75%	£107,434	£161,177	£114,422	£168,166	£115,054	£122,043
40%	75%	-£102,455	-£41,034	-£94,468	-£33,047	-£93,745	-£85,758
45%	75%	-£312,343	-£243,246	-£303,358	-£234,259	-£302,546	-£293,561
50%	75%	-£522,232	-£445,456	-£512,248	-£435,472	-£511,346	-£501,362
10%	60%	£1,160,256	£1,184,825	£1,161,854	£1,186,422	£1,163,740	£1,165,337
15%	60%	£952,057	£988,909	£954,453	£991,305	£957,282	£959,679
20%	60%	£743,857	£792,993	£747,052	£796,188	£750,824	£754,019
25%	60%	£535,657	£597,077	£539,650	£601,071	£544,366	£548,360
30%	60%	£327,457	£401,163	£332,250	£405,955	£337,909	£342,701
35%	60%	£119,258	£205,247	£124,849	£210,838	£131,450	£137,041
40%	60%	-£88,942	£9,331	-£82,552	£15,721	-£75,007	-£68,618
45%	60%	-£297,142	-£186,585	-£289,954	-£179,396	-£281,465	-£274,276
50%	60%	-£505.342	-£382.500	-£497.354	-£374.513	-£487.924	-£479.936

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,838,456	£2,838,456	£2,838,456	£2,838,456	£2,838,456	£2,838,456
10%	71%	£2,419,483	£2,437,031	£2,421,384	£2,438,933	£2,421,970	£2,423,873
15%	71%	£2,209,996	£2,236,319	£2,212,848	£2,239,172	£2,213,728	£2,216,581
20%	71%	£2,000,509	£2,035,607	£2,004,312	£2,039,410	£2,005,486	£2,009,289
25%	71%	£1,791,022	£1,834,894	£1,795,777	£1,839,648	£1,797,243	£1,801,997
30%	71%	£1,581,536	£1,634,182	£1,587,241	£1,639,887	£1,589,001	£1,594,706
35%	71%	£1,372,049	£1,433,470	£1,378,705	£1,440,126	£1,380,759	£1,387,414
40%	71%	£1,162,562	£1,232,758	£1,170,169	£1,240,365	£1,172,516	£1,180,123
45%	71%	£953,076	£1,032,045	£961,633	£1,040,603	£964,274	£972,832
50%	71%	£743,589	£831,333	£753,098	£840,842	£756,031	£765,540
100%	71%	-£1,360,677	-£1,182,119	-£1,341,328	-£1,162,769	-£1,335,360	-£1,316,010
10%	75%	£2,418,679	£2,434,033	£2,420,675	£2,436,031	£2,420,856	£2,422,852
15%	75%	£2,208,789	£2,231,822	£2,211,785	£2,234,817	£2,212,055	£2,215,050
20%	75%	£1,998,900	£2,029,610	£2,002,894	£2,033,604	£2,003,255	£2,007,249
25%	75%	£1.789.012	£1.827.400	£1.794.004	£1.832.392	£1.794.455	£1,799,446
30%	75%	£1,579,123	£1,625,189	£1,585,114	£1,631,179	£1,585,655	£1,591,645
35%	75%	£1,369,234	£1.422.977	£1.376.222	£1.429.966	£1,376,854	£1,383,843
40%	75%	£1,159,345	£1,220,766	£1,167,332	£1,228,753	£1,168,055	£1,176,042
45%	75%	£949.457	£1.018.554	£958.442	£1.027.541	£959.254	£968,239
50%	75%	£739,568	£816,344	£749,552	£826,328	£750,454	£760,438
10%	60%	£2,422,056	£2,446,625	£2,423,654	£2.448.222	£2,425,540	£2,427,137
15%	60%	£2,213,857	£2,250,709	£2,216,253	£2,253,105	£2,219,082	£2,221,479
20%	60%	£2.005.657	£2.054.793	£2.008.852	£2.057.988	£2.012.624	£2,015,819
25%	60%	£1,797,457	£1,858,877	£1,801,450	£1,862,871	£1,806,166	£1,810,160
30%	60%	£1.589.257	£1.662.963	£1,594,050	£1.667.755	£1,599,709	£1,604,501
35%	60%	£1,381,058	£1,467,047	£1,386,649	£1,472,638	£1,393,250	£1,398,841
40%	60%	£1.172.858	£1.271.131	£1.179.248	£1,277,521	£1.186.793	£1,193,182
45%	60%	£964.658	£1.075.215	£971.846	£1.082.404	£980.335	£987.524
E00/	600/	CZEC AED	0070 200	C704 440	0007.007	C772 076	C704 0C4

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£299,376	£299,376	£299,376	£299,376	£299,376	£299,376
10%	71%	-£119,597	-£102,049	-£117,696	-£100,147	-£117,110	-£115,207
15%	71%	-£329,084	-£302,761	-£326,232	-£299,908	-£325,352	-£322,499
20%	71%	-£538,571	-£503,473	-£534,768	-£499,670	-£533,594	-£529,791
25%	71%	-£748,058	-£704,186	-£743,303	-£699,432	-£741,837	-£737,083
30%	71%	-£957,544	-£904,898	-£951,839	-£899,193	-£950,079	-£944,374
35%	71%	-£1,167,031	-£1,105,610	-£1,160,375	-£1,098,954	-£1,158,321	-£1,151,666
40%	71%	-£1,376,518	-£1,306,322	-£1,368,911	-£1,298,715	-£1,366,564	-£1,358,957
45%	71%	-£1,586,004	-£1,507,035	-£1,577,447	-£1,498,477	-£1,574,806	-£1,566,248
50%	71%	-£1,795,491	-£1,707,747	-£1,785,982	-£1,698,238	-£1,783,049	-£1,773,540
100%	71%		-£3,721,199				
10%	75%	-£120,401	-£105,047	-£118,405	-£103,049	-£118,224	-£116,228
15%	75%	-£330,291	-£307,258	-£327,295	-£304,263	-£327,025	-£324,030
20%	75%	-£540,180	-£509,470	-£536,186	-£505,476	-£535,825	-£531,831
25%	75%	-£750,068	-£711,680	-£745,076	-£706,688	-£744,625	-£739,634
30%	75%	-£959,957	-£913,891	-£953,966	-£907,901	-£953,425	-£947,435
35%	75%	-£1,169,846	-£1,116,103	-£1,162,858	-£1,109,114	-£1,162,226	-£1,155,237
40%	75%	-£1,379,735	-£1,318,314	-£1,371,748	-£1,310,327	-£1,371,025	-£1,363,038
45%	75%	-£1,589,623	-£1,520,526	-£1,580,638	-£1,511,539	-£1,579,826	-£1,570,841
50%	75%	-£1,799,512	-£1,722,736	-£1,789,528	-£1,712,752	-£1,788,626	-£1,778,642
10%	60%	-£117,024	-£92,455	-£115,426	-£90,858	-£113,540	-£111,943
15%	60%	-£325,223	-£288,371	-£322,827	-£285,975	-£319,998	-£317,601
20%	60%	-£533,423	-£484,287	-£530,228	-£481,092	-£526,456	-£523,261
25%	60%	-£741,623	-£680,203	-£737,630	-£676,209	-£732,914	-£728,920
30%	60%	-£949,823	-£876,117	-£945,030	-£871,325	-£939,371	-£934,579
35%	60%	-£1,158,022	-£1,072,033	-£1,152,431	-£1,066,442	-£1,145,830	-£1,140,239
40%	60%	-£1,366,222	-£1,267,949	-£1,359,832	-£1,261,559	-£1,352,287	-£1,345,898
45%	60%	-£1,574,422	-£1,463,865	-£1,567,234	-£1,456,676	-£1,558,745	-£1,551,556
50%	60%	-£1.782.622	-£1,659,780	-£1,774,634	-£1.651.793	-£1,765,204	-£1.757.216

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,035,656	£2,035,656	£2,035,656	£2,035,656	£2,035,656	£2,035,656
10%	71%	£1,616,683	£1,634,231	£1,618,584	£1,636,133	£1,619,170	£1,621,073
15%	71%	£1,407,196	£1,433,519	£1,410,048	£1,436,372	£1,410,928	£1,413,781
20%	71%	£1,197,709	£1,232,807	£1,201,512	£1,236,610	£1,202,686	£1,206,489
25%	71%	£988,222	£1,032,094	£992,977	£1,036,848	£994,443	£999,197
30%	71%	£778,736	£831,382	£784,441	£837,087	£786,201	£791,906
35%	71%	£569,249	£630,670	£575,905	£637,326	£577,959	£584,614
40%	71%	£359,762	£429,958	£367,369	£437,565	£369,716	£377,323
45%	71%	£150,276	£229,245	£158,833	£237,803	£161,474	£170,032
50%	71%	-£59,211	£28,533	-£49,702	£38,042	-£46,769	-£37,260
100%	71%		-£1,984,919	-£2,144,128			-£2,118,810
10%	75%	£1,615,879	£1,631,233	£1,617,875	£1,633,231	£1,618,056	£1,620,052
15%	75%	£1,405,989	£1,429,022	£1,408,985	£1,432,017	£1,409,255	£1,412,250
20%	75%	£1,196,100	£1,226,810	£1,200,094	£1,230,804	£1,200,455	£1,204,449
25%	75%	£986.212	£1.024.600	£991.204	£1.029.592	£991.655	£996,646
30%	75%	£776.323	£822.389	£782.314	£828.379	£782.855	£788.845
35%	75%	£566,434	£620,177	£573.422	£627.166	£574.054	£581.043
40%	75%	£356.545	£417.966	£364.532	£425.953	£365,255	£373,242
45%	75%	£146.657	£215,754	£155.642	£224.741	£156,454	£165,439
50%	75%	-£63.232	£13.544	-£53.248	£23,528	-£52.346	-£42.362
10%	60%	£1.619.256	£1.643.825	£1.620.854	£1.645.422	£1.622.740	£1,624,337
15%	60%	£1.411.057	£1,447,909	£1.413.453	£1,450,305	£1,416,282	£1,418,679
20%	60%	£1.202.857	£1.251.993	£1.206.052	£1,255,188	£1,209,824	£1,213,019
25%	60%	£994.657	£1.056.077	£998.650	£1.060.071	£1,003,366	£1,007,360
30%	60%	£786.457	£860,163	£791.250	£864.955	£796.909	£801.701
35%	60%	£578.258	£664 247	£583 849	£669.838	£590,450	£596.041
40%	60%	£370.058	£468.331	£376.448	£474,721	£383.993	£390.382
45%	60%	£161.858	£272.415	£169.046	£279.604	£177.535	£184,724
50%	60%	-£46.342	£76.500	-£38.354	£84,487	-£28,924	-£20,936

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,838,456	£2,838,456	£2,838,456	£2,838,456	£2,838,456	£2,838,456
10%	71%	£2,419,483	£2,437,031	£2,421,384	£2,438,933	£2,421,970	£2,423,873
15%	71%	£2,209,996	£2,236,319	£2,212,848	£2,239,172	£2,213,728	£2,216,581
20%	71%	£2,000,509	£2,035,607	£2,004,312	£2,039,410	£2,005,486	£2,009,289
25%	71%	£1,791,022	£1,834,894	£1,795,777	£1,839,648	£1,797,243	£1,801,997
30%	71%	£1,581,536	£1,634,182	£1,587,241	£1,639,887	£1,589,001	£1,594,706
35%	71%	£1,372,049	£1,433,470	£1,378,705	£1,440,126	£1,380,759	£1,387,414
40%	71%	£1,162,562	£1,232,758	£1,170,169	£1,240,365	£1,172,516	£1,180,123
45%	71%	£953,076	£1,032,045	£961,633	£1,040,603	£964,274	£972,832
50%	71%	£743,589	£831,333	£753,098	£840,842	£756,031	£765,540
100%	71%	-£1,360,677	-£1,182,119	-£1,341,328	-£1,162,769	-£1,335,360	-£1,316,010
10%	75%	£2,418,679	£2,434,033	£2,420,675	£2,436,031	£2,420,856	£2,422,852
15%	75%	£2,208,789	£2,231,822	£2,211,785	£2,234,817	£2,212,055	£2,215,050
20%	75%	£1,998,900	£2,029,610	£2,002,894	£2,033,604	£2,003,255	£2,007,249
25%	75%	£1,789,012	£1,827,400	£1,794,004	£1,832,392	£1,794,455	£1,799,446
30%	75%	£1.579.123	£1.625.189	£1.585.114	£1.631.179	£1,585,655	£1,591,645
35%	75%	£1,369,234	£1,422,977	£1,376,222	£1,429,966	£1,376,854	£1,383,843
40%	75%	£1.159.345	£1,220,766	£1.167.332	£1,228,753	£1.168.055	£1,176,042
45%	75%	£949,457	£1,018,554	£958,442	£1,027,541	£959,254	£968,239
50%	75%	£739.568	£816.344	£749.552	£826.328	£750,454	£760,438
10%	60%	£2,422,056	£2,446,625	£2.423.654	£2,448,222	£2,425,540	£2,427,137
15%	60%	£2,213,857	£2,250,709	£2,216,253	£2,253,105	£2,219,082	£2,221,479
20%	60%	£2.005.657	£2.054.793	£2.008.852	£2.057.988	£2.012.624	£2.015.819
25%	60%	£1,797,457	£1,858,877	£1,801,450	£1,862,871	£1,806,166	£1,810,160
30%	60%	£1.589.257	£1.662.963	£1,594,050	£1.667.755	£1,599,709	£1,604,501
35%	60%	£1.381.058	£1.467.047	£1,386,649	£1,472,638	£1,393,250	£1,398,841
40%	60%	£1.172.858	£1,271,131	£1,179,248	£1.277.521	£1,186,793	£1,193,182
45%	60%	£964.658	£1.075.215	£971.846	£1.082.404	£980.335	£987.524
50%	60%	£756.458	£879 300	£764 446	£887 287	£773.876	£781.864

£27,943,000

£13,474,000

8 0.12 Ha

	CIL Zone	1
	Value Area	Low
Sales value inflation		0

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,745,251	£2,745,251	£2,745,251	£2,745,251	£2,745,251	£2,745,251
10%	71%	£2,415,803	£2,433,351	£2,418,907	£2,436,457	£2,418,291	£2,421,396
15%	71%	£2,251,078	£2,277,402	£2,255,736	£2,282,059	£2,254,811	£2,259,468
20%	71%	£2,086,355	£2,121,452	£2,092,565	£2,127,662	£2,091,332	£2,097,542
25%	71%	£1,921,630	£1,965,502	£1,929,393	£1,973,265	£1,927,851	£1,935,614
30%	71%	£1,756,907	£1,809,553	£1,766,221	£1,818,868	£1,764,371	£1,773,686
35%	71%	£1,592,182	£1,653,603	£1,603,050	£1,664,471	£1,600,892	£1,611,759
40%	71%	£1,427,459	£1,497,653	£1,439,878	£1,510,074	£1,437,411	£1,449,831
45%	71%	£1,262,734	£1,341,703	£1,276,707	£1,355,676	£1,273,931	£1,287,905
50%	71%	£1,098,011	£1,185,754	£1,113,536	£1,201,279	£1,110,452	£1,125,977
100%	71%	-£558,842	-£380,283	-£527,248	-£348,689	-£533,523	-£501,930
10%	75%	£2,414,938	£2,430,293	£2,418,198	£2,433,554	£2,417,115	£2,420,376
15%	75%	£2,249,782	£2,272,814	£2,254,672	£2,277,706	£2,253,048	£2,257,938
20%	75%	£2,084,626	£2,115,336	£2,091,146	£2,121,856	£2,088,980	£2,095,500
25%	75%	£1,919,469	£1,957,857	£1,927,620	£1,966,008	£1,924,913	£1,933,063
30%	75%	£1,754,313	£1,800,379	£1,764,094	£1,810,159	£1,760,844	£1,770,626
35%	75%	£1,589,157	£1,642,900	£1,600,567	£1,654,311	£1,596,777	£1,608,188
40%	75%	£1,424,000	£1,485,421	£1,437,041	£1,498,462	£1,432,710	£1,445,751
45%	75%	£1,258,844	£1,327,942	£1,273,516	£1,342,614	£1,268,642	£1,283,313
50%	75%	£1,093,688	£1,170,463	£1,109,990	£1,186,765	£1,104,574	£1,120,875
10%	60%	£2,418,569	£2,443,137	£2,421,178	£2,445,745	£2,422,053	£2,424,660
15%	60%	£2,255,228	£2,292,081	£2,259,140	£2,295,993	£2,260,453	£2,264,366
20%	60%	£2,091,887	£2,141,024	£2,097,103	£2,146,240	£2,098,855	£2,104,071
25%	60%	£1,928,547	£1,989,967	£1,935,067	£1,996,488	£1,937,255	£1,943,776
30%	60%	£1,765,205	£1,838,911	£1,773,030	£1,846,735	£1,775,657	£1,783,481
35%	60%	£1,601,865	£1,687,854	£1,610,994	£1,696,983	£1,614,057	£1,623,186
40%	60%	£1,438,523	£1,536,797	£1,448,957	£1,547,230	£1,452,459	£1,462,891
45%	60%	£1,275,183	£1,385,740	£1,286,920	£1,397,477	£1,290,859	£1,302,597
50%	60%	£1.111.842	£1.234.684	£1.124.883	£1,247,724	£1.129.261	£1.142.301

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF	
0%	71%	-£8,054,749	-£8,054,749	-£8,054,749	-£8,054,749	-£8,054,749	-£8,054,749
10%	71%	-£8,384,197	-£8,366,649		-£8,363,543		-£8,378,604
15%	71%	-£8,548,922	-£8,522,598	-£8,544,264			
20%	71%	-£8,713,645	-£8,678,548				
25%	71%	-£8,878,370	-£8,834,498				
30%	71%	-£9,043,093	-£8,990,447	-£9,033,779	-£8,981,132	-£9,035,629	-£9,026,314
35%	71%	-£9,207,818	-£9,146,397				
40%	71%	-£9,372,541	-£9,302,347	-£9,360,122	-£9,289,926	-£9,362,589	-£9,350,169
45%	71%	-£9,537,266	-£9,458,297				
50%	71%	-£9,701,989	-£9,614,246	-£9,686,464			-£9,674,023
100%	71%	-£11,358,842	-£11,180,283				
10%	75%	-£8,385,062	-£8,369,707		-£8,366,446		-£8,379,624
15%	75%	-£8,550,218	-£8,527,186		-£8,522,294		
20%	75%	-£8,715,374	-£8,684,664	-£8,708,854	-£8,678,144		-£8,704,500
25%	75%	-£8,880,531	-£8,842,143				
30%	75%	-£9,045,687	-£8,999,621	-£9,035,906			-£9,029,374
35%	75%	-£9,210,843	-£9,157,100				
40%	75%	-£9,376,000	-£9,314,579				
45%	75%	-£9,541,156	-£9,472,058	-£9,526,484	-£9,457,386		
50%	75%	-£9,706,312	-£9,629,537				
10%	60%	-£8,381,431	-£8,356,863			-£8,377,947	-£8,375,340
15%	60%	-£8,544,772	-£8,507,919				-£8,535,634
20%	60%	-£8,708,113	-£8,658,976			-£8,701,145	
25%	60%	-£8,871,453	-£8,810,033		-£8,803,512		-£8,856,224
30%	60%	-£9,034,795	-£8,961,089				-£9,016,519
35%	60%	-£9,198,135	-£9,112,146				-£9,176,814
40%	60%	-£9,361,477	-£9,263,203			-£9,347,541	
45%	60%	-£9.524.817	-£9.414.260		-£9.402.523	-£9,509,141	-£9,497,403
50%	60%	-FQ 688 158	-FQ 565 316				

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,933,749	-£5,933,749	-£5,933,749	-£5,933,749	-£5,933,749	-£5,933,749
10%	71%	-£6,263,197	-£6,245,649	-£6,260,093	-£6,242,543	-£6,260,709	-£6,257,604
15%	71%	-£6,427,922	-£6,401,598	-£6,423,264	-£6,396,941		
20%	71%	-£6,592,645	-£6,557,548				
25%	71%	-£6,757,370	-£6,713,498				
30%	71%	-£6,922,093	-£6,869,447				-£6,905,314
35%	71%	-£7,086,818	-£7,025,397				
40%	71%	-£7,251,541	-£7,181,347	-£7,239,122	-£7,168,926	-£7,241,589	-£7,229,169
45%	71%	-£7,416,266	-£7,337,297				
50%	71%	-£7,580,989	-£7,493,246	-£7,565,464	-£7,477,721	-£7,568,548	-£7,553,023
100%	71%	-£9,237,842	-£9,059,283				
10%	75%	-£6,264,062	-£6,248,707	-£6,260,802	-£6,245,446	-£6,261,885	-£6,258,624
15%	75%	-£6,429,218	-£6,406,186				
20%	75%	-£6,594,374	-£6,563,664	-£6,587,854	-£6,557,144	-£6,590,020	-£6,583,500
25%	75%	-£6,759,531	-£6,721,143				
30%	75%	-£6,924,687	-£6,878,621	-£6,914,906	-£6,868,841	-£6,918,156	-£6,908,374
35%	75%	-£7,089,843	-£7,036,100				
40%	75%	-£7,255,000	-£7,193,579	-£7,241,959	-£7,180,538	-£7,246,290	-£7,233,249
45%	75%	-£7,420,156	-£7,351,058				
50%	75%	-£7,585,312	-£7,508,537	-£7,569,010	-£7,492,235	-£7,574,426	-£7,558,125
10%	60%	-£6,260,431	-£6,235,863				
15%	60%	-£6,423,772	-£6,386,919				
20%	60%	-£6,587,113	-£6,537,976				
25%	60%	-£6,750,453	-£6,689,033	-£6,743,933		-£6,741,745	-£6,735,224
30%	60%	-£6,913,795	-£6,840,089	-£6,905,970		-£6,903,343	-£6,895,519
35%	60%	-£7,077,135	-£6,991,146				
40%	60%	-£7,240,477	-£7,142,203	-£7,230,043	-£7,131,770	-£7,226,541	-£7,216,109
45%	60%	-£7,403,817	-£7,293,260				
50%	60%	-£7.567.158	-£7,444,316				

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,240,989	-£2,240,989	-£2,240,989	-£2,240,989	-£2,240,989	-£2,240,989
10%	71%	-£2,570,437	-£2,552,889				
15%	71%	-£2,735,162	-£2,708,838		-£2,704,181	-£2,731,429	
20%	71%	-£2,899,885	-£2,864,788				
25%	71%	-£3,064,610	-£3,020,738		-£3,012,975	-£3,058,389	-£3,050,626
30%	71%	-£3,229,333	-£3,176,687				
35%	71%	-£3,394,058	-£3,332,637	-£3,383,190	-£3,321,769	-£3,385,348	-£3,374,481
40%	71%	-£3,558,781	-£3,488,587				
45%	71%	-£3,723,506	-£3,644,537	-£3,709,533	-£3,630,564	-£3,712,309	-£3,698,335
50%	71%	-£3,888,229	-£3,800,486	-£3,872,704	-£3,784,961		
100%	71%	-£5,545,082	-£5,366,523	-£5,513,488	-£5,334,929	-£5,519,763	-£5,488,170
10%	75%	-£2,571,302	-£2,555,947				-£2,565,864
15%	75%	-£2,736,458	-£2,713,426		-£2,708,534		
20%	75%	-£2,901,614	-£2,870,904	-£2,895,094	-£2,864,384		-£2,890,740
25%	75%	-£3,066,771	-£3,028,383				
30%	75%	-£3,231,927	-£3,185,861				-£3,215,614
35%	75%	-£3,397,083	-£3,343,340				
40%	75%	-£3,562,240	-£3,500,819				
45%	75%	-£3,727,396	-£3,658,298	-£3,712,724			
50%	75%	-£3,892,552	-£3,815,777				
10%	60%	-£2,567,671	-£2,543,103				
15%	60%	-£2,731,012	-£2,694,159				-£2,721,874
20%	60%	-£2.894.353	-£2.845.216				
25%	60%	-£3,057,693	-£2,996,273				-£3,042,464
30%	60%	-£3,221,035	-£3,147,329				
35%	60%	-£3,384,375	-£3,298,386				
40%	60%	-£3,547,717	-£3,449,443				-£3,523,349
45%	60%	-£3,711,057	-£3,600,500				
E00/	0001	00.074.000	CO 754 550		CO 700 E46		02.042.020

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£569,629	-£569,629	-£569,629	-£569,629	-£569,629	-£569,629
10%	71%	-£899,077	-£881,529	-£895,973	-£878,423	-£896,589	-£893,484
15%	71%	-£1,063,802	-£1,037,478	-£1,059,144	-£1,032,821	-£1,060,069	-£1,055,412
20%	71%	-£1,228,525	-£1,193,428	-£1,222,315	-£1,187,218	-£1,223,548	-£1,217,338
25%	71%	-£1,393,250	-£1,349,378	-£1,385,487	-£1,341,615	-£1,387,029	-£1,379,266
30%	71%	-£1,557,973	-£1,505,327	-£1,548,659	-£1,496,012	-£1,550,509	-£1,541,194
35%	71%	-£1,722,698	-£1,661,277	-£1,711,830	-£1,650,409	-£1,713,988	-£1,703,121
40%	71%	-£1,887,421	-£1,817,227	-£1,875,002	-£1,804,806	-£1,877,469	-£1,865,049
45%	71%	-£2,052,146					
50%	71%	-£2,216,869	-£2,129,126	-£2,201,344	-£2,113,601	-£2,204,428	-£2,188,903
100%	71%	-£3,873,722					
10%	75%	-£899,942	-£884,587	-£896,682	-£881,326	-£897,765	-£894,504
15%	75%	-£1,065,098	-£1,042,066	-£1,060,208	-£1,037,174	-£1,061,832	-£1,056,942
20%	75%	-£1,230,254	-£1,199,544	-£1,223,734	-£1,193,024	-£1,225,900	-£1,219,380
25%	75%	-£1,395,411	-£1,357,023	-£1,387,260	-£1,348,872	-£1,389,967	-£1,381,817
30%	75%	-£1,560,567	-£1,514,501	-£1,550,786	-£1,504,721	-£1,554,036	-£1,544,254
35%	75%	-£1,725,723	-£1,671,980	-£1,714,313	-£1,660,569	-£1,718,103	-£1,706,692
40%	75%	-£1,890,880	-£1,829,459	-£1,877,839	-£1,816,418	-£1,882,170	-£1,869,129
45%	75%	-£2,056,036		-£2,041,364			
50%	75%	-£2,221,192	-£2,144,417			-£2,210,306	
10%	60%	-£896,311	-£871,743	-£893,702	-£869,135	-£892,827	-£890,220
15%	60%	-£1,059,652	-£1,022,799	-£1,055,740	-£1,018,887	-£1,054,427	-£1,050,514
20%	60%	-£1,222,993	-£1,173,856	-£1,217,777	-£1,168,640	-£1,216,025	-£1,210,809
25%	60%	-£1,386,333	-£1,324,913	-£1,379,813	-£1,318,392	-£1,377,625	-£1,371,104
30%	60%	-£1,549,675	-£1,475,969	-£1,541,850	-£1,468,145	-£1,539,223	-£1,531,399
35%	60%	-£1,713,015	-£1,627,026	-£1,703,886	-£1,617,897	-£1,700,823	-£1,691,694
40%	60%	-£1,876,357	-£1,778,083	-£1,865,923	-£1,767,650	-£1,862,421	-£1,851,989
45%	60%	-£2,039,697	-£1,929,140		-£1,917,403		
50%	60%	-£2,203,038	-£2,080,196	-£2,189,997	-£2,067,156	-£2,185,619	-£2,172,579

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£669,371	£669,371	£669,371	£669,371	£669,371	£669,371
10%	71%	£339,923	£357,471	£343,027	£360,577	£342,411	£345,516
15%	71%	£175,198	£201,522	£179,856	£206,179	£178,931	£183,588
20%	71%	£10,475	£45,572	£16,685	£51,782	£15,452	£21,662
25%	71%	-£154,250	-£110,378	-£146,487	-£102,615	-£148,029	-£140,266
30%	71%	-£318,973	-£266,327	-£309,659	-£257,012	-£311,509	-£302,194
35%	71%	-£483,698	-£422,277	-£472,830	-£411,409	-£474,988	-£464,121
40%	71%	-£648,421	-£578,227	-£636,002	-£565,806	-£638,469	-£626,049
45%	71%	-£813,146	-£734,177	-£799,173	-£720,204	-£801,949	-£787,975
50%	71%	-£977,869	-£890,126	-£962,344	-£874,601	-£965,428	-£949,903
100%	71%	-£2,634,722	-£2,456,163				-£2,577,810
10%	75%	£339,058	£354,413	£342,318	£357,674	£341,235	£344,496
15%	75%	£173,902	£196,934	£178,792	£201,826	£177,168	£182,058
20%	75%	£8,746	£39,456	£15,266	£45,976	£13,100	£19,620
25%	75%	-£156,411	-£118,023	-£148,260	-£109,872	-£150,967	-£142,817
30%	75%	-£321,567	-£275,501	-£311,786	-£265,721	-£315,036	-£305,254
35%	75%	-£486,723	-£432,980	-£475,313	-£421,569	-£479,103	-£467,692
40%	75%	-£651,880	-£590,459	-£638,839	-£577,418	-£643,170	-£630,129
45%	75%	-£817,036	-£747,938	-£802,364	-£733,266	-£807,238	-£792,567
50%	75%	-£982,192	-£905,417	-£965,890	-£889,115	-£971,306	-£955,005
10%	60%	£342,689	£367,257	£345,298	£369,865	£346,173	£348,780
15%	60%	£179,348	£216,201	£183,260	£220,113	£184,573	£188,486
20%	60%	£16,007	£65,144	£21,223	£70,360	£22,975	£28,191
25%	60%	-£147,333	-£85,913	-£140,813	-£79,392	-£138,625	-£132,104
30%	60%	-£310,675	-£236,969	-£302,850	-£229,145	-£300,223	-£292,399
35%	60%	-£474,015	-£388,026	-£464,886	-£378,897	-£461,823	-£452,694
40%	60%	-£637,357	-£539,083	-£626,923	-£528,650	-£623,421	-£612,989
45%	60%	-£800,697	-£690,140	-£788,960	-£678,403	-£785,021	-£773,283
50%	60%	-£964 038	-£841 196	-£950 997	-£828 156	-£946 619	-£933.579

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,931,171	£1,931,171	£1,931,171	£1,931,171	£1,931,171	£1,931,171
10%	71%	£1,601,723	£1,619,271	£1,604,827	£1,622,377	£1,604,211	£1,607,316
15%	71%	£1,436,998	£1,463,322	£1,441,656	£1,467,979	£1,440,731	£1,445,388
20%	71%	£1,272,275	£1,307,372	£1,278,485	£1,313,582	£1,277,252	£1,283,462
25%	71%	£1,107,550	£1,151,422	£1,115,313	£1,159,185	£1,113,771	£1,121,534
30%	71%	£942,827	£995,473	£952,141	£1,004,788	£950,291	£959,606
35%	71%	£778,102	£839,523	£788,970	£850,391	£786,812	£797,679
40%	71%	£613,379	£683,573	£625,798	£695,994	£623,331	£635,751
45%	71%	£448,654	£527,623	£462,627	£541,596	£459,851	£473,825
50%	71%	£283,931	£371,674	£299,456	£387,199	£296,372	£311,897
100%	71%	-£1,372,922	-£1,194,363	-£1,341,328	-£1,162,769	-£1,347,603	-£1,316,010
10%	75%	£1,600,858	£1,616,213	£1,604,118	£1,619,474	£1,603,035	£1,606,296
15%	75%	£1,435,702	£1,458,734	£1,440,592	£1,463,626	£1,438,968	£1,443,858
20%	75%	£1,270,546	£1,301,256	£1,277,066	£1,307,776	£1,274,900	£1,281,420
25%	75%	£1,105,389	£1,143,777	£1,113,540	£1,151,928	£1,110,833	£1,118,983
30%	75%	£940,233	£986,299	£950,014	£996,079	£946,764	£956,546
35%	75%	£775,077	£828,820	£786,487	£840,231	£782,697	£794,108
40%	75%	£609,920	£671,341	£622,961	£684,382	£618,630	£631,671
45%	75%	£444,764	£513,862	£459,436	£528,534	£454,562	£469,233
50%	75%	£279,608	£356,383	£295,910	£372,685	£290,494	£306,795
10%	60%	£1,604,489	£1,629,057	£1,607,098	£1,631,665	£1,607,973	£1,610,580
15%	60%	£1,441,148	£1,478,001	£1,445,060	£1,481,913	£1,446,373	£1,450,286
20%	60%	£1,277,807	£1,326,944	£1,283,023	£1,332,160	£1,284,775	£1,289,991
25%	60%	£1,114,467	£1,175,887	£1,120,987	£1,182,408	£1,123,175	£1,129,696
30%	60%	£951,125	£1,024,831	£958,950	£1,032,655	£961,577	£969,401
35%	60%	£787,785	£873,774	£796,914	£882,903	£799,977	£809,106
40%	60%	£624,443	£722,717	£634,877	£733,150	£638,379	£648,811
45%	60%	£461,103	£571,660	£472,840	£583,397	£476,779	£488,517
F00/	000/	0007.700	0400.004	0040.000	0400.044	C24E 404	0000 004

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£607,909	-£607,909	-£607,909	-£607,909	-£607,909	-£607,909
10%	71%	-£937,357	-£919,809	-£934,253	-£916,703	-£934,869	-£931,764
15%	71%	-£1,102,082	-£1,075,758	-£1,097,424	-£1,071,101	-£1,098,349	-£1,093,692
20%	71%	-£1,266,805	-£1,231,708	-£1,260,595	-£1,225,498	-£1,261,828	-£1,255,618
25%	71%	-£1,431,530	-£1,387,658	-£1,423,767	-£1,379,895	-£1,425,309	-£1,417,546
30%	71%	-£1,596,253	-£1,543,607	-£1,586,939	-£1,534,292	-£1,588,789	-£1,579,474
35%	71%	-£1,760,978	-£1,699,557	-£1,750,110	-£1,688,689	-£1,752,268	-£1,741,401
40%	71%	-£1,925,701	-£1,855,507	-£1,913,282	-£1,843,086	-£1,915,749	-£1,903,329
45%	71%	-£2,090,426	-£2,011,457		-£1,997,484		
50%	71%	-£2,255,149	-£2,167,406	-£2,239,624	-£2,151,881	-£2,242,708	-£2,227,183
100%	71%	-£3,912,002	-£3,733,443		-£3,701,849		
10%	75%	-£938,222	-£922,867	-£934,962	-£919,606	-£936,045	-£932,784
15%	75%	-£1,103,378	-£1,080,346	-£1,098,488	-£1,075,454	-£1,100,112	-£1,095,222
20%	75%	-£1,268,534	-£1,237,824	-£1,262,014	-£1,231,304	-£1,264,180	-£1,257,660
25%	75%	-£1,433,691	-£1,395,303	-£1,425,540	-£1,387,152	-£1,428,247	-£1,420,097
30%	75%	-£1,598,847	-£1,552,781	-£1,589,066	-£1,543,001	-£1,592,316	-£1,582,534
35%	75%	-£1,764,003	-£1,710,260	-£1,752,593	-£1,698,849	-£1,756,383	-£1,744,972
40%	75%	-£1,929,160	-£1,867,739	-£1,916,119	-£1,854,698	-£1,920,450	-£1,907,409
45%	75%	-£2,094,316	-£2,025,218	-£2,079,644	-£2,010,546	-£2,084,518	
50%	75%	-£2,259,472	-£2,182,697	-£2,243,170	-£2,166,395	-£2,248,586	
10%	60%	-£934,591	-£910,023	-£931,982	-£907,415	-£931,107	-£928,500
15%	60%	-£1,097,932	-£1,061,079	-£1,094,020	-£1,057,167	-£1,092,707	-£1,088,794
20%	60%	-£1,261,273	-£1,212,136	-£1,256,057	-£1,206,920	-£1,254,305	-£1,249,089
25%	60%	-£1,424,613	-£1,363,193	-£1,418,093	-£1,356,672	-£1,415,905	-£1,409,384
30%	60%	-£1,587,955	-£1,514,249	-£1,580,130	-£1,506,425	-£1,577,503	-£1,569,679
35%	60%	-£1,751,295	-£1,665,306	-£1,742,166	-£1,656,177	-£1,739,103	-£1,729,974
40%	60%	-£1,914,637	-£1,816,363	-£1,904,203	-£1,805,930	-£1,900,701	-£1,890,269
45%	60%	-£2,077,977	-£1,967,420		-£1,955,683		
50%	60%	-£2,241,318	-£2,118,476		-£2,105,436		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,128,371	£1,128,371	£1,128,371	£1,128,371	£1,128,371	£1,128,371
10%	71%	£798,923	£816,471	£802,027	£819,577	£801,411	£804,516
15%	71%	£634,198	£660,522	£638,856	£665,179	£637,931	£642,588
20%	71%	£469,475	£504,572	£475,685	£510,782	£474,452	£480,662
25%	71%	£304,750	£348,622	£312,513	£356,385	£310,971	£318,734
30%	71%	£140,027	£192,673	£149,341	£201,988	£147,491	£156,806
35%	71%	-£24.698	£36.723	-£13.830	£47.591	-£15.988	-£5.121
40%	71%	-£189,421	-£119,227	-£177,002	-£106,806	-£179,469	-£167,049
45%	71%	-£354.146	-£275.177	-£340.173	-£261,204	-£342.949	-£328.975
50%	71%	-£518,869	-£431,126	-£503,344	-£415,601	-£506,428	-£490,903
100%	71%	-£2.175.722	-£1,997,163	-£2,144,128	-£1.965.569		-£2,118,810
10%	75%	£798,058	£813,413	£801,318	£816,674	£800,235	£803,496
15%	75%	£632.902	£655.934	£637,792	£660.826	£636,168	£641.058
20%	75%	£467,746	£498,456	£474,266	£504,976	£472,100	£478,620
25%	75%	£302.589	£340.977	£310.740	£349.128	£308.033	£316.183
30%	75%	£137.433	£183,499	£147.214	£193,279	£143.964	£153,746
35%	75%	-£27.723	£26.020	-£16.313	£37,431	-£20.103	-£8.692
40%	75%	-£192.880	-£131.459	-£179.839	-£118.418	-£184.170	-£171.129
45%	75%	-£358.036	-£288.938	-£343.364	-£274,266	-£348.238	-£333.567
50%	75%	-£523 192	-£446.417	-£506.890	-£430 115	-£512 306	-£496 005
10%	60%	£801.689	£826.257	£804.298	£828.865	£805.173	£807,780
15%	60%	£638.348	£675.201	£642.260	£679.113	£643.573	£647,486
20%	60%	£475.007	£524.144	£480.223	£529.360	£481.975	£487,191
25%	60%	£311.667	£373.087	£318.187	£379.608	£320.375	£326,896
30%	60%	£148.325	£222.031	£156.150	£229.855	£158.777	£166,601
35%	60%	-£15.015	£70.974	-£5.886	£80.103	-£2.823	£6.306
40%	60%	-£178.357	-£80.083	-£167.923	-£69.650	-£164.421	-£153.989
45%	60%	-£341.697	-£231 140	-£329.960	-£219.403	-£326.021	-£314.283
4070 4070	60%	CEOE 029	-6202.106	-6404 007	£260,466	£497 £10	£474 £70

50% 60% -£341.697 50% 60% -£505.038 Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,931,171	£1,931,171	£1,931,171	£1,931,171	£1,931,171	£1,931,171
10%	71%	£1,601,723	£1,619,271	£1,604,827	£1,622,377	£1,604,211	£1,607,316
15%	71%	£1,436,998	£1,463,322	£1,441,656	£1,467,979	£1,440,731	£1,445,388
20%	71%	£1,272,275	£1,307,372	£1,278,485	£1,313,582	£1,277,252	£1,283,462
25%	71%	£1,107,550	£1,151,422	£1,115,313	£1,159,185	£1,113,771	£1,121,534
30%	71%	£942,827	£995,473	£952,141	£1,004,788	£950,291	£959,606
35%	71%	£778,102	£839,523	£788,970	£850,391	£786,812	£797,679
40%	71%	£613,379	£683,573	£625,798	£695,994	£623,331	£635,751
45%	71%	£448,654	£527,623	£462,627	£541,596	£459,851	£473,825
50%	71%	£283,931	£371,674	£299,456	£387,199	£296,372	£311,897
100%	71%	-£1,372,922	-£1,194,363	-£1,341,328	-£1,162,769	-£1,347,603	-£1,316,010
10%	75%	£1,600,858	£1,616,213	£1,604,118	£1,619,474	£1,603,035	£1,606,296
15%	75%	£1,435,702	£1,458,734	£1,440,592	£1,463,626	£1,438,968	£1,443,858
20%	75%	£1,270,546	£1,301,256	£1,277,066	£1,307,776	£1,274,900	£1,281,420
25%	75%	£1,105,389	£1,143,777	£1,113,540	£1,151,928	£1,110,833	£1,118,983
30%	75%	£940,233	£986,299	£950,014	£996,079	£946,764	£956,546
35%	75%	£775,077	£828,820	£786,487	£840,231	£782,697	£794,108
40%	75%	£609,920	£671,341	£622,961	£684,382	£618,630	£631,671
45%	75%	£444,764	£513,862	£459,436	£528,534	£454,562	£469,233
50%	75%	£279,608	£356,383	£295,910	£372,685	£290,494	£306,795
10%	60%	£1.604.489	£1.629.057	£1.607.098	£1.631.665	£1.607.973	£1,610,580
15%	60%	£1,441,148	£1,478,001	£1,445,060	£1,481,913	£1,446,373	£1,450,286
20%	60%	£1,277,807	£1,326,944	£1,283,023	£1,332,160	£1,284,775	£1,289,991
25%	60%	£1,114,467	£1,175,887	£1,120,987	£1,182,408	£1,123,175	£1,129,696
30%	60%	£951,125	£1,024,831	£958,950	£1,032,655	£961,577	£969,401
35%	60%	£787,785	£873,774	£796,914	£882,903	£799,977	£809,106
40%	60%	£624,443	£722.717	£634.877	£733.150	£638.379	£648.811
469/	60%	£461 102	£574 660	6472.940	£592 207	6476 770	£499 £17

£27,943,000

£13,474,000

8 0.12 Ha

	CIL Zone	2
	Value Area	High
Sales value inflation		0%
Build cost inflation		0'

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,938,757	£2,938,757	£2,938,757	£2,938,757	£2,938,757	£2,938,757
10%	71%	£2,590,078	£2,607,965	£2,593,064	£2,610,950	£2,587,540	£2,590,524
15%	71%	£2,415,739	£2,442,570	£2,420,217	£2,447,046	£2,411,930	£2,416,408
20%	71%	£2,241,400	£2,277,173	£2,247,370	£2,283,143	£2,236,322	£2,242,291
25%	71%	£2,067,061	£2,111,778	£2,074,523	£2,119,239	£2,060,713	£2,068,174
30%	71%	£1,892,722	£1,946,382	£1,901,676	£1,955,336	£1,885,104	£1,894,058
35%	71%	£1,718,382	£1,780,986	£1,728,829	£1,791,433	£1,709,495	£1,719,942
40%	71%	£1,544,043	£1,615,590	£1,555,982	£1,627,529	£1,533,887	£1,545,825
45%	71%	£1,369,704	£1,450,194	£1,383,136	£1,463,625	£1,358,277	£1,371,708
50%	71%	£1,195,366	£1,284,798	£1,210,289	£1,299,722	£1,182,669	£1,197,592
100%	71%	-£557,617	-£375,621	-£527,248	-£345,251	-£583,455	-£553,085
10%	75%	£2,589,220	£2,604,871	£2,592,354	£2,608,005	£2,586,998	£2,590,132
15%	75%	£2,414,452	£2,437,928	£2,419,152	£2,442,629	£2,411,118	£2,415,819
20%	75%	£2,239,684	£2,270,985	£2,245,951	£2,277,253	£2,235,240	£2,241,508
25%	75%	£2,064,915	£2,104,042	£2,072,749	£2,111,877	£2,059,360	£2,067,195
30%	75%	£1,890,146	£1,937,099	£1,899,548	£1,946,501	£1,883,481	£1,892,883
35%	75%	£1,715,378	£1,770,156	£1,726,347	£1,781,125	£1,707,601	£1,718,570
40%	75%	£1,540,610	£1,603,212	£1,553,145	£1,615,749	£1,531,722	£1,544,258
45%	75%	£1,365,841	£1,436,270	£1,379,944	£1,450,373	£1,355,843	£1,369,945
50%	75%	£1,191,073	£1,269,327	£1,206,742	£1,284,997	£1,179,963	£1,195,633
10%	60%	£2,592,826	£2,617,867	£2,595,333	£2,620,374	£2,589,271	£2,591,778
15%	60%	£2,419,860	£2,457,422	£2,423,621	£2,461,183	£2,414,528	£2,418,288
20%	60%	£2,246,894	£2,296,977	£2,251,909	£2,301,992	£2,239,784	£2,244,798
25%	60%	£2,073,929	£2,136,532	£2,080,197	£2,142,800	£2,065,041	£2,071,309
30%	60%	£1,900,963	£1,976,087	£1,908,484	£1,983,608	£1,890,298	£1,897,819
35%	60%	£1,727,998	£1,815,642	£1,736,773	£1,824,417	£1,715,555	£1,724,330
40%	60%	£1,555,032	£1,655,198	£1,565,061	£1,665,226	£1,540,811	£1,550,841
45%	60%	£1,382,067	£1,494,752	£1,393,348	£1,506,035	£1,366,069	£1,377,351
50%	60%	£1,209,100	£1.334.307	£1.221.637	£1.346.842	£1.191.325	£1,203,862

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£7,861,243	-£7,861,243	-£7,861,243	-£7,861,243	-£7,861,243	-£7,861,243
10%	71%	-£8,209,922	-£8,192,035			-£8,212,460	-£8,209,476
15%	71%	-£8,384,261	-£8,357,430				-£8,383,592
20%	71%	-£8,558,600	-£8,522,827			-£8,563,678	-£8,557,709
25%	71%	-£8,732,939	-£8,688,222				-£8,731,826
30%	71%	-£8,907,278	-£8,853,618	-£8,898,324	-£8,844,664	-£8,914,896	-£8,905,942
35%	71%	-£9,081,618	-£9,019,014				-£9,080,058
40%	71%	-£9,255,957	-£9,184,410	-£9,244,018	-£9,172,471	-£9,266,113	-£9,254,175
45%	71%	-£9,430,296	-£9,349,806				-£9,428,292
50%	71%	-£9,604,634	-£9,515,202		-£9,500,278		-£9,602,408
100%	71%	-£11,357,617	-£11,175,621				-£11,353,085
10%	75%	-£8,210,780	-£8,195,129	-£8,207,646			-£8,209,868
15%	75%	-£8,385,548	-£8,362,072				-£8,384,181
20%	75%	-£8,560,316	-£8,529,015	-£8,554,049	-£8,522,747	-£8,564,760	-£8,558,492
25%	75%	-£8,735,085	-£8,695,958				-£8,732,805
30%	75%	-£8,909,854	-£8,862,901				-£8,907,117
35%	75%	-£9,084,622	-£9,029,844				-£9,081,430
40%	75%	-£9,259,390	-£9,196,788				-£9,255,742
45%	75%	-£9,434,159	-£9,363,730			-£9,444,157	-£9,430,055
50%	75%	-£9,608,927	-£9,530,673				-£9,604,367
10%	60%	-£8,207,174	-£8,182,133		-£8,179,626		-£8,208,222
15%	60%	-£8,380,140	-£8,342,578				-£8,381,712
20%	60%	-£8,553,106	-£8,503,023	-£8,548,091	-£8,498,008	-£8,560,216	-£8,555,202
25%	60%	-£8,726,071	-£8,663,468				-£8,728,691
30%	60%	-£8,899,037	-£8,823,913	-£8,891,516		-£8,909,702	-£8,902,181
35%	60%	-£9,072,002	-£8,984,358				-£9,075,670
40%	60%	-£9,244,968	-£9,144,802		-£9,134,774		-£9,249,159
45%	60%	-£9,417,933	-£9,305,248		-£9,293,965		-£9,422,649
50%	60%	-£9.590.900	-£9.465.693				-£9.596.138

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,740,243					
10%	71%	-£6,088,922		-£6,085,936	-£6,068,050	-£6,091,460	-£6,088,476
15%	71%	-£6,263,261					
20%	71%	-£6,437,600	-£6,401,827	-£6,431,630	-£6,395,857	-£6,442,678	-£6,436,709
25%	71%	-£6,611,939					
30%	71%	-£6,786,278				-£6,793,896	
35%	71%	-£6,960,618					
40%	71%	-£7,134,957	-£7,063,410	-£7,123,018	-£7,051,471	-£7,145,113	-£7,133,175
45%	71%	-£7,309,296	-£7,228,806	-£7,295,864			
50%	71%	-£7,483,634	-£7,394,202	-£7,468,711	-£7,379,278	-£7,496,331	-£7,481,408
100%	71%	-£9,236,617		-£9,206,248			
10%	75%	-£6,089,780					
15%	75%	-£6,264,548	-£6.241.072				
20%	75%	-£6,439,316			-£6,401,747		
25%	75%	-£6.614.085					
30%	75%	-£6,788,854				-£6,795,519	-£6,786,117
35%	75%	-£6,963,622					
40%	75%	-£7.138.390					
45%	75%	-£7.313.159					
50%	75%	-£7,487,927					
10%	60%	-£6.086.174					
15%	60%	-£6,259,140				-£6,264,472	-£6,260,712
20%	60%	-£6.432.106	-£6.382.023		-£6.377.008		-£6,434,202
25%	60%	-£6,605,071					
30%	60%	-£6.778.037					
35%	60%	-£6,951,002	-£6,863,358				-£6,954,670
40%	60%	-£7,123,968			-£7.013.774		
45%	60%	-£7,296,933	-£7,184,248	-£7,285,652	-£7,172,965		-£7,301,649
50%	60%	-£7.469.900	-£7 344 693				-£7,475,138

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,047,483	-£2,047,483	-£2,047,483	-£2,047,483	-£2,047,483	-£2,047,483
10%	71%	-£2,396,162					
15%	71%	-£2,570,501					
20%	71%	-£2,744,840					
25%	71%	-£2,919,179	-£2,874,462	-£2,911,717	-£2,867,001		-£2,918,066
30%	71%	-£3,093,518		-£3,084,564	-£3,030,904	-£3,101,136	
35%	71%	-£3,267,858	-£3,205,254	-£3,257,411	-£3,194,807	-£3,276,745	-£3,266,298
40%	71%	-£3,442,197					
45%	71%	-£3,616,536	-£3,536,046	-£3,603,104		-£3,627,963	-£3,614,532
50%	71%	-£3.790.874					
100%	71%	-£5,543,857					
10%	75%	-£2,397,020					
15%	75%	-£2,571,788					
20%	75%	-£2.746.556					
25%	75%	-£2,921,325					
30%	75%	-£3,096,094					
35%	75%	-£3,270,862	-£3,216,084				
40%	75%	-£3,445,630				-£3,454,518	
45%	75%	-£3,620,399	-£3,549,970	-£3,606,296	-£3,535,867		-£3,616,295
50%	75%	-£3,795,167				-£3,806,277	
10%	60%	-£2,393,414	-£2,368,373		-£2,365,866		-£2,394,462
15%	60%	-£2,566,380	-£2.528.818	-£2.562.619	-£2.525.057	-£2.571.712	-£2,567,952
20%	60%	-£2,739,346	-£2,689,263		-£2.684.248		-£2,741,442
25%	60%	-£2.912.311	-£2.849.708		-£2.843.440		-£2,914,931
30%	60%	-£3.085.277	-£3.010.153		-£3.002.632		-£3.088.421
35%	60%	-£3.258.242	-£3.170.598		-£3.161.823		-£3,261,910
40%	60%	-£3,431,208	-F3 331 042		-£3.321.014		-£3 435 399
45%	60%	-£3.604.173	-£3,491,488		-£3.480.205		-£3.608.889
F09/	60%	£3,777,140	£3,451,460		62 620 200		CO 700 070

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
76 OI AII							
	71%	-£376,123	-£376,123	-£376,123	-£376,123	-£376,123	-£376,123
10%	71%	-£724,802	-£706,915	-£721,816	-£703,930	-£727,340	-£724,356
15%	71%	-£899,141	-£872,310	-£894,663	-£867,834	-£902,950	-£898,472
20%	71%	-£1,073,480	-£1,037,707	-£1,067,510	-£1,031,737	-£1,078,558	-£1,072,589
25%	71%	-£1,247,819	-£1,203,102	-£1,240,357	-£1,195,641	-£1,254,167	-£1,246,706
30%	71%	-£1,422,158	-£1,368,498	-£1,413,204	-£1,359,544	-£1,429,776	-£1,420,822
35%	71%	-£1,596,498	-£1,533,894	-£1,586,051	-£1,523,447	-£1,605,385	-£1,594,938
40%	71%	-£1,770,837	-£1,699,290	-£1,758,898	-£1,687,351	-£1,780,993	-£1,769,055
45%	71%	-£1,945,176	-£1,864,686				-£1,943,172
50%	71%	-£2,119,514	-£2,030,082		-£2,015,158		-£2,117,288
100%	71%	-£3,872,497	-£3,690,501	-£3,842,128		-£3,898,335	-£3,867,965
10%	75%	-£725,660	-£710,009	-£722,526	-£706,875	-£727,882	-£724,748
15%	75%	-£900,428	-£876,952	-£895,728	-£872,251	-£903,762	-£899,061
20%	75%	-£1,075,196	-£1,043,895	-£1,068,929	-£1,037,627	-£1,079,640	-£1,073,372
25%	75%	-£1,249,965	-£1,210,838	-£1,242,131	-£1,203,003	-£1,255,520	-£1,247,685
30%	75%	-£1,424,734	-£1,377,781	-£1,415,332	-£1,368,379	-£1,431,399	-£1,421,997
35%	75%	-£1,599,502	-£1,544,724	-£1,588,533	-£1,533,755	-£1,607,279	-£1,596,310
40%	75%	-£1,774,270	-£1,711,668	-£1,761,735	-£1,699,131	-£1,783,158	-£1,770,622
45%	75%	-£1,949,039	-£1,878,610				-£1,944,935
50%	75%	-£2,123,807	-£2,045,553				-£2,119,247
10%	60%	-£722,054	-£697,013	-£719,547	-£694,506	-£725,609	-£723,102
15%	60%	-£895,020	-£857,458	-£891,259	-£853,697	-£900,352	-£896,592
20%	60%	-£1.067.986	-£1.017.903	-£1.062.971	-£1.012.888	-£1.075.096	-£1.070.082
25%	60%	-£1,240,951	-£1,178,348	-£1,234,683	-£1,172,080	-£1,249,839	-£1,243,571
30%	60%	-£1.413.917	-£1.338.793	-£1,406,396	-£1.331.272	-£1.424.582	-£1,417,061
35%	60%	-£1,586,882	-£1,499,238	-£1,578,107	-£1,490,463	-£1,599,325	-£1,590,550
40%	60%	-£1.759.848	-£1.659.682	-£1.749.819	-£1.649.654	-£1.774.069	-£1,764,039
45%	60%	-£1,932,813	-£1,820,128	-£1,921,532	-£1,808,845	-£1,948,811	-£1,937,529
50%	60%	-£2 105 780	-£1 980 573	-£2 093 243	-£1.968.038		-£2 111 018

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£862,877	£862,877	£862,877	£862,877	£862,877	£862,877
10%	71%	£514,198	£532,085	£517,184	£535,070	£511,660	£514,644
15%	71%	£339,859	£366,690	£344,337	£371,166	£336,050	£340,528
20%	71%	£165,520	£201,293	£171,490	£207,263	£160,442	£166,411
25%	71%	-£8,819	£35,898	-£1,357	£43,359	-£15,167	-£7,706
30%	71%	-£183,158	-£129,498	-£174,204	-£120,544	-£190,776	-£181,822
35%	71%	-£357,498	-£294,894	-£347,051	-£284,447	-£366,385	-£355,938
40%	71%	-£531,837	-£460,290	-£519,898	-£448,351	-£541,993	-£530,055
45%	71%	-£706,176	-£625,686	-£692,744	-£612,255	-£717,603	-£704,172
50%	71%	-£880,514	-£791,082	-£865,591	-£776,158	-£893,211	-£878,288
100%	71%	-£2,633,497	-£2,451,501	-£2,603,128			-£2,628,965
10%	75%	£513,340	£528,991	£516,474	£532,125	£511,118	£514,252
15%	75%	£338,572	£362,048	£343,272	£366,749	£335,238	£339,939
20%	75%	£163,804	£195,105	£170,071	£201,373	£159,360	£165,628
25%	75%	-£10,965	£28,162	-£3,131	£35,997	-£16,520	-£8,685
30%	75%	-£185,734	-£138,781	-£176,332	-£129,379	-£192,399	-£182,997
35%	75%	-£360,502	-£305,724	-£349,533	-£294,755	-£368,279	-£357,310
40%	75%	-£535,270	-£472,668	-£522,735	-£460,131	-£544,158	-£531,622
45%	75%	-£710,039	-£639,610	-£695,936	-£625,507	-£720,037	-£705,935
50%	75%	-£884,807	-£806,553	-£869,138	-£790,883	-£895,917	-£880,247
10%	60%	£516,946	£541,987	£519,453	£544,494	£513,391	£515,898
15%	60%	£343,980	£381,542	£347,741	£385,303	£338,648	£342,408
20%	60%	£171,014	£221,097	£176,029	£226,112	£163,904	£168,918
25%	60%	-£1,951	£60,652	£4,317	£66,920	-£10,839	-£4,571
30%	60%	-£174,917	-£99,793	-£167,396	-£92,272	-£185,582	-£178,061
35%	60%	-£347,882	-£260,238	-£339,107	-£251,463	-£360,325	-£351,550
40%	60%	-£520,848	-£420,682	-£510,819	-£410,654	-£535,069	-£525,039
45%	60%	-£693,813	-£581,128	-£682,532	-£569,845	-£709,811	-£698,529
50%	60%	-£866.780	-£741.573	-£854.243	-£729.038	-£884 555	-£872.018

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,124,677	£2,124,677	£2,124,677	£2,124,677	£2,124,677	£2,124,677
10%	71%	£1,775,998	£1,793,885	£1,778,984	£1,796,870	£1,773,460	£1,776,444
15%	71%	£1,601,659	£1,628,490	£1,606,137	£1,632,966	£1,597,850	£1,602,328
20%	71%	£1,427,320	£1,463,093	£1,433,290	£1,469,063	£1,422,242	£1,428,211
25%	71%	£1,252,981	£1,297,698	£1,260,443	£1,305,159	£1,246,633	£1,254,094
30%	71%	£1,078,642	£1,132,302	£1,087,596	£1,141,256	£1,071,024	£1,079,978
35%	71%	£904,302	£966,906	£914,749	£977,353	£895,415	£905,862
40%	71%	£729,963	£801,510	£741,902	£813,449	£719,807	£731,745
45%	71%	£555,624	£636,114	£569,056	£649,545	£544,197	£557,628
50%	71%	£381,286	£470,718	£396,209	£485,642	£368,589	£383,512
100%	71%	-£1,371,697	-£1,189,701	-£1,341,328	-£1,159,331	-£1,397,535	-£1,367,165
10%	75%	£1,775,140	£1,790,791	£1,778,274	£1,793,925	£1,772,918	£1,776,052
15%	75%	£1,600,372	£1,623,848	£1,605,072	£1,628,549	£1,597,038	£1,601,739
20%	75%	£1,425,604	£1,456,905	£1,431,871	£1,463,173	£1,421,160	£1,427,428
25%	75%	£1,250,835	£1,289,962	£1,258,669	£1,297,797	£1,245,280	£1,253,115
30%	75%	£1,076,066	£1,123,019	£1,085,468	£1,132,421	£1,069,401	£1,078,803
35%	75%	£901,298	£956,076	£912,267	£967,045	£893,521	£904,490
40%	75%	£726,530	£789,132	£739,065	£801,669	£717,642	£730,178
45%	75%	£551,761	£622,190	£565,864	£636,293	£541,763	£555,865
50%	75%	£376,993	£455,247	£392,662	£470,917	£365,883	£381,553
10%	60%	£1,778,746	£1,803,787	£1,781,253	£1,806,294	£1,775,191	£1,777,698
15%	60%	£1,605,780	£1,643,342	£1,609,541	£1,647,103	£1,600,448	£1,604,208
20%	60%	£1,432,814	£1,482,897	£1,437,829	£1,487,912	£1,425,704	£1,430,718
25%	60%	£1,259,849	£1,322,452	£1,266,117	£1,328,720	£1,250,961	£1,257,229
30%	60%	£1,086,883	£1,162,007	£1,094,404	£1,169,528	£1,076,218	£1,083,739
35%	60%	£913,918	£1,001,562	£922,693	£1,010,337	£901,475	£910,250
40%	60%	£740,952	£841,118	£750,981	£851,146	£726,731	£736,761
45%	60%	£567,987	£680,672	£579,268	£691,955	£551,989	£563,271
				C407 EE7		C277 24E	

£17,299,000

£27,943,000

0/ -4 411	% of AH as	SR and SO at council Income	SR and SO at GLA Income	LAR and SO at council Income	LAR and SO at GLA Income	CD111D	148
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LL
0%	71%	-£414,403	-£414,403	-£414,403	-£414,403	-£414,403	-£414,403
10%	71%	-£763,082	-£745,195	-£760,096	-£742,210	-£765,620	-£762,636
15%	71%	-£937,421	-£910,590	-£932,943	-£906,114	-£941,230	-£936,752
20%	71%	-£1,111,760	-£1,075,987	-£1,105,790	-£1,070,017	-£1,116,838	-£1,110,869
25%	71%	-£1,286,099	-£1,241,382	-£1,278,637	-£1,233,921	-£1,292,447	-£1,284,986
30%	71%	-£1,460,438	-£1,406,778	-£1,451,484	-£1,397,824	-£1,468,056	-£1,459,102
35%	71%	-£1,634,778	-£1,572,174	-£1,624,331	-£1,561,727	-£1,643,665	-£1,633,218
40%	71%	-£1,809,117	-£1,737,570	-£1,797,178	-£1,725,631	-£1,819,273	-£1,807,335
45%	71%	-£1,983,456	-£1,902,966				
50%	71%	-£2,157,794	-£2,068,362			-£2,170,491	
100%	71%	-£3,910,777	-£3,728,781				
10%	75%	-£763,940	-£748,289	-£760,806	-£745,155	-£766,162	-£763,028
15%	75%	-£938,708	-£915,232	-£934,008	-£910,531	-£942,042	-£937,341
20%	75%	-£1,113,476	-£1,082,175	-£1,107,209	-£1,075,907	-£1,117,920	-£1,111,652
25%	75%	-£1,288,245	-£1,249,118	-£1,280,411	-£1,241,283	-£1,293,800	-£1,285,965
30%	75%	-£1,463,014	-£1,416,061	-£1,453,612	-£1,406,659	-£1,469,679	-£1,460,277
35%	75%	-£1,637,782	-£1,583,004	-£1,626,813	-£1,572,035	-£1,645,559	-£1,634,590
40%	75%	-£1,812,550	-£1,749,948	-£1,800,015	-£1,737,411	-£1,821,438	-£1,808,902
45%	75%	-£1.987.319	-£1.916.890		-£1.902.787		
50%	75%	-£2,162,087	-£2,083,833	-£2,146,418	-£2,068,163		
10%	60%	-£760,334	-£735,293	-£757,827	-£732,786	-£763,889	-£761,382
15%	60%	-£933,300	-£895,738	-£929,539	-£891,977	-£938,632	-£934,872
20%	60%	-£1,106,266	-£1,056,183	-£1,101,251	-£1,051,168	-£1,113,376	-£1,108,362
25%	60%	-£1,279,231	-£1,216,628	-£1,272,963	-£1,210,360	-£1,288,119	-£1,281,851
30%	60%	-£1,452,197	-£1,377,073	-£1,444,676	-£1,369,552	-£1,462,862	-£1,455,341
35%	60%	-£1,625,162	-£1,537,518	-£1,616,387	-£1,528,743	-£1,637,605	-£1,628,830
40%	60%	-£1.798.128	-£1.697.962	-£1.788.099	-£1.687.934		-£1.802.319
45%	60%	-£1.971.093	-£1.858.408	-£1.959.812	-£1.847.125		-£1,975,809
50%	60%	-£2.144.060	-£2.018.853				-£2,149,298

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,321,877	£1,321,877	£1,321,877	£1,321,877	£1,321,877	£1,321,877
10%	71%	£973,198	£991,085	£976,184	£994,070	£970,660	£973,644
15%	71%	£798,859	£825,690	£803,337	£830,166	£795,050	£799,528
20%	71%	£624,520	£660,293	£630,490	£666,263	£619,442	£625,411
25%	71%	£450,181	£494,898	£457,643	£502,359	£443,833	£451,294
30%	71%	£275,842	£329,502	£284,796	£338,456	£268,224	£277,178
35%	71%	£101,502	£164,106	£111,949	£174,553	£92,615	£103,062
40%	71%	-£72,837	-£1,290	-£60,898	£10,649	-£82,993	-£71,055
45%	71%	-£247,176	-£166,686	-£233,744	-£153,255	-£258,603	-£245,172
50%	71%	-£421,514	-£332,082	-£406,591	-£317,158	-£434,211	-£419,288
100%	71%	-£2,174,497	-£1,992,501	-£2,144,128	-£1,962,131	-£2,200,335	-£2,169,965
10%	75%	£972,340	£987,991	£975,474	£991,125	£970,118	£973,252
15%	75%	£797,572	£821,048	£802,272	£825,749	£794,238	£798,939
20%	75%	£622,804	£654,105	£629,071	£660,373	£618,360	£624,628
25%	75%	£448,035	£487,162	£455,869	£494,997	£442,480	£450,315
30%	75%	£273,266	£320,219	£282,668	£329,621	£266,601	£276,003
35%	75%	£98,498	£153,276	£109,467	£164,245	£90,721	£101,690
40%	75%	-£76,270	-£13,668	-£63,735	-£1,131	-£85,158	-£72,622
45%	75%	-£251,039	-£180,610	-£236,936	-£166,507	-£261,037	-£246,935
50%	75%	-£425,807	-£347,553	-£410,138	-£331,883	-£436,917	-£421,247
10%	60%	£975,946	£1,000,987	£978,453	£1,003,494	£972,391	£974,898
15%	60%	£802,980	£840,542	£806,741	£844,303	£797,648	£801,408
20%	60%	£630,014	£680,097	£635,029	£685,112	£622,904	£627,918
25%	60%	£457,049	£519,652	£463,317	£525,920	£448,161	£454,429
30%	60%	£284,083	£359,207	£291,604	£366,728	£273,418	£280,939
35%	60%	£111,118	£198,762	£119,893	£207,537	£98,675	£107,450
40%	60%	-£61,848	£38,318	-£51,819	£48,346	-£76,069	-£66,039
45%	60%	-£234,813	-£122,128	-£223,532	-£110,845	-£250,811	-£239,529
50%	60%	-£407 780	-£282 573	-F395 243	-£270.038	-£425.555	-F413 018

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,124,677	£2,124,677	£2,124,677	£2,124,677	£2,124,677	£2,124,677
10%	71%	£1,775,998	£1,793,885	£1,778,984	£1,796,870	£1,773,460	£1,776,444
15%	71%	£1,601,659	£1,628,490	£1,606,137	£1,632,966	£1,597,850	£1,602,328
20%	71%	£1,427,320	£1,463,093	£1,433,290	£1,469,063	£1,422,242	£1,428,211
25%	71%	£1,252,981	£1,297,698	£1,260,443	£1,305,159	£1,246,633	£1,254,094
30%	71%	£1,078,642	£1,132,302	£1,087,596	£1,141,256	£1,071,024	£1,079,978
35%	71%	£904,302	£966,906	£914,749	£977,353	£895,415	£905,862
40%	71%	£729,963	£801,510	£741,902	£813,449	£719,807	£731,745
45%	71%	£555,624	£636,114	£569,056	£649,545	£544,197	£557,628
50%	71%	£381,286	£470,718	£396,209	£485,642	£368,589	£383,512
100%	71%	-£1,371,697	-£1,189,701	-£1,341,328	-£1,159,331	-£1,397,535	-£1,367,165
10%	75%	£1,775,140	£1,790,791	£1,778,274	£1,793,925	£1,772,918	£1,776,052
15%	75%	£1,600,372	£1,623,848	£1,605,072	£1,628,549	£1,597,038	£1,601,739
20%	75%	£1,425,604	£1,456,905	£1,431,871	£1,463,173	£1,421,160	£1,427,428
25%	75%	£1,250,835	£1,289,962	£1,258,669	£1,297,797	£1,245,280	£1,253,115
30%	75%	£1,076,066	£1,123,019	£1,085,468	£1,132,421	£1,069,401	£1,078,803
35%	75%	£901,298	£956,076	£912,267	£967,045	£893,521	£904,490
40%	75%	£726,530	£789,132	£739,065	£801,669	£717,642	£730,178
45%	75%	£551,761	£622,190	£565,864	£636,293	£541,763	£555,865
50%	75%	£376,993	£455,247	£392,662	£470,917	£365,883	£381,553
10%	60%	£1,778,746	£1,803,787	£1,781,253	£1,806,294	£1,775,191	£1,777,698
15%	60%	£1,605,780	£1,643,342	£1,609,541	£1,647,103	£1,600,448	£1,604,208
20%	60%	£1,432,814	£1,482,897	£1,437,829	£1,487,912	£1,425,704	£1,430,718
25%	60%	£1,259,849	£1,322,452	£1,266,117	£1,328,720	£1,250,961	£1,257,229
30%	60%	£1,086,883	£1,162,007	£1,094,404	£1,169,528	£1,076,218	£1,083,739
35%	60%	£913,918	£1,001,562	£922,693	£1,010,337	£901,475	£910,250
40%	60%	£740,952	£841,118	£750,981	£851,146	£726,731	£736,761
45%	60%	£567,987	£680,672	£579,268	£691,955	£551,989	£563,271
50%	60%	£395,020	£520,227	£407,557	£532,762	£377,245	£389,782

£13,474,000

	CIL Zone	2
	Value Area	Med
		<u>'</u>
Sales value inflation Build cost inflation		

Residual land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,759,287	£1,759,287	£1,759,287	£1,759,287	£1,759,287	£1,759,287
10%	71%	£1,525,008	£1,538,503	£1,531,540	£1,545,034	£1,520,982	£1,527,514
15%	71%	£1,407,870	£1,428,111	£1,417,667	£1,437,908	£1,401,830	£1,411,627
20%	71%	£1,290,731	£1,317,719	£1,303,793	£1,330,782	£1,282,678	£1,295,741
25%	71%	£1,173,591	£1,207,328	£1,189,920	£1,223,656	£1,163,526	£1,179,854
30%	71%	£1,056,452	£1,096,936	£1,076,047	£1,116,530	£1,044,373	£1,063,967
35%	71%	£939,313	£986,544	£962,174	£1,009,404	£925,221	£948,081
40%	71%	£822,174	£876,152	£848,300	£902,278	£806,069	£832,195
45%	71%	£705,035	£765,760	£734,426	£795,152	£686,917	£716,308
50%	71%	£587,896	£655,368	£620,554	£688,026	£567,764	£600,421
100%	71%	-£593,705	-£456,399	-£527,248	-£389,941	-£634,673	-£568,216
10%	75%	£1,523,973	£1,535,780	£1,530,830	£1,542,638	£1,520,450	£1,527,308
15%	75%	£1,406,315	£1,424,027	£1,416,603	£1,434,314	£1,401,031	£1,411,318
20%	75%	£1,288,659	£1,312,274	£1,302,375	£1,325,990	£1,281,613	£1,295,329
25%	75%	£1,171,002	£1,200,521	£1,188,147	£1,217,666	£1,162,194	£1,179,340
30%	75%	£1,053,345	£1,088,768	£1,073,919	£1,109,342	£1,042,776	£1,063,350
35%	75%	£935,688	£977,015	£959,691	£1,001,018	£923,358	£947,360
40%	75%	£818,031	£865,261	£845,463	£892,694	£803,939	£831,371
45%	75%	£700,374	£753,509	£731,235	£784,369	£684,520	£715,382
50%	75%	£582,717	£641,756	£617,007	£676,046	£565,101	£599,392
10%	60%	£1,528,323	£1,547,215	£1,533,809	£1,552,702	£1,522,686	£1,528,172
15%	60%	£1,412,841	£1,441,180	£1,421,071	£1,449,409	£1,404,386	£1,412,616
20%	60%	£1,297,360	£1,335,144	£1,308,332	£1,346,117	£1,286,085	£1,297,059
25%	60%	£1,181,878	£1,229,109	£1,195,594	£1,242,825	£1,167,786	£1,181,502
30%	60%	£1,066,396	£1,123,073	£1,082,855	£1,139,532	£1,049,485	£1,065,945
35%	60%	£950,914	£1,017,038	£970,117	£1,036,240	£931,185	£950,387
40%	60%	£835,433	£911,002	£857,379	£932,948	£812,885	£834,831
45%	60%	£719,950	£804,966	£744,640	£829,655	£694,585	£719,274
50%	60%	£604.469	£698.930	£631.902	£726.363	£576.284	£603.717

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,040,713	-£9,040,713	-£9,040,713	-£9,040,713	-£9,040,713	-£9,040,713
10%	71%	-£9,274,992	-£9,261,497	-£9,268,460	-£9,254,966	-£9,279,018	-£9,272,486
15%	71%	-£9,392,130	-£9,371,889				-£9,388,373
20%	71%	-£9,509,269	-£9,482,281	-£9,496,207	-£9,469,218		-£9,504,259
25%	71%	-£9,626,409	-£9,592,672		-£9,576,344	-£9,636,474	-£9,620,146
30%	71%	-£9,743,548	-£9,703,064	-£9,723,953	-£9,683,470	-£9,755,627	-£9,736,033
35%	71%	-£9,860,687	-£9,813,456				-£9,851,919
40%	71%	-£9,977,826	-£9,923,848				-£9,967,805
45%	71%	-£10,094,965	-£10,034,240				-£10,083,692
50%	71%	-£10,212,104	-£10,144,632	-£10,179,446	-£10,111,974		-£10,199,579
100%	71%	-£11,393,705	-£11,256,399				-£11,368,216
10%	75%	-£9,276,027	-£9,264,220		-£9,257,362		-£9,272,692
15%	75%	-£9,393,685	-£9,375,973			-£9,398,969	-£9,388,682
20%	75%	-£9,511,341	-£9,487,726	-£9,497,625	-£9,474,010		-£9,504,671
25%	75%	-£9,628,998	-£9,599,479	-£9,611,853	-£9,582,334	-£9,637,806	-£9,620,660
30%	75%	-£9,746,655	-£9,711,232				-£9,736,650
35%	75%	-£9,864,312	-£9,822,985	-£9,840,309		-£9,876,642	-£9,852,640
40%	75%	-£9,981,969	-£9,934,739				-£9,968,629
45%	75%	-£10,099,626	-£10,046,491	-£10,068,765	-£10,015,631	-£10,115,480	-£10,084,618
50%	75%	-£10,217,283	-£10,158,244		-£10,123,954		-£10,200,608
10%	60%	-£9,271,677	-£9,252,785	-£9,266,191	-£9,247,298	-£9,277,314	-£9,271,828
15%	60%	-£9,387,159	-£9,358,820			-£9,395,614	-£9,387,384
20%	60%	-£9,502,640	-£9,464,856	-£9,491,668	-£9,453,883		-£9,502,941
25%	60%	-£9,618,122	-£9,570,891				-£9,618,498
30%	60%	-£9,733,604	-£9,676,927		-£9,660,468		-£9,734,055
35%	60%	-£9,849,086	-£9,782,962				-£9,849,613
40%	60%	-£9,964,567	-£9,888,998				-£9,965,169
45%	60%	-£10,080,050	-£9,995,034				-£10,080,726
50%	60%	-£10.195.531	-£10.101.070				-£10.196.283

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,919,713	-£6,919,713				-£6,919,713
10%	71%	-£7,153,992	-£7,140,497	-£7,147,460	-£7,133,966	-£7,158,018	-£7,151,486
15%	71%	-£7,271,130	-£7,250,889				-£7,267,373
20%	71%	-£7,388,269	-£7,361,281		-£7,348,218	-£7,396,322	-£7,383,259
25%	71%	-£7,505,409	-£7,471,672				-£7,499,146
30%	71%	-£7,622,548	-£7,582,064	-£7,602,953	-£7,562,470	-£7,634,627	-£7,615,033
35%	71%	-£7,739,687	-£7,692,456				-£7,730,919
40%	71%	-£7,856,826	-£7,802,848	-£7,830,700	-£7,776,722	-£7,872,931	-£7,846,805
45%	71%	-£7,973,965	-£7,913,240				-£7,962,692
50%	71%	-£8,091,104	-£8,023,632	-£8,058,446	-£7,990,974	-£8,111,236	-£8,078,579
100%	71%	-£9,272,705	-£9,135,399				-£9,247,216
10%	75%	-£7,155,027	-£7,143,220				-£7,151,692
15%	75%	-£7,272,685	-£7,254,973			-£7,277,969	-£7,267,682
20%	75%	-£7,390,341	-£7,366,726	-£7,376,625	-£7,353,010	-£7,397,387	-£7,383,671
25%	75%	-£7,507,998	-£7,478,479		-£7,461,334	-£7,516,806	-£7,499,660
30%	75%	-£7,625,655	-£7,590,232	-£7,605,081	-£7,569,658	-£7,636,224	-£7,615,650
35%	75%	-£7,743,312	-£7,701,985				-£7,731,640
40%	75%	-£7,860,969	-£7,813,739	-£7,833,537	-£7,786,306	-£7,875,061	-£7,847,629
45%	75%	-£7,978,626	-£7,925,491				-£7,963,618
50%	75%	-£8,096,283	-£8,037,244	-£8,061,993	-£8,002,954	-£8,113,899	-£8,079,608
10%	60%	-£7,150,677	-£7,131,785				-£7,150,828
15%	60%	-£7,266,159	-£7,237,820			-£7,274,614	-£7,266,384
20%	60%	-£7,381,640	-£7,343,856				-£7,381,941
25%	60%	-£7,497,122	-£7,449,891	-£7,483,406	-£7,436,175	-£7,511,214	-£7,497,498
30%	60%	-£7,612,604	-£7,555,927	-£7,596,145	-£7,539,468	-£7,629,515	-£7,613,055
35%	60%	-£7,728,086	-£7,661,962				-£7,728,613
40%	60%	-£7,843,567	-£7,767,998				-£7,844,169
45%	60%	-£7,959,050	-£7,874,034				-£7,959,726
50%	60%	-£8.074.531	-£7.980.070				-£8.075.283

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,226,953	-£3,226,953	-£3,226,953	-£3,226,953	-£3,226,953	-£3,226,953
10%	71%	-£3,461,232	-£3,447,737				
15%	71%	-£3,578,370	-£3,558,129	-£3,568,573	-£3,548,332	-£3,584,410	-£3,574,613
20%	71%	-£3,695,509	-£3,668,521				
25%	71%	-£3,812,649	-£3,778,912	-£3,796,320			
30%	71%	-£3,929,788	-£3,889,304				
35%	71%	-£4,046,927	-£3,999,696	-£4,024,066	-£3,976,836	-£4,061,019	-£4,038,159
40%	71%	-£4,164,066	-£4,110,088				
45%	71%	-£4,281,205	-£4,220,480	-£4,251,814	-£4,191,088	-£4,299,323	-£4,269,932
50%	71%	-£4,398,344	-£4,330,872				
100%	71%	-£5,579,945	-£5,442,639	-£5,513,488	-£5,376,181		-£5,554,456
10%	75%	-£3,462,267	-£3,450,460				
15%	75%	-£3,579,925	-£3,562,213				
20%	75%	-£3,697,581	-£3,673,966	-£3,683,865			
25%	75%	-£3,815,238	-£3,785,719		-£3,768,574		
30%	75%	-£3,932,895	-£3,897,472			-£3,943,464	
35%	75%	-£4,050,552	-£4,009,225				
40%	75%	-£4,168,209	-£4,120,979				
45%	75%	-£4,285,866	-£4,232,731				
50%	75%	-£4,403,523	-£4,344,484		-£4,310,194		
10%	60%	-£3,457,917	-£3,439,025			-£3,463,554	
15%	60%	-£3,573,399	-£3,545,060			-£3,581,854	-£3,573,624
20%	60%	-£3.688.880	-£3.651.096				
25%	60%	-£3,804,362	-£3,757,131			-£3,818,454	
30%	60%	-£3,919,844	-£3,863,167				
35%	60%	-£4,035,326	-£3,969,202				
40%	60%	-£4.150.807	-£4.075.238		-£4.053.292		-£4,151,409
45%	60%	-£4.266.290	-£4,181,274		-£4.156.585		-£4,266,966
	1						

£90,000,000

£72,325,000

£41,552,000

LB Southwark HPVS Update November 2017 - Small Sites Testing

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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,555,593	-£1,555,593	-£1,555,593	-£1,555,593	-£1,555,593	-£1,555,593
10%	71%	-£1,789,872	-£1,776,377	-£1,783,340	-£1,769,846	-£1,793,898	-£1,787,366
15%	71%	-£1,907,010					-£1,903,253
20%	71%	-£2,024,149	-£1,997,161	-£2,011,087	-£1,984,098		-£2,019,139
25%	71%	-£2,141,289		-£2,124,960	-£2,091,224	-£2,151,354	-£2,135,026
30%	71%	-£2,258,428	-£2,217,944	-£2,238,833	-£2,198,350		-£2,250,913
35%	71%	-£2,375,567					-£2,366,799
40%	71%	-£2,492,706	-£2,438,728	-£2,466,580	-£2,412,602		-£2,482,685
45%	71%	-£2,609,845					-£2,598,572
50%	71%	-£2,726,984		-£2,694,326	-£2,626,854	-£2,747,116	-£2,714,459
100%	71%	-£3,908,585					-£3,883,096
10%	75%	-£1,790,907	-£1,779,100	-£1,784,050	-£1,772,242	-£1,794,430	-£1,787,572
15%	75%	-£1,908,565					-£1,903,562
20%	75%	-£2,026,221	-£2,002,606	-£2,012,505	-£1,988,890		-£2,019,551
25%	75%	-£2,143,878			-£2,097,214		-£2,135,540
30%	75%	-£2,261,535	-£2,226,112	-£2,240,961	-£2,205,538	-£2,272,104	-£2,251,530
35%	75%	-£2,379,192					-£2,367,520
40%	75%	-£2,496,849					-£2,483,509
45%	75%	-£2.614.506					-£2,599,498
50%	75%	-£2,732,163					-£2,715,488
10%	60%	-£1,786,557	-£1,767,665	-£1,781,071	-£1,762,178	-£1,792,194	-£1,786,708
15%	60%	-£1,902,039	-£1,873,700	-£1,893,809	-£1,865,471	-£1,910,494	-£1,902,264
20%	60%	-£2,017,520					-£2,017,821
25%	60%	-£2,133,002				-£2,147,094	-£2,133,378
30%	60%	-£2,248,484					-£2,248,935
35%	60%	-£2,363,966					-£2,364,493
40%	60%	-£2,479,447					-£2,480,049
45%	60%	-£2,594,930	-£2,509,914	-£2,570,240	-£2,485,225		-£2,595,606
50%	60%	-£2 710 411					-F2 711 163

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£316,593	-£316,593	-£316,593	-£316,593	-£316,593	-£316,593
10%	71%	-£550,872	-£537,377	-£544,340	-£530,846	-£554,898	-£548,366
15%	71%	-£668,010	-£647,769	-£658,213	-£637,972	-£674,050	-£664,253
20%	71%	-£785,149	-£758,161	-£772,087	-£745,098	-£793,202	-£780,139
25%	71%	-£902,289	-£868,552	-£885,960	-£852,224	-£912,354	-£896,026
30%	71%	-£1,019,428	-£978,944	-£999,833	-£959,350	-£1,031,507	-£1,011,913
35%	71%	-£1,136,567	-£1,089,336	-£1,113,706	-£1,066,476	-£1,150,659	-£1,127,799
40%	71%	-£1,253,706	-£1,199,728	-£1,227,580	-£1,173,602	-£1,269,811	-£1,243,685
45%	71%	-£1,370,845	-£1,310,120	-£1,341,454	-£1,280,728	-£1,388,963	-£1,359,572
50%	71%	-£1,487,984	-£1,420,512	-£1,455,326	-£1,387,854	-£1,508,116	-£1,475,459
100%	71%	-£2,669,585	-£2,532,279	-£2,603,128	-£2,465,821		-£2,644,096
10%	75%	-£551,907	-£540,100	-£545,050	-£533,242	-£555,430	-£548,572
15%	75%	-£669,565	-£651,853	-£659,277	-£641,566	-£674,849	-£664,562
20%	75%	-£787,221	-£763,606	-£773,505	-£749,890	-£794,267	-£780,551
25%	75%	-£904,878	-£875,359	-£887,733	-£858,214	-£913,686	-£896,540
30%	75%	-£1,022,535	-£987,112	-£1,001,961	-£966,538	-£1,033,104	-£1,012,530
35%	75%	-£1,140,192	-£1,098,865	-£1,116,189	-£1,074,862	-£1,152,522	-£1,128,520
40%	75%	-£1,257,849	-£1,210,619	-£1,230,417	-£1,183,186	-£1,271,941	-£1,244,509
45%	75%	-£1,375,506	-£1,322,371	-£1,344,645	-£1,291,511	-£1,391,360	-£1,360,498
50%	75%	-£1,493,163	-£1,434,124	-£1,458,873	-£1,399,834	-£1,510,779	-£1,476,488
10%	60%	-£547,557	-£528,665	-£542,071	-£523,178	-£553,194	-£547,708
15%	60%	-£663,039	-£634,700	-£654,809	-£626,471	-£671,494	-£663,264
20%	60%	-£778,520	-£740,736	-£767,548	-£729,763	-£789,795	-£778,821
25%	60%	-£894,002	-£846,771	-£880,286	-£833,055	-£908,094	-£894,378
30%	60%	-£1,009,484	-£952,807	-£993,025	-£936,348	-£1,026,395	-£1,009,935
35%	60%	-£1,124,966	-£1,058,842	-£1,105,763	-£1,039,640	-£1,144,695	-£1,125,493
40%	60%	-£1,240,447	-£1,164,878	-£1,218,501	-£1,142,932	-£1,262,995	-£1,241,049
45%	60%	-£1,355,930	-£1,270,914	-£1,331,240	-£1,246,225	-£1,381,295	-£1,356,606
50%	60%	-£1,471,411	-£1,376,950	-£1,443,978	-£1,349,517	-£1,499,596	-£1,472,163

Residual Land values compared to benchmark land values Benchmark 22 - Low

£6,784,000

	% of AH as	SR and SO at council Income	SR and SO at GLA Income	LAR and SO at council Income	LAR and SO at GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	£945,207	£945,207	£945,207	£945,207	£945.207	£945,207
10%	71%	£710.928	£724,423	£717.460	£730.954	£706.902	£713.434
15%	71%	£593,790	£614.031	£603.587	£623.828	£587.750	£597.547
20%	71%	£476.651	£503,639	£489.713	£516,702	£468,598	£481.661
25%	71%	£359,511	£393,248	£375,840	£409,576	£349,446	£365,774
30%	71%	£242,372	£282,856	£261,967	£302,450	£230,293	£249,887
35%	71%	£125,233	£172,464	£148,094	£195,324	£111,141	£134,001
40%	71%	£8,094	£62,072	£34,220	£88,198	-£8,011	£18,115
45%	71%	-£109,045	-£48,320	-£79,654	-£18,928	-£127,163	-£97,772
50%	71%	-£226,184	-£158,712	-£193,526	-£126,054	-£246,316	-£213,659
100%	71%	-£1,407,785	-£1,270,479	-£1,341,328	-£1,204,021	-£1,448,753	-£1,382,296
10%	75%	£709,893	£721,700	£716,750	£728,558	£706,370	£713,228
15%	75%	£592,235	£609,947	£602,523	£620,234	£586,951	£597,238
20%	75%	£474,579	£498,194	£488,295	£511,910	£467,533	£481,249
25%	75%	£356,922	£386,441	£374,067	£403,586	£348,114	£365,260
30%	75%	£239,265	£274,688	£259,839	£295,262	£228,696	£249,270
35%	75%	£121,608	£162,935	£145,611	£186,938	£109,278	£133,280
40%	75%	£3,951	£51,181	£31,383	£78,614	-£10,141	£17,291
45%	75%	-£113,706	-£60,571	-£82,845	-£29,711	-£129,560	-£98,698
50%	75%	-£231,363	-£172,324	-£197,073	-£138,034	-£248,979	-£214,688
10%	60%	£714,243	£733,135	£719,729	£738,622	£708,606	£714,092
15%	60%	£598,761	£627,100	£606,991	£635,329	£590,306	£598,536
20%	60%	£483,280	£521,064	£494,252	£532,037	£472,005	£482,979
25%	60%	£367,798	£415,029	£381,514	£428,745	£353,706	£367,422
30%	60%	£252,316	£308,993	£268,775	£325,452	£235,405	£251,865
35%	60%	£136,834	£202,958	£156,037	£222,160	£117,105	£136,307
40%	60%	£21,353	£96,922	£43,299	£118,868	-£1,195	£20,751
45%	60%	-£94,130	-£9,114	-£69,440	£15,575	-£119,495	-£94,806
50%	60%	-£209.611	-£115.150	-£182.178	-£87.717	-£237,796	-£210.363

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,593,873	-£1,593,873	-£1,593,873	-£1,593,873	-£1,593,873	-£1,593,873
10%	71%	-£1,828,152	-£1,814,657	-£1,821,620	-£1,808,126	-£1,832,178	-£1,825,646
15%	71%	-£1,945,290					-£1,941,533
20%	71%	-£2,062,429	-£2,035,441	-£2,049,367	-£2,022,378	-£2,070,482	-£2,057,419
25%	71%	-£2,179,569					-£2,173,306
30%	71%	-£2,296,708	-£2,256,224		-£2,236,630	-£2,308,787	-£2,289,193
35%	71%	-£2,413,847					-£2,405,079
40%	71%	-£2,530,986					-£2,520,965
45%	71%	-£2,648,125		-£2,618,734	-£2,558,008		-£2,636,852
50%	71%	-£2,765,264		-£2,732,606		-£2,785,396	-£2,752,739
100%	71%	-£3,946,865		-£3,880,408		-£3,987,833	-£3,921,376
10%	75%	-£1,829,187			-£1,810,522		-£1,825,852
15%	75%	-£1,946,845					-£1,941,842
20%	75%	-£2,064,501	-£2,040,886	-£2,050,785			-£2,057,831
25%	75%	-£2,182,158					-£2,173,820
30%	75%	-£2,299,815			-£2,243,818	-£2,310,384	-£2,289,810
35%	75%	-£2,417,472					-£2,405,800
40%	75%	-£2,535,129	-£2,487,899	-£2,507,697	-£2,460,466		-£2,521,789
45%	75%	-£2,652,786					-£2,637,778
50%	75%	-£2,770,443	-£2,711,404	-£2,736,153	-£2,677,114		-£2,753,768
10%	60%	-£1,824,837	-£1,805,945	-£1,819,351	-£1,800,458	-£1,830,474	-£1,824,988
15%	60%	-£1,940,319					-£1,940,544
20%	60%	-£2,055,800	-£2,018,016	-£2,044,828			-£2,056,101
25%	60%	-£2,171,282					-£2,171,658
30%	60%	-£2,286,764		-£2,270,305			-£2,287,215
35%	60%	-£2,402,246					-£2,402,773
40%	60%	-£2,517,727	-£2,442,158	-£2,495,781		-£2,540,275	-£2,518,329
45%	60%	-£2,633,210					-£2,633,886
50%	60%	-£2,748,691	-£2,654,230	-£2,721,258	-£2,626,797	-£2,776,876	-£2,749,443

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£142,407	£142,407	£142,407	£142,407	£142,407	£142,407
10%	71%	-£91,872	-£78,377	-£85,340	-£71,846	-£95,898	-£89,366
15%	71%	-£209,010	-£188,769	-£199,213	-£178,972	-£215,050	-£205,253
20%	71%	-£326,149	-£299,161	-£313,087	-£286,098	-£334,202	-£321,139
25%	71%	-£443,289	-£409,552	-£426,960	-£393,224	-£453,354	-£437,026
30%	71%	-£560,428	-£519,944	-£540,833	-£500,350	-£572,507	-£552,913
35%	71%	-£677,567	-£630,336	-£654,706	-£607,476	-£691,659	-£668,799
40%	71%	-£794,706	-£740,728	-£768,580	-£714,602	-£810,811	-£784,685
45%	71%	-£911,845	-£851,120	-£882,454	-£821,728	-£929,963	-£900,572
50%	71%	-£1,028,984	-£961,512	-£996,326	-£928,854	-£1,049,116	-£1,016,459
100%	71%	-£2,210,585	-£2,073,279	-£2,144,128	-£2,006,821		-£2,185,096
10%	75%	-£92,907	-£81,100	-£86,050	-£74,242	-£96,430	-£89,572
15%	75%	-£210,565	-£192,853	-£200,277	-£182,566	-£215,849	-£205,562
20%	75%	-£328,221	-£304,606	-£314,505	-£290,890	-£335,267	-£321,551
25%	75%	-£445,878	-£416,359	-£428,733	-£399,214	-£454,686	-£437,540
30%	75%	-£563,535	-£528,112	-£542,961	-£507,538	-£574,104	-£553,530
35%	75%	-£681,192	-£639,865	-£657,189	-£615,862	-£693,522	-£669,520
40%	75%	-£798,849	-£751,619	-£771,417	-£724,186	-£812,941	-£785,509
45%	75%	-£916,506	-£863,371	-£885,645	-£832,511	-£932,360	-£901,498
50%	75%	-£1,034,163	-£975,124	-£999,873	-£940,834	-£1,051,779	-£1,017,488
10%	60%	-£88,557	-£69,665	-£83,071	-£64,178	-£94,194	-£88,708
15%	60%	-£204,039	-£175,700	-£195,809	-£167,471	-£212,494	-£204,264
20%	60%	-£319,520	-£281,736	-£308,548	-£270,763	-£330,795	-£319,821
25%	60%	-£435,002	-£387,771	-£421,286	-£374,055	-£449,094	-£435,378
30%	60%	-£550,484	-£493,807	-£534,025	-£477,348	-£567,395	-£550,935
35%	60%	-£665,966	-£599,842	-£646,763	-£580,640	-£685,695	-£666,493
40%	60%	-£781,447	-£705,878	-£759,501	-£683,932	-£803,995	-£782,049
45%	60%	-£896,930	-£811,914	-£872,240	-£787,225	-£922,295	-£897,606
50%	60%	-£1.012.411	-£917.950	-£984.978	-£890.517	-£1.040.596	-£1 013 163

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£945,207	£945,207	£945,207	£945,207	£945,207	£945,207
10%	71%	£710,928	£724,423	£717,460	£730,954	£706,902	£713,434
15%	71%	£593,790	£614,031	£603,587	£623,828	£587,750	£597,547
20%	71%	£476,651	£503,639	£489,713	£516,702	£468,598	£481,661
25%	71%	£359,511	£393,248	£375,840	£409,576	£349,446	£365,774
30%	71%	£242,372	£282,856	£261,967	£302,450	£230,293	£249,887
35%	71%	£125,233	£172,464	£148,094	£195,324	£111,141	£134,001
40%	71%	£8,094	£62,072	£34,220	£88,198	-£8,011	£18,115
45%	71%	-£109,045	-£48,320	-£79,654	-£18,928	-£127,163	-£97,772
50%	71%	-£226,184	-£158,712	-£193,526	-£126,054	-£246,316	-£213,659
100%	71%	-£1,407,785	-£1,270,479	-£1,341,328	-£1,204,021	-£1,448,753	-£1,382,296
10%	75%	£709,893	£721,700	£716,750	£728,558	£706,370	£713,228
15%	75%	£592,235	£609,947	£602,523	£620,234	£586,951	£597,238
20%	75%	£474,579	£498,194	£488,295	£511,910	£467,533	£481,249
25%	75%	£356,922	£386,441	£374,067	£403,586	£348,114	£365,260
30%	75%	£239,265	£274,688	£259,839	£295,262	£228,696	£249,270
35%	75%	£121,608	£162,935	£145,611	£186,938	£109,278	£133,280
40%	75%	£3,951	£51,181	£31,383	£78,614	-£10,141	£17,291
45%	75%	-£113,706	-£60,571	-£82,845	-£29,711	-£129,560	-£98,698
50%	75%	-£231,363	-£172,324	-£197,073	-£138,034	-£248,979	-£214,688
10%	60%	£714.243	£733.135	£719.729	£738.622	£708.606	£714.092
15%	60%	£598,761	£627,100	£606,991	£635,329	£590,306	£598,536
20%	60%	£483,280	£521,064	£494,252	£532,037	£472,005	£482,979
25%	60%	£367,798	£415,029	£381,514	£428,745	£353,706	£367,422
30%	60%	£252,316	£308,993	£268,775	£325,452	£235,405	£251,865
35%	60%	£136,834	£202,958	£156,037	£222,160	£117,105	£136,307
40%	60%	£21.353	£96.922	£43,299	£118.868	-£1.195	£20.751
45%	60%	-£94,130	-£9,114	-£69,440	£15,575	-£119,495	-£94,806
50%	60%	-£209.611	-£115.150	-£182.178	-£87.717	-£237,796	-£210.363

8 0.12 Ha

	CIL Zone	2
	Value Area	Low
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,251,207	£1,251,207	£1,251,207	£1,251,207	£1,251,207	£1,251,207
10%	71%	£1,064,071	£1,074,794	£1,074,268	£1,084,992	£1,057,676	£1,067,874
15%	71%	£970,503	£986,589	£985,799	£1,001,885	£960,912	£976,208
20%	71%	£876,935	£898,383	£897,330	£918,778	£864,147	£884,542
25%	71%	£783,366	£810,176	£808,860	£835,670	£767,382	£792,876
30%	71%	£689,798	£721,971	£720,391	£752,563	£670,617	£701,209
35%	71%	£596,230	£633,765	£631,921	£669,456	£573,852	£609,543
40%	71%	£502,662	£545,558	£543,452	£586,348	£477,086	£517,876
45%	71%	£409,094	£457,353	£454,983	£503,241	£380,321	£426,210
50%	71%	£315,526	£369,147	£366,514	£420,133	£283,556	£334,544
100%	71%	-£631,007	-£521,890	-£527,248	-£418,131	-£696,066	-£592,307
10%	75%	£1,062,852	£1,072,235	£1,073,559	£1,082,943	£1,057,257	£1,067,964
15%	75%	£968,674	£982,749	£984,735	£998,810	£960,282	£976,343
20%	75%	£874,497	£893,263	£895,911	£914,678	£863,307	£884,721
25%	75%	£780,319	£803,777	£807,087	£830,546	£766,332	£793,100
30%	75%	£686,141	£714,292	£718,264	£746,414	£669,357	£701,479
35%	75%	£591,964	£624,806	£629,439	£662,282	£572,382	£609,858
40%	75%	£497,786	£535,320	£540,615	£578,149	£475,407	£518,237
45%	75%	£403,608	£445,834	£451,792	£494,018	£378,432	£426,616
50%	75%	£309,431	£356,348	£362,967	£409,885	£281,458	£334,993
10%	60%	£1,067,972	£1,082,986	£1,076,538	£1,091,552	£1,059,020	£1,067,586
15%	60%	£976,355	£998,875	£989,203	£1,011,724	£962,928	£975,776
20%	60%	£884,737	£914,765	£901,868	£931,897	£866,834	£883,966
25%	60%	£793,120	£830,653	£814,534	£852,068	£770,741	£792,155
30%	60%	£701,501	£746,543	£727,200	£772,240	£674,648	£700,345
35%	60%	£609,884	£662,432	£639,865	£692,413	£578,554	£608,534
40%	60%	£518,267	£578,322	£552,531	£612,585	£482,461	£516,724
45%	60%	£426,649	£494,211	£465,196	£532,757	£386,367	£424,914
50%	60%	£335.032	£410.101	£377.862	£452.930	£290,274	£333,103

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,548,793	-£9,548,793	-£9,548,793	-£9,548,793	-£9,548,793	-£9,548,793
10%	71%	-£9,735,929	-£9,725,206		-£9,715,008	-£9,742,324	-£9,732,126
15%	71%	-£9,829,497					-£9,823,792
20%	71%	-£9,923,065					-£9,915,458
25%	71%	-£10,016,634					-£10,007,124
30%	71%	-£10,110,202					-£10,098,791
35%	71%	-£10,203,770					-£10,190,457
40%	71%	-£10,297,338	-£10,254,442	-£10,256,548		-£10,322,914	-£10,282,124
45%	71%	-£10,390,906			-£10,296,759		-£10,373,790
50%	71%	-£10,484,474	-£10,430,853	-£10,433,486	-£10,379,867	-£10,516,444	-£10,465,456
100%	71%	-£11,431,007		-£11,327,248		-£11,496,066	-£11,392,307
10%	75%	-£9,737,148		-£9,726,441		-£9,742,743	-£9,732,036
15%	75%	-£9,831,326			-£9,801,190	-£9,839,718	-£9,823,657
20%	75%	-£9,925,503	-£9,906,737	-£9,904,089		-£9,936,693	-£9,915,279
25%	75%	-£10,019,681	-£9,996,223		-£9,969,454	-£10,033,668	-£10,006,900
30%	75%	-£10,113,859					-£10,098,521
35%	75%	-£10,208,036	-£10,175,194	-£10,170,561	-£10,137,718	-£10,227,618	-£10,190,142
40%	75%	-£10,302,214					-£10,281,763
45%	75%	-£10,396,392	-£10,354,166	-£10,348,208	-£10,305,982	-£10,421,568	-£10,373,384
50%	75%	-£10,490,569					-£10,465,007
10%	60%	-£9,732,028	-£9,717,014	-£9,723,462	-£9,708,448	-£9,740,980	-£9,732,414
15%	60%	-£9,823,645					-£9,824,224
20%	60%	-£9,915,263					-£9,916,034
25%	60%	-£10,006,880					-£10,007,845
30%	60%	-£10,098,499	-£10,053,457	-£10,072,800	-£10,027,760	-£10,125,352	-£10,099,655
35%	60%	-£10,190,116					-£10,191,466
40%	60%	-£10,281,733	-£10,221,678	-£10,247,469	-£10,187,415	-£10,317,539	-£10,283,276
45%	60%	-£10,373,351					-£10,375,086
50%	60%	-£10.464.968					-£10,466,897

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,427,793					-£7,427,793
10%	71%	-£7,614,929	-£7,604,206		-£7,594,008	-£7,621,324	-£7,611,126
15%	71%	-£7,708,497					-£7,702,792
20%	71%	-£7,802,065	-£7,780,617	-£7,781,670		-£7,814,853	-£7,794,458
25%	71%	-£7,895,634					-£7,886,124
30%	71%	-£7,989,202	-£7,957,029	-£7,958,609	-£7,926,437	-£8,008,383	-£7,977,791
35%	71%	-£8,082,770					-£8,069,457
40%	71%	-£8,176,338	-£8,133,442	-£8,135,548	-£8,092,652	-£8,201,914	-£8,161,124
45%	71%	-£8,269,906					-£8,252,790
50%	71%	-£8,363,474	-£8,309,853	-£8,312,486	-£8,258,867	-£8,395,444	-£8,344,456
100%	71%	-£9,310,007		-£9,206,248			-£9,271,307
10%	75%	-£7,616,148	-£7,606,765	-£7,605,441	-£7,596,057	-£7,621,743	-£7,611,036
15%	75%	-£7,710,326				-£7,718,718	-£7,702,657
20%	75%	-£7,804,503					-£7,794,279
25%	75%	-£7.898.681			-£7.848.454		-£7,885,900
30%	75%	-£7,992,859	-£7,964,708	-£7,960,736	-£7,932,586		-£7,977,521
35%	75%	-£8,087,036	-£8.054.194				-£8,069,142
40%	75%	-£8.181.214					-£8.160.763
45%	75%	-£8.275.392					-£8.252.384
50%	75%	-£8,369,569					-£8,344,007
10%	60%	-£7.611.028	-£7.596.014				-£7.611.414
15%	60%	-£7.702.645					-£7,703,224
20%	60%	-£7.794.263	-£7.764.235				-£7,795,034
25%	60%	-£7.885.880					-£7.886.845
30%	60%	-£7.977.499	-£7.932.457				-£7.978.655
35%	60%	-£8.069.116	-£8.016.568				-£8,070,466
40%	60%	-£8,160,733	-£8,100,678			-£8,196,539	-£8,162,276
45%	60%	-£8,252,351	-£8,184,789	-£8,213,804	-£8.146.243		-£8,254,086
50%	60%	-£8,343,968	-£8 268 899				-£8.345.897

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,735,033	-£3,735,033	-£3,735,033	-£3,735,033	-£3,735,033	-£3,735,033
10%	71%	-£3,922,169					
15%	71%	-£4,015,737		-£4,000,441	-£3,984,355	-£4,025,328	-£4,010,032
20%	71%	-£4,109,305					
25%	71%	-£4,202,874	-£4,176,064	-£4,177,380	-£4,150,570	-£4,218,858	-£4,193,364
30%	71%	-£4,296,442					
35%	71%	-£4,390,010	-£4,352,475	-£4,354,319	-£4,316,784	-£4,412,388	-£4,376,697
40%	71%	-£4,483,578					
45%	71%	-£4,577,146	-£4,528,887	-£4,531,257	-£4,482,999	-£4,605,919	-£4,560,030
50%	71%	-£4,670,714					
100%	71%	-£5,617,247	-£5,508,130	-£5,513,488	-£5,404,371	-£5,682,306	-£5,578,547
10%	75%	-£3,923,388	-£3,914,005	-£3,912,681	-£3,903,297		-£3,918,276
15%	75%	-£4,017,566					
20%	75%	-£4,111,743	-£4,092,977	-£4,090,329	-£4,071,562	-£4,122,933	-£4,101,519
25%	75%	-£4,205,921	-£4,182,463	-£4,179,153	-£4,155,694		-£4,193,140
30%	75%	-£4,300,099					
35%	75%	-£4,394,276	-£4,361,434				
40%	75%	-£4,488,454					
45%	75%	-£4,582,632	-£4,540,406				-£4,559,624
50%	75%	-£4,676,809				-£4,704,782	-£4,651,247
10%	60%	-£3,918,268	-£3,903,254				-£3,918,654
15%	60%	-£4,009,885	-£3,987,365	-£3,997,037	-£3,974,516	-£4,023,312	-£4,010,464
20%	60%	-£4,101,503		-£4,084,372		-£4,119,406	-£4,102,274
25%	60%	-£4,193,120	-£4,155,587	-£4,171,706	-£4,134,172	-£4,215,499	-£4,194,085
30%	60%	-£4,284,739					
35%	60%	-£4,376,356		-£4,346,375		-£4,407,686	-£4,377,706
40%	60%	-£4,467,973					
45%	60%	-£4,559,591		-£4,521,044			

£90,000,000

£72,325,000

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2.063.673	-£2,063,673	-£2.063.673	-£2.063.673	-£2.063.673	-£2.063.673
10%	71%	-£2,250,809	-£2,240,086				-£2,247,006
15%	71%	-£2,344,377	-£2,328,291		-£2,312,995		-£2,338,672
20%	71%	-£2,437,945	-£2.416.497				-£2,430,338
25%	71%	-£2,531,514	-£2,504,704		-£2,479,210		-£2,522,004
30%	71%	-£2.625.082	-£2.592.909				-£2,613,671
35%	71%	-£2,718,650	-£2,681,115		-£2,645,424		-£2,705,337
40%	71%	-£2.812.218	-£2.769.322			-£2.837.794	-£2,797,004
45%	71%	-£2.905.786	-£2.857.527				-£2.888.670
50%	71%	-£2,999,354	-£2.945.733				-£2,980,336
100%	71%	-£3.945.887	-£3.836.770				-£3,907,187
10%	75%	-£2,252,028	-£2.242.645				-£2,246,916
15%	75%	-£2.346.206	-£2.332.131				-£2,338,537
20%	75%	-£2,440,383	-£2.421.617				-£2,430,159
25%	75%	-£2,534,561	-£2,511,103				-£2,521,780
30%	75%	-£2,628,739	-£2,600,588	-£2,596,616			-£2,613,401
35%	75%	-£2,722,916	-£2,690,074				-£2,705,022
40%	75%	-£2.817.094	-£2,779,560				-£2,796,643
45%	75%	-£2.911.272	-£2.869.046				-£2,888,264
50%	75%	-£3.005.449	-£2.958.532		-£2,904,995		-£2,979,887
10%	60%	-£2,246,908	-£2.231.894		-£2.223.328		-£2,247,294
15%	60%	-£2,338,525	-£2,316,005		-£2,303,156		-£2,339,104
20%	60%	-£2,430,143	-£2.400.115	-£2,413,012			-£2,430,914
25%	60%	-£2,521,760	-£2,484,227	-£2,500,346	-£2,462,812	-£2,544,139	-£2,522,725
30%	60%	-£2,613,379	-£2,568,337				-£2,614,535
35%	60%	-£2,704,996	-£2,652,448		-£2,622,467	-£2,736,326	-£2,706,346
40%	60%	-£2,796,613	-£2,736,558				-£2,798,156
45%	60%	-£2,888,231	-£2,820,669	-£2,849,684	-£2,782,123		-£2,889,966
50%	60%	-£2 979 848	-£2 904 779				-£2 981 777

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£824,673	-£824,673	-£824,673	-£824,673	-£824,673	-£824,673
10%	71%	-£1,011,809	-£1,001,086	-£1,001,612	-£990,888	-£1,018,204	-£1,008,006
15%	71%	-£1,105,377	-£1,089,291	-£1,090,081	-£1,073,995	-£1,114,968	-£1,099,672
20%	71%	-£1,198,945	-£1,177,497	-£1,178,550	-£1,157,102	-£1,211,733	-£1,191,338
25%	71%	-£1,292,514	-£1,265,704	-£1,267,020	-£1,240,210	-£1,308,498	-£1,283,004
30%	71%	-£1,386,082	-£1,353,909	-£1,355,489	-£1,323,317	-£1,405,263	-£1,374,671
35%	71%	-£1,479,650	-£1,442,115	-£1,443,959	-£1,406,424	-£1,502,028	-£1,466,337
40%	71%	-£1,573,218	-£1,530,322	-£1,532,428	-£1,489,532	-£1,598,794	-£1,558,004
45%	71%	-£1,666,786	-£1,618,527	-£1,620,897	-£1,572,639	-£1,695,559	-£1,649,670
50%	71%	-£1,760,354	-£1,706,733	-£1,709,366	-£1,655,747	-£1,792,324	-£1,741,336
100%	71%	-£2,706,887	-£2,597,770				
10%	75%	-£1,013,028	-£1,003,645	-£1,002,321	-£992,937	-£1,018,623	-£1,007,916
15%	75%	-£1,107,206	-£1,093,131	-£1,091,145	-£1,077,070	-£1,115,598	-£1,099,537
20%	75%	-£1,201,383	-£1,182,617	-£1,179,969	-£1,161,202	-£1,212,573	-£1,191,159
25%	75%	-£1,295,561	-£1,272,103	-£1,268,793	-£1,245,334	-£1,309,548	-£1,282,780
30%	75%	-£1,389,739	-£1,361,588	-£1,357,616	-£1,329,466	-£1,406,523	-£1,374,401
35%	75%	-£1,483,916	-£1,451,074	-£1,446,441	-£1,413,598	-£1,503,498	-£1,466,022
40%	75%	-£1,578,094	-£1,540,560	-£1,535,265	-£1,497,731	-£1,600,473	-£1,557,643
45%	75%	-£1,672,272	-£1,630,046	-£1,624,088	-£1,581,862	-£1,697,448	-£1,649,264
50%	75%	-£1,766,449	-£1,719,532	-£1,712,913	-£1,665,995	-£1,794,422	-£1,740,887
10%	60%	-£1,007,908	-£992,894	-£999,342	-£984,328	-£1,016,860	-£1,008,294
15%	60%	-£1,099,525	-£1,077,005	-£1,086,677	-£1,064,156	-£1,112,952	-£1,100,104
20%	60%	-£1,191,143	-£1,161,115	-£1,174,012	-£1,143,983	-£1,209,046	-£1,191,914
25%	60%	-£1,282,760	-£1,245,227	-£1,261,346	-£1,223,812	-£1,305,139	-£1,283,725
30%	60%	-£1,374,379	-£1,329,337	-£1,348,680	-£1,303,640	-£1,401,232	-£1,375,535
35%	60%	-£1,465,996	-£1,413,448	-£1,436,015	-£1,383,467	-£1,497,326	-£1,467,346
40%	60%	-£1,557,613	-£1,497,558	-£1,523,349	-£1,463,295	-£1,593,419	-£1,559,156
45%	60%	-£1,649,231	-£1,581,669	-£1,610,684	-£1,543,123	-£1,689,513	-£1,650,966
50%	60%	-£1,740,848	-£1,665,779	-£1,698,018	-£1,622,950	-£1,785,606	-£1,742,777

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£437,127	£437,127	£437,127	£437,127	£437,127	£437,127
10%	71%	£249,991	£260,714	£260,188	£270,912	£243,596	£253,794
15%	71%	£156,423	£172,509	£171,719	£187,805	£146,832	£162,128
20%	71%	£62,855	£84,303	£83,250	£104,698	£50,067	£70,462
25%	71%	-£30,714	-£3,904	-£5,220	£21,590	-£46,698	-£21,204
30%	71%	-£124,282	-£92,109	-£93,689	-£61,517	-£143,463	-£112,871
35%	71%	-£217,850	-£180,315	-£182,159	-£144,624	-£240,228	-£204,537
40%	71%	-£311,418	-£268,522	-£270,628	-£227,732	-£336,994	-£296,204
45%	71%	-£404,986	-£356,727	-£359,097	-£310,839	-£433,759	-£387,870
50%	71%	-£498,554	-£444,933	-£447,566	-£393,947	-£530,524	-£479,536
100%	71%	-£1,445,087	-£1,335,970	-£1,341,328	-£1,232,211	-£1,510,146	-£1,406,387
10%	75%	£248,772	£258,155	£259,479	£268,863	£243,177	£253,884
15%	75%	£154,594	£168,669	£170,655	£184,730	£146,202	£162,263
20%	75%	£60,417	£79,183	£81,831	£100,598	£49,227	£70,641
25%	75%	-£33,761	-£10,303	-£6,993	£16,466	-£47,748	-£20,980
30%	75%	-£127,939	-£99,788	-£95,816	-£67,666	-£144,723	-£112,601
35%	75%	-£222,116	-£189,274	-£184,641	-£151,798	-£241,698	-£204,222
40%	75%	-£316,294	-£278,760	-£273,465	-£235,931	-£338,673	-£295,843
45%	75%	-£410,472	-£368,246	-£362,288	-£320,062	-£435,648	-£387,464
50%	75%	-£504,649	-£457,732	-£451,113	-£404,195	-£532,622	-£479,087
10%	60%	£253,892	£268,906	£262,458	£277,472	£244,940	£253,506
15%	60%	£162,275	£184,795	£175,123	£197,644	£148,848	£161,696
20%	60%	£70,657	£100,685	£87,788	£117,817	£52,754	£69,886
25%	60%	-£20,960	£16,573	£454	£37,988	-£43,339	-£21,925
30%	60%	-£112,579	-£67,537	-£86,880	-£41,840	-£139,432	-£113,735
35%	60%	-£204,196	-£151,648	-£174,215	-£121,667	-£235,526	-£205,546
40%	60%	-£295,813	-£235,758	-£261,549	-£201,495	-£331,619	-£297,356
45%	60%	-£387,431	-£319,869	-£348,884	-£281,323	-£427,713	-£389,166

£17,299,000

£27,943,000	

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,101,953	-£2,101,953				
10%	71%	-£2,289,089	-£2,278,366			-£2,295,484	-£2,285,286
15%	71%	-£2,382,657	-£2,366,571				
20%	71%	-£2,476,225	-£2,454,777	-£2,455,830	-£2,434,382	-£2,489,013	-£2,468,618
25%	71%	-£2,569,794	-£2,542,984			-£2,585,778	-£2,560,284
30%	71%	-£2,663,362	-£2,631,189	-£2,632,769	-£2,600,597	-£2,682,543	-£2,651,951
35%	71%	-£2,756,930	-£2,719,395				
40%	71%	-£2,850,498	-£2,807,602	-£2,809,708	-£2,766,812	-£2,876,074	-£2,835,284
45%	71%	-£2,944,066	-£2,895,807				
50%	71%	-£3,037,634	-£2,984,013	-£2,986,646		-£3,069,604	-£3,018,616
100%	71%	-£3,984,167	-£3,875,050				
10%	75%	-£2,290,308	-£2,280,925	-£2,279,601	-£2,270,217	-£2,295,903	-£2,285,196
15%	75%	-£2,384,486	-£2,370,411			-£2,392,878	
20%	75%	-£2,478,663	-£2,459,897	-£2,457,249	-£2,438,482	-£2,489,853	-£2,468,439
25%	75%	-£2,572,841	-£2,549,383		-£2,522,614		
30%	75%	-£2,667,019	-£2,638,868	-£2,634,896	-£2,606,746		
35%	75%	-£2,761,196	-£2,728,354		-£2,690,878	-£2,780,778	
40%	75%	-£2,855,374	-£2,817,840	-£2,812,545			-£2,834,923
45%	75%	-£2,949,552	-£2,907,326		-£2,859,142		-£2,926,544
50%	75%	-£3,043,729	-£2,996,812	-£2,990,193	-£2,943,275		
10%	60%	-£2,285,188	-£2,270,174			-£2,294,140	-£2,285,574
15%	60%	-£2,376,805	-£2,354,285				-£2,377,384
20%	60%	-£2,468,423	-£2,438,395	-£2,451,292	-£2,421,263		-£2,469,194
25%	60%	-£2,560,040	-£2,522,507				
30%	60%	-£2,651,659	-£2,606,617			-£2,678,512	
35%	60%	-£2,743,276	-£2,690,728			-£2,774,606	-£2,744,626
40%	60%	-£2,834,893	-£2,774,838				
45%	60%	-£2,926,511	-£2,858,949	-£2,887,964	-£2,820,403	-£2,966,793	-£2,928,246
50%	60%	-£3.018.128	-£2.943.059				

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£365,673	-£365,673	-£365,673	-£365,673	-£365,673	-£365,673
10%	71%	-£552,809	-£542,086	-£542,612	-£531,888	-£559,204	-£549,006
15%	71%	-£646,377	-£630,291	-£631,081	-£614,995	-£655,968	-£640,672
20%	71%	-£739,945	-£718,497	-£719,550	-£698,102	-£752,733	-£732,338
25%	71%	-£833,514	-£806,704	-£808,020	-£781,210	-£849,498	-£824,004
30%	71%	-£927,082	-£894,909	-£896,489	-£864,317	-£946,263	-£915,671
35%	71%	-£1,020,650	-£983,115	-£984,959	-£947,424	-£1,043,028	-£1,007,337
40%	71%	-£1,114,218	-£1,071,322	-£1,073,428	-£1,030,532	-£1,139,794	-£1,099,004
45%	71%	-£1,207,786	-£1,159,527	-£1,161,897	-£1,113,639	-£1,236,559	-£1,190,670
50%	71%	-£1,301,354	-£1,247,733	-£1,250,366	-£1,196,747	-£1,333,324	-£1,282,336
100%	71%	-£2,247,887	-£2,138,770	-£2,144,128	-£2,035,011	-£2,312,946	-£2,209,187
10%	75%	-£554,028	-£544,645	-£543,321	-£533,937	-£559,623	-£548,916
15%	75%	-£648,206	-£634,131	-£632,145	-£618,070	-£656,598	-£640,537
20%	75%	-£742,383	-£723,617	-£720,969	-£702,202	-£753,573	-£732,159
25%	75%	-£836,561	-£813,103	-£809,793	-£786,334	-£850,548	-£823,780
30%	75%	-£930,739	-£902,588	-£898,616	-£870,466	-£947,523	-£915,401
35%	75%	-£1,024,916	-£992,074	-£987,441	-£954,598	-£1,044,498	-£1,007,022
40%	75%	-£1,119,094	-£1,081,560	-£1,076,265	-£1,038,731	-£1,141,473	-£1,098,643
45%	75%	-£1,213,272	-£1,171,046	-£1,165,088	-£1,122,862	-£1,238,448	-£1,190,264
50%	75%	-£1,307,449	-£1,260,532	-£1,253,913	-£1,206,995	-£1,335,422	-£1,281,887
10%	60%	-£548,908	-£533,894	-£540,342	-£525,328	-£557,860	-£549,294
15%	60%	-£640,525	-£618,005	-£627,677	-£605,156	-£653,952	-£641,104
20%	60%	-£732,143	-£702,115	-£715,012	-£684,983	-£750,046	-£732,914
25%	60%	-£823,760	-£786,227	-£802,346	-£764,812	-£846,139	-£824,725
30%	60%	-£915,379	-£870,337	-£889,680	-£844,640	-£942,232	-£916,535
35%	60%	-£1,006,996	-£954,448	-£977,015	-£924,467	-£1,038,326	-£1,008,346
40%	60%	-£1,098,613	-£1,038,558	-£1,064,349	-£1,004,295	-£1,134,419	-£1,100,156
45%	60%	-£1,190,231	-£1,122,669	-£1,151,684	-£1,084,123	-£1,230,513	-£1,191,966
EON	600/	04.004.040	04.000.770	04.000.040		04 206 606	

45% 60% -£1,190,231 50% 60% -£1,281,848 Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£437,127	£437,127	£437,127	£437,127	£437,127	£437,127
10%	71%	£249.991	£260.714	£260.188	£270.912	£243.596	£253,794
15%	71%	£156,423	£172,509	£171,719	£187,805	£146,832	£162,128
20%	71%	£62,855	£84,303	£83,250	£104,698	£50,067	£70,462
25%	71%	-£30,714	-£3,904	-£5,220	£21,590	-£46,698	-£21,204
30%	71%	-£124,282	-£92,109	-£93,689	-£61,517	-£143,463	-£112,871
35%	71%	-£217,850	-£180,315	-£182,159	-£144,624	-£240,228	-£204,537
40%	71%	-£311,418	-£268,522	-£270,628	-£227,732	-£336,994	-£296,204
45%	71%	-£404,986	-£356,727	-£359,097	-£310,839	-£433,759	-£387,870
50%	71%	-£498.554	-£444.933	-£447.566	-£393.947	-£530.524	-£479.536
100%	71%	-£1,445,087	-£1,335,970	-£1,341,328	-£1,232,211	-£1,510,146	-£1,406,387
10%	75%	£248,772	£258,155	£259,479	£268,863	£243,177	£253,884
15%	75%	£154,594	£168,669	£170,655	£184,730	£146,202	£162,263
20%	75%	£60,417	£79,183	£81,831	£100,598	£49,227	£70,641
25%	75%	-£33,761	-£10,303	-£6,993	£16,466	-£47,748	-£20,980
30%	75%	-£127,939	-£99,788	-£95,816	-£67,666	-£144,723	-£112,601
35%	75%	-£222,116	-£189,274	-£184,641	-£151,798	-£241,698	-£204,222
40%	75%	-£316,294	-£278,760	-£273,465	-£235,931	-£338,673	-£295,843
45%	75%	-£410,472	-£368,246	-£362,288	-£320,062	-£435,648	-£387,464
50%	75%	-£504.649	-£457.732	-£451.113	-£404.195	-£532.622	-£479.087
10%	60%	£253.892	£268.906	£262.458	£277.472	£244.940	£253,506
15%	60%	£162,275	£184,795	£175,123	£197,644	£148,848	£161,696
20%	60%	£70.657	£100.685	£87.788	£117.817	£52.754	£69,886
25%	60%	-£20,960	£16,573	£454	£37,988	-£43,339	-£21,925
30%	60%	-£112.579	-£67.537	-£86.880	-£41.840	-£139.432	-£113,735
35%	60%	-£204,196	-£151,648	-£174,215	-£121,667	-£235,526	-£205,546
40%	60%	-£295.813	-£235.758	-£261.549	-£201.495	-£331.619	-£297.356
45%	60%	-£387,431	-£319,869	-£348,884	-£281,323	-£427,713	-£389,166
50%	60%	-£479 048	-F403 979	-£436.218	-F361 150	-£523.806	-£480 977

£13,474,000

8 0.12 Ha

	CIL Zone	3
	Value Area	High
Sales value inflation		09
Build cost inflation		09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,564,777	£1,564,777	£1,564,777	£1,564,777	£1,564,777	£1,564,777
10%	71%	£1,348,263	£1,360,743	£1,356,481	£1,368,962	£1,344,902	£1,353,120
15%	71%	£1,240,005	£1,258,728	£1,252,333	£1,271,054	£1,234,964	£1,247,292
20%	71%	£1,131,749	£1,156,711	£1,148,185	£1,173,148	£1,125,027	£1,141,464
25%	71%	£1,023,492	£1,054,694	£1,044,038	£1,075,240	£1,015,090	£1,035,636
30%	71%	£915,235	£952,677	£939,889	£977,332	£905,153	£929,808
35%	71%	£806,978	£850,662	£835,742	£879,425	£795,215	£823,979
40%	71%	£698,721	£748,645	£731,594	£781,517	£685,278	£718,151
45%	71%	£590,464	£646,628	£627,447	£683,611	£575,340	£612,323
50%	71%	£482,208	£544,611	£523,298	£585,703	£465,404	£506,494
100%	71%	-£610,869	-£483,876	-£527,248	-£400,255	-£645,064	-£561,443
10%	75%	£1,347,143	£1,358,063	£1,355,772	£1,366,692	£1,344,202	£1,352,831
15%	75%	£1,238,325	£1,254,707	£1,251,270	£1,267,650	£1,233,915	£1,246,859
20%	75%	£1,129,509	£1,151,350	£1,146,767	£1,168,609	£1,123,628	£1,140,885
25%	75%	£1,020,691	£1,047,993	£1,042,264	£1,069,566	£1,013,340	£1,034,912
30%	75%	£911,874	£944,637	£937,762	£970,524	£903,052	£928,940
35%	75%	£803,058	£841,280	£833,259	£871,482	£792,765	£822,967
40%	75%	£694,240	£737,923	£728,757	£772,441	£682,477	£716,995
45%	75%	£585,424	£634,567	£624,255	£673,398	£572,190	£611,022
50%	75%	£476,606	£531,210	£519,752	£574,356	£461,903	£505,049
10%	60%	£1,351,847	£1,369,321	£1,358,751	£1,376,224	£1,347,142	£1,354,045
15%	60%	£1,245,382	£1,271,592	£1,255,738	£1,281,947	£1,238,325	£1,248,680
20%	60%	£1,138,918	£1,173,864	£1,152,725	£1,187,671	£1,129,508	£1,143,314
25%	60%	£1,032,453	£1,076,137	£1,049,712	£1,093,394	£1,020,690	£1,037,949
30%	60%	£925,989	£978,408	£946,699	£999,118	£911,873	£932,583
35%	60%	£819,523	£880,680	£843,686	£904,842	£803,056	£827,218
40%	60%	£713,059	£782,952	£740,673	£810,565	£694,238	£721,853
45%	60%	£606,594	£685,224	£637,660	£716,289	£585,422	£616,486
50%	60%	£500.130	£587,495	£534 646	£622.012	£476.604	£511.121

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,235,223	-£9,235,223	-£9,235,223	-£9,235,223	-£9,235,223	-£9,235,223
10%	71%	-£9,451,737	-£9,439,257	-£9,443,519			-£9,446,880
15%	71%	-£9,559,995	-£9.541,272				-£9,552,708
20%	71%	-£9,668,251					-£9,658,536
25%	71%	-£9,776,508					-£9,764,364
30%	71%	-£9,884,765	-£9,847,323		-£9,822,668	-£9,894,847	-£9,870,192
35%	71%	-£9,993,022					-£9,976,021
40%	71%	-£10,101,279	-£10,051,355	-£10,068,406	-£10,018,483	-£10,114,722	-£10,081,849
45%	71%	-£10,209,536	-£10,153,372				-£10,187,677
50%	71%	-£10,317,792		-£10,276,702	-£10,214,297	-£10,334,596	-£10,293,506
100%	71%	-£11,410,869				-£11,445,064	-£11,361,443
10%	75%	-£9,452,857					-£9,447,169
15%	75%	-£9.561.675					-£9.553.141
20%	75%	-£9,670,491				-£9,676,372	-£9,659,115
25%	75%	-£9,779,309			-£9,730,434		-£9,765,088
30%	75%	-£9,888,126					-£9,871,060
35%	75%	-£9,996,942	-£9,958,720 -£10,062,077	-£9,966,741	-£9,928,518		-£9,977,033
40%	75%	-£10,105,760					-£10,083,005
45%	75%	-£10,214,576					-£10,188,978
50%	75%	-£10,323,394					-£10,294,951
10%	60%	-£9,448,153					-£9,445,955
15%	60%	-£9,554,618					-£9,551,320
20%	60%	-£9,661,082					-£9,656,686
25%	60%	-£9.767.547	-£9,723,863		-£9.706.606		-£9,762,051
30%	60%	-£9,874,011					-£9,867,417
35%	60%	-£9.980.477	-£9,919,320	-£9,956,314	-£9,895,158	-£9,996,944	-£9,972,782
40%	60%	-£10,086,941					-£10,078,147
45%	60%	-£10,193,406	-£10,114,776		-£10,083,711	-£10,214,578	-£10,183,514
50%	60%	-£10 299 870		-£10.265.354			-£10,288,879

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,114,223	-£7,114,223	-£7,114,223	-£7,114,223	-£7,114,223	-£7,114,223
10%	71%	-£7,330,737	-£7,318,257	-£7,322,519	-£7,310,038	-£7,334,098	-£7,325,880
15%	71%	-£7,438,995	-£7,420,272		-£7,407,946	-£7,444,036	-£7,431,708
20%	71%	-£7,547,251	-£7,522,289	-£7,530,815	-£7,505,852		-£7,537,536
25%	71%	-£7,655,508	-£7,624,306				-£7,643,364
30%	71%	-£7,763,765	-£7,726,323	-£7,739,111	-£7,701,668	-£7,773,847	-£7,749,192
35%	71%	-£7,872,022	-£7,828,338				-£7,855,021
40%	71%	-£7,980,279	-£7,930,355	-£7,947,406	-£7,897,483	-£7,993,722	-£7,960,849
45%	71%	-£8,088,536	-£8,032,372				-£8,066,677
50%	71%	-£8,196,792	-£8,134,389	-£8,155,702		-£8,213,596	-£8,172,506
100%	71%	-£9,289,869	-£9,162,876				-£9,240,443
10%	75%	-£7,331,857	-£7,320,937				-£7,326,169
15%	75%	-£7,440,675	-£7,424,293				-£7,432,141
20%	75%	-£7,549,491	-£7,527,650	-£7,532,233		-£7,555,372	-£7,538,115
25%	75%	-£7,658,309	-£7,631,007	-£7,636,736	-£7,609,434		-£7,644,088
30%	75%	-£7,767,126	-£7,734,363	-£7,741,238	-£7,708,476	-£7,775,948	-£7,750,060
35%	75%	-£7,875,942	-£7,837,720				-£7,856,033
40%	75%	-£7,984,760	-£7,941,077				-£7,962,005
45%	75%	-£8,093,576	-£8,044,433				-£8,067,978
50%	75%	-£8,202,394	-£8,147,790				-£8,173,951
10%	60%	-£7,327,153	-£7,309,679				-£7,324,955
15%	60%	-£7,433,618	-£7,407,408				-£7,430,320
20%	60%	-£7,540,082	-£7,505,136				-£7,535,686
25%	60%	-£7,646,547	-£7,602,863	-£7,629,288	-£7,585,606		-£7,641,051
30%	60%	-£7,753,011	-£7,700,592				-£7,746,417
35%	60%	-£7,859,477	-£7,798,320				-£7,851,782
40%	60%	-£7,965,941	-£7,896,048				-£7,957,147
45%	60%	-£8,072,406	-£7,993,776				-£8,062,514
50%	60%	-£8 178 870		-F8 144 354	-£8 056 988	-£8 202 396	-£8 167 879

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,421,463	-£3,421,463	-£3,421,463	-£3,421,463	-£3,421,463	-£3,421,463
10%	71%	-£3,637,977					
15%	71%	-£3,746,235	-£3,727,512	-£3,733,907	-£3,715,186	-£3,751,276	-£3,738,948
20%	71%	-£3,854,491					
25%	71%	-£3,962,748	-£3,931,546				-£3,950,604
30%	71%	-£4,071,005					
35%	71%	-£4,179,262	-£4,135,578	-£4,150,498	-£4,106,815	-£4,191,025	
40%	71%	-£4,287,519					
45%	71%	-£4,395,776					
50%	71%	-£4,504,032					
100%	71%	-£5,597,109	-£5,470,116	-£5,513,488		-£5,631,304	
10%	75%	-£3,639,097					
15%	75%	-£3,747,915					
20%	75%	-£3,856,731					
25%	75%	-£3,965,549					
30%	75%	-£4,074,366	-£4,041,603	-£4,048,478	-£4,015,716	-£4,083,188	-£4,057,300
35%	75%	-£4,183,182					
40%	75%	-£4,292,000					
45%	75%	-£4,400,816					
50%	75%	-£4,509,634		-£4,466,488	-£4,411,884		
10%	60%	-£3,634,393					
15%	60%	-£3,740,858					
20%	60%	-£3,847,322					
25%	60%	-£3,953,787		-£3,936,528	-£3,892,846	-£3,965,550	
30%	60%	-£4,060,251					
35%	60%	-£4,166,717	-£4,105,560	-£4,142,554	-£4,081,398	-£4,183,184	-£4,159,022
40%	60%	-£4,273,181					
45%	60%	-£4,379,646	-£4,301,016	-£4,348,580	-£4,269,951	-£4,400,818	-£4,369,754
50%	60%	-£4,486,110	-£4.398.745	-£4.451.594	-£4.364.228	-£4,509,636	-£4.475.119

£90,000,000

£72,325,000

£41,552,000

£27,624,000

		SR and SO at	SR and SO at GLA	LAR and SO at	LAR and SO at		
	% of AH as	council Income	Income	council Income	GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LL
0%	71%	-£1,750,103	-£1,750,103	-£1,750,103	-£1,750,103	-£1,750,103	-£1,750,103
10%	71%	-£1,966,617	-£1,954,137			-£1,969,978	-£1,961,760
15%	71%	-£2,074,875	-£2,056,152				
20%	71%	-£2,183,131	-£2,158,169	-£2,166,695	-£2,141,732		-£2,173,416
25%	71%	-£2,291,388	-£2,260,186		-£2,239,640	-£2,299,790	-£2,279,244
30%	71%	-£2,399,645	-£2,362,203	-£2,374,991	-£2,337,548	-£2,409,727	
35%	71%	-£2,507,902	-£2,464,218				
40%	71%	-£2,616,159	-£2,566,235	-£2,583,286	-£2,533,363		-£2,596,729
45%	71%	-£2,724,416	-£2,668,252				
50%	71%	-£2,832,672	-£2,770,269	-£2,791,582	-£2,729,177	-£2,849,476	-£2,808,386
100%	71%	-£3,925,749	-£3,798,756				
10%	75%	-£1,967,737	-£1,956,817	-£1,959,108	-£1,948,188	-£1,970,678	-£1,962,049
15%	75%	-£2,076,555	-£2,060,173				
20%	75%	-£2,185,371	-£2,163,530	-£2,168,113	-£2,146,271	-£2,191,252	-£2,173,995
25%	75%	-£2,294,189	-£2,266,887				
30%	75%	-£2,403,006	-£2,370,243	-£2,377,118	-£2,344,356	-£2,411,828	-£2,385,940
35%	75%	-£2,511,822	-£2,473,600				
40%	75%	-£2,620,640	-£2,576,957	-£2,586,123	-£2,542,439	-£2,632,403	-£2,597,885
45%	75%	-£2,729,456	-£2,680,313				
50%	75%	-£2,838,274	-£2,783,670	-£2,795,128	-£2,740,524		
10%	60%	-£1,963,033	-£1,945,559	-£1,956,129	-£1,938,656	-£1,967,738	-£1,960,835
15%	60%	-£2,069,498	-£2,043,288				
20%	60%	-£2,175,962	-£2,141,016	-£2,162,155	-£2,127,209		-£2,171,566
25%	60%	-£2,282,427	-£2,238,743				
30%	60%	-£2,388,891	-£2,336,472	-£2,368,181		-£2,403,007	
35%	60%	-£2,495,357	-£2,434,200				
40%	60%	-£2,601,821	-£2,531,928	-£2,574,207	-£2,504,315	-£2,620,642	
45%	60%	-£2,708,286	-£2,629,656				-£2,698,394
50%	60%	-£2 814 750	-£2 727 385	-£2 780 234			

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£511,103	-£511,103	-£511,103	-£511,103	-£511,103	-£511,103
10%	71%	-£727,617	-£715,137	-£719,399	-£706,918	-£730,978	-£722,760
15%	71%	-£835,875	-£817,152	-£823,547	-£804,826	-£840,916	-£828,588
20%	71%	-£944,131	-£919,169	-£927,695	-£902,732	-£950,853	-£934,416
25%	71%	-£1,052,388	-£1,021,186	-£1,031,842	-£1,000,640	-£1,060,790	-£1,040,244
30%	71%	-£1,160,645	-£1,123,203	-£1,135,991	-£1,098,548	-£1,170,727	-£1,146,072
35%	71%	-£1,268,902	-£1,225,218	-£1,240,138	-£1,196,455	-£1,280,665	-£1,251,901
40%	71%	-£1,377,159	-£1,327,235	-£1,344,286	-£1,294,363	-£1,390,602	-£1,357,729
45%	71%	-£1,485,416	-£1,429,252	-£1,448,433	-£1,392,269	-£1,500,540	-£1,463,557
50%	71%	-£1,593,672	-£1,531,269	-£1,552,582	-£1,490,177	-£1,610,476	-£1,569,386
100%	71%	-£2,686,749	-£2,559,756			-£2,720,944	-£2,637,323
10%	75%	-£728,737	-£717,817	-£720,108	-£709,188	-£731,678	-£723,049
15%	75%	-£837,555	-£821,173	-£824,610	-£808,230	-£841,965	-£829,021
20%	75%	-£946,371	-£924,530	-£929,113	-£907,271	-£952,252	-£934,995
25%	75%	-£1,055,189	-£1,027,887	-£1,033,616	-£1,006,314	-£1,062,540	-£1,040,968
30%	75%	-£1,164,006	-£1,131,243	-£1,138,118	-£1,105,356	-£1,172,828	-£1,146,940
35%	75%	-£1,272,822	-£1,234,600	-£1,242,621	-£1,204,398	-£1,283,115	-£1,252,913
40%	75%	-£1,381,640	-£1,337,957	-£1,347,123	-£1,303,439	-£1,393,403	-£1,358,885
45%	75%	-£1,490,456	-£1,441,313	-£1,451,625	-£1,402,482	-£1,503,690	-£1,464,858
50%	75%	-£1,599,274	-£1,544,670	-£1,556,128	-£1,501,524	-£1,613,977	-£1,570,831
10%	60%	-£724,033	-£706,559	-£717,129	-£699,656	-£728,738	-£721,835
15%	60%	-£830,498	-£804,288	-£820,142	-£793,933	-£837,555	-£827,200
20%	60%	-£936,962	-£902,016	-£923,155	-£888,209	-£946,372	-£932,566
25%	60%	-£1,043,427	-£999,743	-£1,026,168	-£982,486	-£1,055,190	-£1,037,931
30%	60%	-£1,149,891	-£1,097,472	-£1,129,181	-£1,076,762	-£1,164,007	-£1,143,297
35%	60%	-£1,256,357	-£1,195,200	-£1,232,194	-£1,171,038	-£1,272,824	-£1,248,662
40%	60%	-£1,362,821	-£1,292,928	-£1,335,207	-£1,265,315	-£1,381,642	-£1,354,027
45%	60%	-£1,469,286	-£1,390,656	-£1,438,220	-£1,359,591	-£1,490,458	-£1,459,394
E09/	60%	£1 676 760	.C1 A00 20E	£4 E44 224	£4 4E2 060	£4 E00 276	£1 E£4 7E0

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£750,697	£750,697	£750,697	£750,697	£750,697	£750,697
10%	71%	£534,183	£546,663	£542,401	£554,882	£530,822	£539,040
15%	71%	£425,925	£444,648	£438,253	£456,974	£420,884	£433,212
20%	71%	£317,669	£342,631	£334,105	£359,068	£310,947	£327,384
25%	71%	£209,412	£240,614	£229,958	£261,160	£201,010	£221,556
30%	71%	£101,155	£138,597	£125,809	£163,252	£91,073	£115,728
35%	71%	-£7,102	£36,582	£21,662	£65,345	-£18,865	£9,899
40%	71%	-£115,359	-£65,435	-£82,486	-£32,563	-£128,802	-£95,929
45%	71%	-£223,616	-£167,452	-£186,633	-£130,469	-£238,740	-£201,757
50%	71%	-£331,872	-£269,469	-£290,782	-£228,377	-£348,676	-£307,586
100%	71%	-£1,424,949	-£1,297,956	-£1.341.328	-£1.214.335	-£1.459.144	-£1.375.523
10%	75%	£533,063	£543,983	£541,692	£552,612	£530,122	£538,751
15%	75%	£424.245	£440.627	£437,190	£453.570	£419.835	£432,779
20%	75%	£315,429	£337,270	£332,687	£354,529	£309,548	£326,805
25%	75%	£206.611	£233,913	£228.184	£255,486	£199.260	£220.832
30%	75%	£97,794	£130,557	£123,682	£156,444	£88,972	£114,860
35%	75%	-£11.022	£27.200	£19.179	£57.402	-£21.315	£8.887
40%	75%	-£119,840	-£76,157	-£85,323	-£41,639	-£131,603	-£97,085
45%	75%	-£228.656	-£179.513	-£189.825	-£140.682	-£241.890	-£203.058
50%	75%	-£337,474	-£282,870	-£294,328	-£239,724	-£352,177	-£309,031
10%	60%	£537,767	£555,241	£544,671	£562,144	£533,062	£539,965
15%	60%	£431,302	£457,512	£441,658	£467,867	£424,245	£434,600
20%	60%	£324.838	£359.784	£338.645	£373,591	£315.428	£329.234
25%	60%	£218,373	£262,057	£235,632	£279,314	£206,610	£223,869
30%	60%	£111.909	£164.328	£132.619	£185.038	£97.793	£118.503
35%	60%	£5,443	£66,600	£29,606	£90,762	-£11,024	£13,138
40%	60%	-£101.021	-£31.128	-£73.407	-£3.515	-£119.842	-£92,227
45%	60%	-£207,486	-£128,856	-£176,420	-£97,791	-£228,658	-£197,594
50%	60%	-£313.950	-£226.585	-£279.434	-£192.068	-£337.476	-£302.959

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,788,383	-£1,788,383	-£1,788,383	-£1,788,383	-£1,788,383	-£1,788,383
10%	71%	-£2,004,897	-£1,992,417	-£1,996,679	-£1,984,198	-£2,008,258	-£2,000,040
15%	71%	-£2,113,155	-£2,094,432				
20%	71%	-£2,221,411	-£2,196,449				-£2,211,696
25%	71%	-£2,329,668	-£2,298,466				
30%	71%	-£2,437,925	-£2,400,483				
35%	71%	-£2,546,182	-£2,502,498				
40%	71%	-£2,654,439	-£2,604,515		-£2,571,643		
45%	71%	-£2,762,696	-£2,706,532				
50%	71%	-£2,870,952	-£2,808,549	-£2,829,862	-£2,767,457	-£2,887,756	-£2,846,666
100%	71%	-£3,964,029	-£3,837,036	-£3,880,408		-£3,998,224	
10%	75%	-£2,006,017	-£1,995,097	-£1,997,388	-£1,986,468	-£2,008,958	
15%	75%	-£2,114,835	-£2,098,453				-£2,106,301
20%	75%	-£2,223,651	-£2,201,810	-£2,206,393	-£2,184,551		
25%	75%	-£2,332,469	-£2,305,167				
30%	75%	-£2,441,286	-£2,408,523				-£2,424,220
35%	75%	-£2,550,102	-£2,511,880				
40%	75%	-£2,658,920	-£2,615,237	-£2,624,403	-£2,580,719		-£2,636,165
45%	75%	-£2,767,736	-£2,718,593				
50%	75%	-£2,876,554	-£2,821,950	-£2,833,408	-£2,778,804		
10%	60%	-£2,001,313	-£1,983,839	-£1,994,409	-£1,976,936	-£2,006,018	-£1,999,115
15%	60%	-£2,107,778	-£2,081,568				
20%	60%	-£2,214,242	-£2,179,296		-£2,165,489		-£2,209,846
25%	60%	-£2,320,707	-£2,277,023				
30%	60%	-£2,427,171	-£2,374,752	-£2,406,461	-£2,354,042	-£2,441,287	
35%	60%	-£2,533,637	-£2,472,480				
40%	60%	-£2,640,101	-£2,570,208	-£2,612,487			-£2,631,307
45%	60%	-£2,746,566	-£2,667,936				
50%	60%	-F2 853 030	-F2 765 665	-F2 818 514			

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£52,103	-£52,103	-£52,103	-£52,103	-£52,103	-£52,103
10%	71%	-£268,617	-£256,137	-£260,399	-£247,918	-£271,978	-£263,760
15%	71%	-£376,875	-£358,152	-£364,547	-£345,826	-£381,916	-£369,588
20%	71%	-£485,131	-£460,169	-£468,695	-£443,732	-£491,853	-£475,416
25%	71%	-£593,388	-£562,186	-£572,842	-£541,640	-£601,790	-£581,244
30%	71%	-£701,645	-£664,203	-£676,991	-£639,548	-£711,727	-£687,072
35%	71%	-£809,902	-£766,218	-£781,138	-£737,455	-£821,665	-£792,901
40%	71%	-£918,159	-£868,235	-£885,286	-£835,363	-£931,602	-£898,729
45%	71%	-£1,026,416	-£970,252	-£989,433	-£933,269	-£1,041,540	-£1,004,557
50%	71%	-£1,134,672	-£1,072,269	-£1,093,582	-£1,031,177	-£1,151,476	-£1,110,386
100%	71%	-£2,227,749	-£2,100,756	-£2,144,128	-£2,017,135	-£2,261,944	
10%	75%	-£269,737	-£258,817	-£261,108	-£250,188	-£272,678	-£264,049
15%	75%	-£378,555	-£362,173	-£365,610	-£349,230	-£382,965	-£370,021
20%	75%	-£487,371	-£465,530	-£470,113	-£448,271	-£493,252	-£475,995
25%	75%	-£596,189	-£568,887	-£574,616	-£547,314	-£603,540	-£581,968
30%	75%	-£705,006	-£672,243	-£679,118	-£646,356	-£713,828	-£687,940
35%	75%	-£813,822	-£775,600	-£783,621	-£745,398	-£824,115	-£793,913
40%	75%	-£922,640	-£878,957	-£888,123	-£844,439	-£934,403	-£899,885
45%	75%	-£1,031,456	-£982,313	-£992,625	-£943,482	-£1,044,690	-£1,005,858
50%	75%	-£1,140,274	-£1,085,670	-£1,097,128	-£1,042,524	-£1,154,977	-£1,111,831
10%	60%	-£265,033	-£247,559	-£258,129	-£240,656	-£269,738	-£262,835
15%	60%	-£371,498	-£345,288	-£361,142	-£334,933	-£378,555	-£368,200
20%	60%	-£477,962	-£443,016	-£464,155	-£429,209	-£487,372	-£473,566
25%	60%	-£584,427	-£540,743	-£567,168	-£523,486	-£596,190	-£578,931
30%	60%	-£690,891	-£638,472	-£670,181	-£617,762	-£705,007	-£684,297
35%	60%	-£797,357	-£736,200	-£773,194	-£712,038	-£813,824	-£789,662
40%	60%	-£903,821	-£833,928	-£876,207	-£806,315	-£922,642	-£895,027
45%	60%	-£1,010,286	-£931,656	-£979,220	-£900,591	-£1,031,458	-£1,000,394
50%	60%	-£1,116,750	-£1,029,385	-£1,082,234	-£994,868	-£1,140,276	-£1,105,759

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£750,697	£750,697	£750,697	£750,697	£750,697	£750,697
10%	71%	£534,183	£546,663	£542,401	£554,882	£530,822	£539,040
15%	71%	£425,925	£444,648	£438,253	£456,974	£420,884	£433,212
20%	71%	£317,669	£342,631	£334,105	£359,068	£310,947	£327,384
25%	71%	£209,412	£240,614	£229,958	£261,160	£201,010	£221,556
30%	71%	£101,155	£138,597	£125,809	£163,252	£91,073	£115,728
35%	71%	-£7,102	£36,582	£21,662	£65,345	-£18,865	£9,899
40%	71%	-£115,359	-£65,435	-£82,486	-£32,563	-£128,802	-£95,929
45%	71%	-£223,616	-£167,452	-£186,633	-£130,469	-£238,740	-£201,757
50%	71%	-£331.872	-£269,469	-£290.782	-£228.377	-£348.676	-£307.586
100%	71%	-£1,424,949	-£1,297,956	-£1,341,328	-£1,214,335	-£1,459,144	-£1,375,523
10%	75%	£533,063	£543,983	£541,692	£552,612	£530,122	£538,751
15%	75%	£424,245	£440,627	£437,190	£453,570	£419,835	£432,779
20%	75%	£315,429	£337,270	£332,687	£354,529	£309,548	£326,805
25%	75%	£206,611	£233,913	£228,184	£255,486	£199,260	£220,832
30%	75%	£97,794	£130,557	£123,682	£156,444	£88,972	£114,860
35%	75%	-£11,022	£27,200	£19,179	£57,402	-£21,315	£8,887
40%	75%	-£119,840	-£76,157	-£85,323	-£41,639	-£131,603	-£97,085
45%	75%	-£228,656	-£179,513	-£189,825	-£140,682	-£241,890	-£203,058
50%	75%	-£337,474	-£282,870	-£294,328	-£239,724	-£352,177	-£309,031
10%	60%	£537.767	£555.241	£544.671	£562.144	£533.062	£539.965
15%	60%	£431,302	£457,512	£441,658	£467,867	£424,245	£434,600
20%	60%	£324,838	£359,784	£338,645	£373,591	£315,428	£329,234
25%	60%	£218,373	£262,057	£235,632	£279,314	£206,610	£223,869
30%	60%	£111,909	£164,328	£132,619	£185,038	£97,793	£118,503
35%	60%	£5,443	£66,600	£29,606	£90,762	-£11,024	£13,138
40%	60%	-£101.021	-£31.128	-£73.407	-£3.515	-£119.842	-£92,227
45%	60%	-£207,486	-£128,856	-£176,420	-£97,791	-£228,658	-£197,594
50%	60%	-£313.950	-£226.585	-£279.434	-£192.068	-£337,476	-£302.959

£27,943,000

£13,474,000

8 0.12 Ha

	CIL Zone	3
	Value Area	Med
Sales value inflation Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,383,319	£1,383,319	£1,383,319	£1,383,319	£1,383,319	£1,383,319
10%	71%	£1,183,428	£1,194,558	£1,193,170	£1,204,299	£1,178,520	£1,188,260
15%	71%	£1,083,484	£1,100,178	£1,098,095	£1,114,788	£1,076,119	£1,090,730
20%	71%	£983,539	£1,005,798	£1,003,019	£1,025,278	£973,719	£993,201
25%	71%	£883,593	£911,417	£907,945	£935,768	£871,318	£895,671
30%	71%	£783,648	£817,036	£812,870	£846,258	£768,919	£798,141
35%	71%	£683,702	£722,655	£717,795	£756,748	£666,518	£700,610
40%	71%	£583,757	£628,275	£622,720	£667,237	£564,118	£603,081
45%	71%	£483,811	£533,894	£527,645	£577,727	£461,717	£505,551
50%	71%	£383,867	£439,513	£432,570	£488,217	£359,318	£408,021
100%	71%	-£626,360	-£513,117	-£527,248	-£414,006	-£676,316	-£577,204
10%	75%	£1,182,233	£1,191,971	£1,192,460	£1,202,199	£1,177,936	£1,188,164
15%	75%	£1,081,689	£1,096,297	£1,097,031	£1,111,638	£1,075,245	£1,090,587
20%	75%	£981,145	£1,000,622	£1,001,601	£1,021,078	£972,554	£993,010
25%	75%	£880,602	£904,948	£906,171	£930,517	£869,863	£895,432
30%	75%	£780,059	£809,273	£810,742	£839,957	£767,171	£797,854
35%	75%	£679,516	£713,600	£715,313	£749,397	£664,480	£700,277
40%	75%	£578,971	£617,925	£619,882	£658,836	£561,788	£602,699
45%	75%	£478,428	£522,251	£524,453	£568,276	£459,097	£505,122
50%	75%	£377,885	£426,576	£429,024	£477,715	£356,405	£407,544
10%	60%	£1,187,257	£1,202,838	£1,195,439	£1,211,020	£1,180,384	£1,188,566
15%	60%	£1,089,226	£1,112,597	£1,101,499	£1,124,871	£1,078,915	£1,091,188
20%	60%	£991,194	£1,022,356	£1,007,559	£1,038,721	£977,447	£993,811
25%	60%	£893,163	£932,117	£913,618	£952,572	£875,979	£896,435
30%	60%	£795,132	£841,876	£819,678	£866,423	£774,511	£799,058
35%	60%	£697,101	£751,635	£725,738	£780,272	£673,043	£701,680
40%	60%	£599,069	£661,395	£631,798	£694,123	£571,575	£604,303
45%	60%	£501,038	£571,154	£537,858	£607,973	£470,106	£506,927
50%	60%	£403.006	£480.913	£443.917	£521.824	£368.639	£409.550

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,416,681		-£9,416,681	-£9,416,681		
10%	71%	-£9,616,572	-£9,605,442	-£9,606,830		-£9,621,480	-£9,611,740
15%	71%	-£9,716,516			-£9,685,212		
20%	71%	-£9,816,461	-£9,794,202	-£9,796,981	-£9,774,722		-£9,806,799
25%	71%	-£9,916,407					
30%	71%	-£10,016,352					
35%	71%	-£10,116,298					
40%	71%	-£10,216,243				-£10,235,882	-£10,196,919
45%	71%	-£10,316,189					
50%	71%	-£10,416,133			-£10,311,783	-£10,440,682	
100%	71%	-£11,426,360			-£11,214,006		
10%	75%	-£9,617,767				-£9,622,064	-£9,611,836
15%	75%	-£9,718,311					
20%	75%	-£9,818,855				-£9,827,446	
25%	75%	-£9,919,398		-£9,893,829	-£9,869,483		-£9,904,568
30%	75%	-£10,019,941					
35%	75%	-£10,120,484	-£10,086,400		-£10,050,603		-£10,099,723
40%	75%	-£10,221,029					
45%	75%	-£10,321,572				-£10,340,903	-£10,294,878
50%	75%	-£10,422,115					
10%	60%	-£9,612,743				-£9,619,616	-£9,611,434
15%	60%	-£9,710,774					
20%	60%	-£9,808,806	-£9,777,644	-£9,792,441			-£9,806,189
25%	60%	-£9,906,837					
30%	60%	-£10,004,868	-£9,958,124				
35%	60%	-£10,102,899					
40%	60%	-£10,200,931					
45%	60%	-£10,298,962					
50%	60%	-£10.396.994	-£10.319.087	-£10.356.083	-£10.278.176		-£10 390 450

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,295,681					
10%	71%	-£7,495,572	-£7,484,442	-£7,485,830	-£7,474,701	-£7,500,480	-£7,490,740
15%	71%	-£7,595,516					
20%	71%	-£7,695,461	-£7,673,202	-£7,675,981	-£7,653,722	-£7,705,281	-£7,685,799
25%	71%	-£7,795,407					
30%	71%	-£7,895,352	-£7,861,964	-£7,866,130	-£7,832,742	-£7,910,081	-£7,880,859
35%	71%	-£7,995,298					
40%	71%	-£8,095,243	-£8,050,725	-£8,056,280	-£8,011,763	-£8,114,882	-£8,075,919
45%	71%	-£8,195,189					
50%	71%	-£8,295,133	-£8,239,487	-£8,246,430	-£8,190,783	-£8,319,682	-£8,270,979
100%	71%	-£9,305,360					
10%	75%	-£7,496,767	-£7,487,029	-£7,486,540	-£7,476,801	-£7,501,064	-£7,490,836
15%	75%	-£7,597,311					
20%	75%	-£7,697,855	-£7,678,378	-£7,677,399	-£7,657,922	-£7,706,446	-£7,685,990
25%	75%	-£7,798,398					
30%	75%	-£7,898,941	-£7,869,727	-£7,868,258	-£7,839,043	-£7,911,829	-£7,881,146
35%	75%	-£7,999,484					
40%	75%	-£8,100,029	-£8,061,075	-£8,059,118	-£8,020,164	-£8,117,212	-£8,076,301
45%	75%	-£8,200,572					
50%	75%	-£8,301,115	-£8,252,424	-£8,249,976		-£8,322,595	-£8,271,456
10%	60%	-£7,491,743					
15%	60%	-£7,589,774	-£7,566,403	-£7,577,501	-£7,554,129	-£7,600,085	-£7,587,812
20%	60%	-£7,687,806					
25%	60%	-£7,785,837	-£7,746,883	-£7,765,382	-£7,726,428	-£7,803,021	-£7,782,565
30%	60%	-£7,883,868					
35%	60%	-£7,981,899					
40%	60%	-£8,079,931		-£8,047,202	-£7,984,877	-£8,107,425	-£8,074,697
45%	60%	-£8,177,962					
50%	60%	-£8,275,994					

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,602,921	-£3,602,921	-£3,602,921	-£3,602,921	-£3,602,921	-£3,602,921
10%	71%	-£3,802,812	-£3,791,682				
15%	71%	-£3,902,756	-£3,886,062	-£3,888,145	-£3,871,452	-£3,910,121	-£3,895,510
20%	71%	-£4,002,701	-£3,980,442				
25%	71%	-£4,102,647	-£4,074,823	-£4,078,295	-£4,050,472	-£4,114,922	-£4,090,569
30%	71%	-£4,202,592	-£4,169,204				
35%	71%	-£4,302,538	-£4,263,585	-£4,268,445	-£4,229,492	-£4,319,722	-£4,285,630
40%	71%	-£4,402,483	-£4,357,965				
45%	71%	-£4,502,429	-£4,452,346	-£4,458,595	-£4,408,513	-£4,524,523	-£4,480,689
50%	71%	-£4,602,373	-£4,546,727				
100%	71%	-£5,612,600	-£5,499,357		-£5,400,246		
10%	75%	-£3,804,007	-£3,794,269	-£3,793,780	-£3,784,041	-£3,808,304	-£3,798,076
15%	75%	-£3,904,551	-£3,889,943				
20%	75%	-£4,005,095	-£3,985,618	-£3,984,639		-£4,013,686	-£3,993,230
25%	75%	-£4,105,638	-£4,081,292				
30%	75%	-£4,206,181	-£4,176,967				
35%	75%	-£4,306,724	-£4,272,640				
40%	75%	-£4,407,269	-£4,368,315		-£4,327,404	-£4,424,452	
45%	75%	-£4,507,812	-£4,463,989				
50%	75%	-£4,608,355	-£4,559,664				
10%	60%	-£3,798,983	-£3,783,402				-£3,797,674
15%	60%	-£3,897,014	-£3,873,643				
20%	60%	-£3,995,046	-£3,963,884		-£3.947.519		-£3,992,429
25%	60%	-£4.093.077	-£4.054.123		-£4.033.668		-£4,089,805
30%	60%	-£4,191,108	-£4.144.364		-£4.119.817		-£4,187,182
35%	60%	-£4,289,139	-£4.234.605		-£4.205.968		-£4,284,560
40%	60%	-£4,387,171	-£4.324.845		-£4.292.117	-£4 414 665	-£4,381,937
45%	60%	-£4,485,202	-£4.415.086		-£4.378.267	-£4,516,134	-£4,479,313
E09/	60%	£4,400,202	£4,410,000		-64.464.416		-64 676 600

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,931,561	-£1,931,561	-£1,931,561	-£1,931,561	-£1,931,561	-£1,931,561
10%	71%	-£2,131,452	-£2,120,322	-£2,121,710		-£2,136,360	-£2,126,620
15%	71%	-£2,231,396	-£2,214,702				-£2,224,150
20%	71%	-£2,331,341	-£2,309,082	-£2,311,861		-£2,341,161	-£2,321,679
25%	71%	-£2,431,287	-£2,403,463				-£2,419,209
30%	71%	-£2,531,232	-£2,497,844	-£2,502,010	-£2,468,622	-£2,545,961	-£2,516,739
35%	71%	-£2,631,178	-£2,592,225				-£2,614,270
40%	71%	-£2,731,123	-£2,686,605	-£2,692,160	-£2,647,643		-£2,711,799
45%	71%	-£2,831,069	-£2,780,986				-£2,809,329
50%	71%	-£2,931,013	-£2,875,367	-£2,882,310			-£2,906,859
100%	71%	-£3,941,240	-£3,827,997			-£3,991,196	-£3,892,084
10%	75%	-£2,132,647	-£2,122,909	-£2,122,420		-£2,136,944	-£2,126,716
15%	75%	-£2,233,191	-£2,218,583				-£2,224,293
20%	75%	-£2,333,735	-£2,314,258	-£2,313,279			-£2,321,870
25%	75%	-£2,434,278	-£2,409,932				-£2,419,448
30%	75%	-£2,534,821	-£2,505,607	-£2,504,138	-£2,474,923	-£2,547,709	-£2,517,026
35%	75%	-£2,635,364	-£2,601,280				-£2,614,603
40%	75%	-£2,735,909	-£2,696,955	-£2,694,998	-£2,656,044		-£2,712,181
45%	75%	-£2,836,452	-£2,792,629		-£2,746,604		-£2,809,758
50%	75%	-£2,936,995	-£2,888,304				-£2,907,336
10%	60%	-£2,127,623	-£2,112,042			-£2,134,496	-£2,126,314
15%	60%	-£2,225,654	-£2,202,283				-£2,223,692
20%	60%	-£2,323,686	-£2,292,524	-£2,307,321	-£2,276,159	-£2,337,433	-£2,321,069
25%	60%	-£2,421,717	-£2,382,763				-£2,418,445
30%	60%	-£2,519,748	-£2,473,004		-£2,448,457		-£2,515,822
35%	60%	-£2,617,779	-£2,563,245				-£2,613,200
40%	60%	-£2,715,811	-£2,653,485				-£2,710,577
45%	60%	-£2,813,842	-£2,743,726		-£2,706,907	-£2,844,774	-£2,807,953
50%	60%	-£2 911 874	-£2 833 967				-£2 905 330

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

9/ of AU	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	CD and LLD	LAR and LLR
% of AH	rented					SR and LLR	
0%	71%	-£692,561	-£692,561	-£692,561	-£692,561	-£692,561	-£692,561
10%	71%	-£892,452	-£881,322	-£882,710	-£871,581	-£897,360	-£887,620
15%	71%	-£992,396	-£975,702	-£977,785	-£961,092	-£999,761	-£985,150
20%	71%	-£1,092,341	-£1,070,082	-£1,072,861	-£1,050,602	-£1,102,161	-£1,082,679
25%	71%	-£1,192,287	-£1,164,463	-£1,167,935	-£1,140,112	-£1,204,562	-£1,180,209
30%	71%	-£1,292,232	-£1,258,844	-£1,263,010	-£1,229,622	-£1,306,961	-£1,277,739
35%	71%	-£1,392,178	-£1,353,225	-£1,358,085	-£1,319,132	-£1,409,362	-£1,375,270
40%	71%	-£1,492,123	-£1,447,605	-£1,453,160	-£1,408,643	-£1,511,762	-£1,472,799
45%	71%	-£1,592,069	-£1,541,986	-£1,548,235	-£1,498,153	-£1,614,163	-£1,570,329
50%	71%	-£1,692,013	-£1,636,367	-£1,643,310	-£1,587,663	-£1,716,562	-£1,667,859
100%	71%	-£2,702,240	-£2,588,997	-£2,603,128	-£2,489,886	-£2,752,196	-£2,653,084
10%	75%	-£893,647	-£883,909	-£883,420	-£873,681	-£897,944	-£887,716
15%	75%	-£994,191	-£979,583	-£978,849	-£964,242	-£1,000,635	-£985,293
20%	75%	-£1,094,735	-£1,075,258	-£1,074,279	-£1,054,802	-£1,103,326	-£1,082,870
25%	75%	-£1,195,278	-£1,170,932	-£1,169,709	-£1,145,363	-£1,206,017	-£1,180,448
30%	75%	-£1,295,821	-£1,266,607	-£1,265,138	-£1,235,923	-£1,308,709	-£1,278,026
35%	75%	-£1,396,364	-£1,362,280	-£1,360,567	-£1,326,483	-£1,411,400	-£1,375,603
40%	75%	-£1,496,909	-£1,457,955	-£1,455,998	-£1,417,044	-£1,514,092	-£1,473,181
45%	75%	-£1,597,452	-£1,553,629	-£1,551,427	-£1,507,604	-£1,616,783	-£1,570,758
50%	75%	-£1,697,995	-£1,649,304	-£1,646,856	-£1,598,165	-£1,719,475	-£1,668,336
10%	60%	-£888,623	-£873,042	-£880,441	-£864,860	-£895,496	-£887,314
15%	60%	-£986,654	-£963,283	-£974,381	-£951,009	-£996,965	-£984,692
20%	60%	-£1,084,686	-£1,053,524	-£1,068,321	-£1,037,159	-£1,098,433	-£1,082,069
25%	60%	-£1,182,717	-£1,143,763	-£1,162,262	-£1,123,308	-£1,199,901	-£1,179,445
30%	60%	-£1,280,748	-£1,234,004	-£1,256,202	-£1,209,457	-£1,301,369	-£1,276,822
35%	60%	-£1,378,779	-£1,324,245	-£1,350,142	-£1,295,608	-£1,402,837	-£1,374,200
40%	60%	-£1,476,811	-£1,414,485	-£1,444,082	-£1,381,757	-£1,504,305	-£1,471,577
45%	60%	-£1,574,842	-£1,504,726	-£1,538,022	-£1,467,907	-£1,605,774	-£1,568,953
50%	60%	-£1 672 874	-£1 594 967	-£1 631 963	-£1 554 056	-£1 707 241	-£1 666 330

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£569,239	£569,239	£569,239	£569,239	£569,239	£569,239
10%	71%	£369,348	£380,478	£379,090	£390,219	£364,440	£374,180
15%	71%	£269,404	£286,098	£284,015	£300,708	£262,039	£276,650
20%	71%	£169,459	£191,718	£188,939	£211,198	£159,639	£179,121
25%	71%	£69,513	£97,337	£93,865	£121,688	£57,238	£81,591
30%	71%	-£30,432	£2,956	-£1,210	£32,178	-£45,161	-£15,939
35%	71%	-£130,378	-£91,425	-£96,285	-£57,332	-£147,562	-£113,470
40%	71%	-£230,323	-£185,805	-£191,360	-£146,843	-£249,962	-£210,999
45%	71%	-£330,269	-£280,186	-£286,435	-£236,353	-£352,363	-£308,529
50%	71%	-£430,213	-£374,567	-£381,510	-£325,863	-£454,762	-£406,059
100%	71%	-£1,440,440	-£1,327,197	-£1,341,328	-£1,228,086	-£1,490,396	-£1,391,284
10%	75%	£368,153	£377,891	£378,380	£388,119	£363,856	£374,084
15%	75%	£267,609	£282,217	£282,951	£297,558	£261,165	£276,507
20%	75%	£167,065	£186,542	£187,521	£206,998	£158,474	£178,930
25%	75%	£66,522	£90,868	£92,091	£116,437	£55,783	£81,352
30%	75%	-£34,021	-£4,807	-£3,338	£25,877	-£46,909	-£16,226
35%	75%	-£134,564	-£100,480	-£98,767	-£64,683	-£149,600	-£113,803
40%	75%	-£235,109	-£196,155	-£194,198	-£155,244	-£252,292	-£211,381
45%	75%	-£335,652	-£291,829	-£289,627	-£245,804	-£354,983	-£308,958
50%	75%	-£436,195	-£387,504	-£385,056	-£336,365	-£457,675	-£406,536
10%	60%	£373,177	£388,758	£381,359	£396,940	£366,304	£374,486
15%	60%	£275,146	£298,517	£287,419	£310,791	£264,835	£277,108
20%	60%	£177,114	£208,276	£193,479	£224,641	£163,367	£179,731
25%	60%	£79,083	£118,037	£99,538	£138,492	£61,899	£82,355
30%	60%	-£18,948	£27,796	£5,598	£52,343	-£39,569	-£15,022
35%	60%	-£116,979	-£62,445	-£88,342	-£33,808	-£141,037	-£112,400
40%	60%	-£215,011	-£152,685	-£182,282	-£119,957	-£242,505	-£209,777
45%	60%	-£313,042	-£242,926	-£276,222	-£206,107	-£343,974	-£307,153

£17,299,000

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds thresholds LAR and SO at council Income GLA Income thresholds thresholds rented 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

Jenichinark 23 - W							
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£233,561	-£233,561	-£233,561	-£233,561	-£233,561	-£233,561
10%	71%	-£433,452	-£422,322	-£423,710	-£412,581	-£438,360	-£428,620
15%	71%	-£533,396	-£516,702	-£518,785	-£502,092	-£540,761	-£526,150
20%	71%	-£633,341	-£611,082	-£613,861	-£591,602	-£643,161	-£623,679
25%	71%	-£733,287	-£705,463	-£708,935	-£681,112	-£745,562	-£721,209
30%	71%	-£833,232	-£799,844	-£804,010	-£770,622	-£847,961	-£818,739
35%	71%	-£933,178	-£894,225	-£899,085	-£860,132	-£950,362	-£916,270
40%	71%	-£1,033,123	-£988,605	-£994,160	-£949,643	-£1,052,762	-£1,013,799
45%	71%	-£1,133,069	-£1,082,986	-£1,089,235	-£1,039,153	-£1,155,163	-£1,111,329
50%	71%	-£1,233,013	-£1,177,367	-£1,184,310	-£1,128,663	-£1,257,562	-£1,208,859
100%	71%	-£2,243,240	-£2,129,997			-£2,293,196	-£2,194,084
10%	75%	-£434,647	-£424,909	-£424,420	-£414,681	-£438,944	-£428,716
15%	75%	-£535,191	-£520,583	-£519,849	-£505,242	-£541,635	-£526,293
20%	75%	-£635,735	-£616,258	-£615,279	-£595,802	-£644,326	-£623,870
25%	75%	-£736,278	-£711,932	-£710,709	-£686,363	-£747,017	-£721,448
30%	75%	-£836.821	-£807.607	-£806.138	-£776.923	-£849.709	-£819.026
35%	75%	-£937.364	-£903.280	-£901.567	-£867.483	-£952.400	-£916.603
40%	75%	-£1.037.909	-£998.955	-£996.998	-£958.044	-£1.055.092	-£1.014.181
45%	75%	-£1,138,452	-£1,094,629	-£1,092,427	-£1,048,604	-£1,157,783	-£1,111,758
50%	75%	-£1,238,995	-£1.190.304	-£1.187.856	-£1.139.165	-£1,260,475	-£1,209,336
10%	60%	-£429.623	-£414.042	-£421.441	-£405.860	-£436.496	-£428.314
15%	60%	-£527.654	-£504.283	-£515.381	-£492.009	-£537.965	-£525.692
20%	60%	-£625,686	-£594,524	-£609,321	-£578,159	-£639,433	-£623,069
25%	60%	-£723.717	-£684.763	-£703.262	-£664.308	-£740.901	-£720.445
30%	60%	-£821,748	-£775,004	-£797,202	-£750,457	-£842,369	-£817,822
35%	60%	-£919.779	-£865.245	-£891.142	-£836.608	-£943.837	-£915.200
40%	60%	-£1.017.811	-£955.485	-£985.082	-£922.757	-£1.045.305	-£1.012.577
45%	60%	-£1.115.842	-£1.045.726	-£1.079.022	-£1.008.907	-£1.146.774	-£1.109.953
50%	60%	-£1,213,874	-£1 135 967	-£1 172 963	-£1 095 056	-£1 248 241	-£1,207,330

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£569,239	£569,239	£569,239	£569,239	£569,239	£569,239
10%	71%	£369,348	£380,478	£379,090	£390,219	£364,440	£374,180
15%	71%	£269,404	£286,098	£284,015	£300,708	£262,039	£276,650
20%	71%	£169,459	£191,718	£188,939	£211,198	£159,639	£179,121
25%	71%	£69,513	£97,337	£93,865	£121,688	£57,238	£81,591
30%	71%	-£30,432	£2,956	-£1,210	£32,178	-£45,161	-£15,939
35%	71%	-£130,378	-£91,425	-£96,285	-£57,332	-£147,562	-£113,470
40%	71%	-£230,323	-£185,805	-£191,360	-£146,843	-£249,962	-£210,999
45%	71%	-£330,269	-£280,186	-£286,435	-£236,353	-£352,363	-£308,529
50%	71%	-£430,213	-£374,567	-£381,510	-£325,863	-£454,762	-£406,059
100%	71%	-£1,440,440	-£1,327,197	-£1,341,328	-£1,228,086	-£1,490,396	-£1,391,284
10%	75%	£368,153	£377,891	£378,380	£388,119	£363,856	£374,084
15%	75%	£267,609	£282,217	£282,951	£297,558	£261,165	£276,507
20%	75%	£167,065	£186,542	£187,521	£206,998	£158,474	£178,930
25%	75%	£66,522	£90,868	£92,091	£116,437	£55,783	£81,352
30%	75%	-£34,021	-£4,807	-£3,338	£25,877	-£46,909	-£16,226
35%	75%	-£134,564	-£100,480	-£98,767	-£64,683	-£149,600	-£113,803
40%	75%	-£235,109	-£196,155	-£194,198	-£155,244	-£252,292	-£211,381
45%	75%	-£335,652	-£291,829	-£289,627	-£245,804	-£354,983	-£308,958
50%	75%	-£436,195	-£387,504	-£385,056	-£336,365	-£457,675	-£406,536
10%	60%	£373,177	£388,758	£381,359	£396,940	£366,304	£374,486
15%	60%	£275,146	£298,517	£287,419	£310,791	£264,835	£277,108
20%	60%	£177,114	£208,276	£193,479	£224,641	£163,367	£179,731
25%	60%	£79,083	£118,037	£99,538	£138,492	£61,899	£82,355
30%	60%	-£18,948	£27,796	£5,598	£52,343	-£39,569	-£15,022
35%	60%	-£116,979	-£62,445	-£88,342	-£33,808	-£141,037	-£112,400
40%	60%	-£215,011	-£152,685	-£182,282	-£119,957	-£242,505	-£209,777
45%	60%	-£313,042	-£242,926	-£276,222	-£206,107	-£343,974	-£307,153
50%	60%	-E411 074	-F333 167	-£370.163	-6303 366	-CAAE AA4	E404 E20

£27,943,000

£13,474,000

8 0.12 Ha

	CIL Zone	3
	Value Area	Low
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,111,134	£1,111,134	£1,111,134	£1,111,134	£1,111,134	£1,111,134
10%	71%	£936,178	£945,281	£948,203	£957,305	£928,647	£940,671
15%	71%	£848,701	£862,353	£866,737	£880,391	£837,404	£855,440
20%	71%	£761,222	£779,427	£785,272	£803,476	£746,160	£770,209
25%	71%	£673,745	£696,500	£703,805	£726,561	£654,916	£684,978
30%	71%	£586,266	£613,574	£622,340	£649,647	£563,674	£599,747
35%	71%	£498,789	£530,647	£540,874	£572,733	£472,430	£514,515
40%	71%	£411,311	£447,720	£459,409	£495,817	£381,186	£429,284
45%	71%	£323,833	£364,793	£377,943	£418,903	£289,942	£344,052
50%	71%	£236,355	£281,867	£296,478	£341,989	£198,700	£258,822
100%	71%	-£649,597	-£556,980	-£527,248	-£434,632	-£726,226	-£603,877
10%	75%	£934,868	£942,833	£947,494	£955,458	£928,278	£940,903
15%	75%	£846,735	£858,681	£865,673	£877,620	£836,850	£855,788
20%	75%	£758,601	£774,530	£783,853	£799,782	£745,422	£770,674
25%	75%	£670,469	£690,380	£702,033	£721,944	£653,994	£685,558
30%	75%	£582,335	£606,229	£620,212	£644,106	£562,566	£600,443
35%	75%	£494,202	£522,078	£538,392	£566,268	£471,138	£515,328
40%	75%	£406,069	£437,927	£456,572	£488,429	£379,710	£430,213
45%	75%	£317,936	£353,776	£374,752	£410,592	£288,283	£345,097
50%	75%	£229,802	£269,626	£292,931	£332,754	£196,854	£259,982
10%	60%	£940,371	£953,115	£950,472	£963,215	£929,828	£939,929
15%	60%	£854,991	£874,105	£870,141	£889,257	£839,176	£854,326
20%	60%	£769,609	£795,096	£789,810	£815,297	£748,522	£768,723
25%	60%	£684,228	£716,086	£709,479	£741,338	£657,869	£683,121
30%	60%	£598,847	£637,077	£629,148	£667,378	£567,216	£597,518
35%	60%	£513,466	£558,068	£548,818	£593,419	£476,563	£511,915
40%	60%	£428,084	£479,057	£468,487	£519,459	£385,910	£426,313
45%	60%	£342,704	£400,048	£388,156	£445,501	£295,258	£340,709
50%	60%	£257.322	£321.039	£307.825	£371.542	£204.605	£255.107

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds % of AH as SR and LLR LAR and LLR % of AH rented

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at GLA Income thresholds LAR and SO at % of AH as Income thresholds council Income thresholds % of AH SR and LLR rented 71%

Residual Land values compared to benchmark land values Benchmark Z1 - Low

SR and SO at council income thresholds SR and SO at GLA LAR and SO at council income thresholds LAR and SO at council income thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,203,746	-£2,203,746	-£2,203,746	-£2,203,746	-£2,203,746	-£2,203,746
10%	71%	-£2,378,702	-£2,369,599	-£2,366,677		-£2,386,233	-£2,374,209
15%	71%	-£2,466,179	-£2,452,527	-£2,448,143			-£2,459,440
20%	71%	-£2,553,658	-£2,535,453	-£2,529,608	-£2,511,404		-£2,544,671
25%	71%	-£2,641,135	-£2,618,380			-£2,659,964	-£2,629,902
30%	71%	-£2,728,614	-£2,701,306	-£2,692,540		-£2,751,206	-£2,715,133
35%	71%	-£2,816,091	-£2,784,233				-£2,800,365
40%	71%	-£2,903,569	-£2,867,160	-£2,855,471	-£2,819,063	-£2,933,694	-£2,885,596
45%	71%	-£2,991,047	-£2,950,087				-£2,970,828
50%	71%	-£3,078,525	-£3,033,013	-£3,018,402		-£3,116,180	-£3,056,058
100%	71%	-£3,964,477	-£3,871,860		-£3,749,512	-£4,041,106	-£3,918,757
10%	75%	-£2,380,012	-£2,372,047	-£2,367,386	-£2,359,422	-£2,386,602	-£2,373,977
15%	75%	-£2,468,145	-£2,456,199				-£2,459,092
20%	75%	-£2,556,279	-£2,540,350	-£2,531,027		-£2,569,458	-£2,544,206
25%	75%	-£2,644,411	-£2,624,500				-£2,629,322
30%	75%	-£2,732,545	-£2,708,651	-£2,694,668	-£2,670,774	-£2,752,314	-£2,714,437
35%	75%	-£2,820,678	-£2,792,802		-£2,748,612		-£2,799,552
40%	75%	-£2,908,811	-£2,876,953	-£2,858,308	-£2,826,451		-£2,884,667
45%	75%	-£2,996,944	-£2,961,104				-£2,969,783
50%	75%	-£3,085,078	-£3,045,254				-£3,054,898
10%	60%	-£2,374,509	-£2,361,765				-£2,374,951
15%	60%	-£2,459,889	-£2,440,775			-£2,475,704	-£2,460,554
20%	60%	-£2,545,271	-£2,519,784				-£2,546,157
25%	60%	-£2,630,652	-£2,598,794	-£2,605,401			-£2,631,759
30%	60%	-£2,716,033	-£2,677,803			-£2,747,664	-£2,717,362
35%	60%	-£2,801,414	-£2,756,812		-£2,721,461		-£2,802,965
40%	60%	-£2,886,796	-£2,835,823		-£2,795,421		-£2,888,567
45%	60%	-£2,972,176	-£2,914,832	-£2,926,724			-£2,974,171
50%	60%	-£3.057.558	-£2 993 841				-£3.059.773

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£964,746	-£964,746	-£964,746	-£964,746	-£964,746	-£964,746
10%	71%	-£1,139,702	-£1,130,599	-£1,127,677	-£1,118,575	-£1,147,233	-£1,135,209
15%	71%	-£1,227,179	-£1,213,527	-£1,209,143	-£1,195,489	-£1,238,476	-£1,220,440
20%	71%	-£1,314,658	-£1,296,453	-£1,290,608	-£1,272,404	-£1,329,720	-£1,305,671
25%	71%	-£1,402,135	-£1,379,380	-£1,372,075	-£1,349,319	-£1,420,964	-£1,390,902
30%	71%	-£1,489,614	-£1,462,306	-£1,453,540	-£1,426,233	-£1,512,206	-£1,476,133
35%	71%	-£1,577,091	-£1,545,233	-£1,535,006	-£1,503,147	-£1,603,450	-£1,561,365
40%	71%	-£1,664,569	-£1,628,160	-£1,616,471	-£1,580,063	-£1,694,694	-£1,646,596
45%	71%	-£1,752,047	-£1,711,087	-£1,697,937	-£1,656,977	-£1,785,938	-£1,731,828
50%	71%	-£1,839,525	-£1,794,013	-£1,779,402	-£1,733,891	-£1,877,180	-£1,817,058
100%	71%	-£2,725,477		-£2,603,128		-£2,802,106	
10%	75%	-£1,141,012	-£1,133,047	-£1,128,386	-£1,120,422	-£1,147,602	-£1,134,977
15%	75%	-£1,229,145	-£1,217,199	-£1,210,207	-£1,198,260	-£1,239,030	-£1,220,092
20%	75%	-£1,317,279	-£1,301,350	-£1,292,027	-£1,276,098	-£1,330,458	-£1,305,206
25%	75%	-£1,405,411	-£1,385,500	-£1,373,847	-£1,353,936	-£1,421,886	-£1,390,322
30%	75%	-£1,493,545	-£1,469,651	-£1,455,668	-£1,431,774	-£1,513,314	-£1,475,437
35%	75%	-£1,581,678	-£1,553,802	-£1,537,488	-£1,509,612	-£1,604,742	-£1,560,552
40%	75%	-£1,669,811	-£1,637,953	-£1,619,308	-£1,587,451	-£1,696,170	-£1,645,667
45%	75%	-£1,757,944	-£1,722,104	-£1,701,128	-£1,665,288	-£1,787,597	-£1,730,783
50%	75%	-£1,846,078		-£1,782,949	-£1,743,126	-£1,879,026	-£1,815,898
10%	60%	-£1,135,509	-£1,122,765	-£1,125,408	-£1,112,665	-£1,146,052	-£1,135,951
15%	60%	-£1,220,889	-£1,201,775	-£1,205,739	-£1,186,623	-£1,236,704	-£1,221,554
20%	60%	-£1,306,271	-£1,280,784	-£1,286,070	-£1,260,583	-£1,327,358	-£1,307,157
25%	60%	-£1,391,652	-£1,359,794	-£1,366,401	-£1,334,542	-£1,418,011	-£1,392,759
30%	60%	-£1,477,033	-£1,438,803	-£1,446,732	-£1,408,502	-£1,508,664	-£1,478,362
35%	60%	-£1,562,414	-£1,517,812	-£1,527,062	-£1,482,461	-£1,599,317	-£1,563,965
40%	60%	-£1,647,796	-£1,596,823	-£1,607,393	-£1,556,421	-£1,689,970	-£1,649,567
45%	60%	-£1,733,176	-£1,675,832	-£1,687,724	-£1,630,379	-£1,780,622	-£1,735,171
50%	60%	-£1.818.558	-£1.754.841	-£1.768.055	-£1.704.338		

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH as rented	,	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£297,054	£297,054	£297,054	£297,054	£297,054	£297,054
10%	71%	£122,098	£131,201	£134,123	£143,225	£114,567	£126,591
15%	71%	£34,621	£48,273	£52,657	£66,311	£23,324	£41,360
20%	71%	-£52,858	-£34,653	-£28,808	-£10,604	-£67,920	-£43,871
25%	71%	-£140,335	-£117,580	-£110,275	-£87,519	-£159,164	-£129,102
30%	71%	-£227,814	-£200,506	-£191,740	-£164,433	-£250,406	-£214,333
35%	71%	-£315,291	-£283,433	-£273,206	-£241,347	-£341,650	-£299,565
40%	71%	-£402,769	-£366,360	-£354,671	-£318,263	-£432,894	-£384,796
45%	71%	-£490,247	-£449,287	-£436,137	-£395,177	-£524,138	-£470,028
50%	71%	-£577,725	-£532,213	-£517,602	-£472,091	-£615,380	-£555,258
100%	71%	-£1,463,677	-£1,371,060	-£1,341,328	-£1,248,712	-£1,540,306	-£1,417,957
10%	75%	£120,788	£128,753	£133,414	£141,378	£114,198	£126,823
15%	75%	£32,655	£44,601	£51,593	£63,540	£22,770	£41,708
20%	75%	-£55,479	-£39,550	-£30,227	-£14,298	-£68,658	-£43,406
25%	75%	-£143,611	-£123,700	-£112,047	-£92,136	-£160,086	-£128,522
30%	75%	-£231,745	-£207,851	-£193,868	-£169,974	-£251,514	-£213,637
35%	75%	-£319,878	-£292,002	-£275,688	-£247,812	-£342,942	-£298,752
40%	75%	-£408,011	-£376,153	-£357,508	-£325,651	-£434,370	-£383,867
45%	75%	-£496,144	-£460,304	-£439,328	-£403,488	-£525,797	-£468,983
50%	75%	-£584,278	-£544,454	-£521,149	-£481,326	-£617,226	-£554,098
10%	60%	£126,291	£139,035	£136,392	£149,135	£115,748	£125,849
15%	60%	£40,911	£60,025	£56,061	£75,177	£25,096	£40,246
20%	60%	-£44,471	-£18,984	-£24,270	£1,217	-£65,558	-£45,357
25%	60%	-£129,852	-£97,994	-£104,601	-£72,742	-£156,211	-£130,959
30%	60%	-£215,233	-£177,003	-£184,932	-£146,702	-£246,864	-£216,562
35%	60%	-£300,614	-£256,012	-£265,262	-£220,661	-£337,517	-£302,165
40%	60%	-£385,996	-£335,023	-£345,593	-£294,621	-£428,170	-£387,767
45%	60%	-£471,376	-£414,032	-£425,924	-£368,579	-£518,822	-£473,371
E00/	600/						

£17,299,000

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds thresholds LAR and SO at council Income GLA Income thresholds thresholds rented 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£505,746	-£505,746	-£505,746	-£505,746	-£505,746	-£505,746
10%	71%	-£680,702	-£671,599	-£668,677	-£659,575	-£688,233	-£676,209
15%	71%	-£768,179	-£754,527	-£750,143	-£736,489	-£779,476	-£761,440
20%	71%	-£855,658	-£837,453	-£831,608	-£813,404	-£870,720	-£846,671
25%	71%	-£943,135	-£920,380	-£913,075	-£890,319	-£961,964	-£931,902
30%	71%	-£1,030,614	-£1,003,306	-£994,540	-£967,233	-£1,053,206	-£1,017,133
35%	71%	-£1,118,091	-£1,086,233	-£1,076,006	-£1,044,147	-£1,144,450	-£1,102,365
40%	71%	-£1,205,569	-£1,169,160	-£1,157,471	-£1,121,063	-£1,235,694	-£1,187,596
45%	71%	-£1,293,047	-£1,252,087	-£1,238,937	-£1,197,977	-£1,326,938	-£1,272,828
50%	71%	-£1,380,525	-£1,335,013	-£1,320,402	-£1,274,891	-£1,418,180	-£1,358,058
100%	71%	-£2,266,477		-£2,144,128		-£2,343,106	
10%	75%	-£682,012	-£674,047	-£669,386	-£661,422	-£688,602	-£675,977
15%	75%	-£770,145	-£758,199	-£751,207	-£739,260	-£780,030	-£761,092
20%	75%	-£858,279	-£842,350	-£833,027	-£817,098	-£871,458	-£846,206
25%	75%	-£946,411	-£926,500	-£914,847	-£894,936	-£962,886	-£931,322
30%	75%	-£1,034,545	-£1,010,651	-£996,668	-£972,774	-£1,054,314	-£1,016,437
35%	75%	-£1,122,678	-£1,094,802	-£1,078,488	-£1,050,612	-£1,145,742	-£1,101,552
40%	75%	-£1,210,811	-£1,178,953	-£1,160,308	-£1,128,451	-£1,237,170	-£1,186,667
45%	75%	-£1,298,944	-£1,263,104	-£1,242,128	-£1,206,288	-£1,328,597	-£1,271,783
50%	75%	-£1,387,078	-£1,347,254	-£1,323,949	-£1,284,126	-£1,420,026	-£1,356,898
10%	60%	-£676,509	-£663,765	-£666,408	-£653,665	-£687,052	-£676,951
15%	60%	-£761,889	-£742,775	-£746,739	-£727,623	-£777,704	-£762,554
20%	60%	-£847,271	-£821,784	-£827,070	-£801,583	-£868,358	-£848,157
25%	60%	-£932,652	-£900,794	-£907,401	-£875,542	-£959,011	-£933,759
30%	60%	-£1,018,033	-£979,803	-£987,732	-£949,502	-£1,049,664	-£1,019,362
35%	60%	-£1,103,414	-£1,058,812	-£1,068,062	-£1,023,461	-£1,140,317	-£1,104,965
40%	60%	-£1,188,796	-£1,137,823	-£1,148,393	-£1,097,421	-£1,230,970	-£1,190,567
45%	60%	-£1,274,176	-£1,216,832	-£1,228,724	-£1,171,379	-£1,321,622	-£1,276,171
50%	60%	-£1 359 558	-£1 295 841	-£1 309 055	-£1 245 338	-£1 412 275	-F1 361 773

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£297,054	£297,054	£297,054	£297,054	£297,054	£297,054
10%	71%	£122,098	£131,201	£134,123	£143,225	£114,567	£126,591
15%	71%	£34,621	£48,273	£52,657	£66,311	£23,324	£41,360
20%	71%	-£52,858	-£34,653	-£28,808	-£10,604	-£67,920	-£43,871
25%	71%	-£140,335	-£117,580	-£110,275	-£87,519	-£159,164	-£129,102
30%	71%	-£227,814	-£200,506	-£191,740	-£164,433	-£250,406	-£214,333
35%	71%	-£315,291	-£283,433	-£273,206	-£241,347	-£341,650	-£299,565
40%	71%	-£402,769	-£366,360	-£354,671	-£318,263	-£432,894	-£384,796
45%	71%	-£490,247	-£449,287	-£436,137	-£395,177	-£524,138	-£470,028
50%	71%	-£577,725	-£532,213	-£517,602	-£472,091	-£615,380	-£555,258
100%	71%	-£1,463,677	-£1,371,060	-£1,341,328	-£1,248,712	-£1,540,306	-£1,417,957
10%	75%	£120,788	£128,753	£133,414	£141,378	£114,198	£126,823
15%	75%	£32,655	£44,601	£51,593	£63,540	£22,770	£41,708
20%	75%	-£55,479	-£39,550	-£30,227	-£14,298	-£68,658	-£43,406
25%	75%	-£143,611	-£123,700	-£112,047	-£92,136	-£160,086	-£128,522
30%	75%	-£231,745	-£207,851	-£193,868	-£169,974	-£251,514	-£213,637
35%	75%	-£319,878	-£292,002	-£275,688	-£247,812	-£342,942	-£298,752
40%	75%	-£408,011	-£376,153	-£357,508	-£325,651	-£434,370	-£383,867
45%	75%	-£496,144	-£460,304	-£439,328	-£403,488	-£525,797	-£468,983
50%	75%	-£584,278	-£544,454	-£521,149	-£481,326	-£617,226	-£554,098
10%	60%	£126,291	£139,035	£136,392	£149,135	£115,748	£125,849
15%	60%	£40,911	£60,025	£56,061	£75,177	£25,096	£40,246
20%	60%	-£44,471	-£18,984	-£24,270	£1,217	-£65,558	-£45,357
25%	60%	-£129,852	-£97,994	-£104,601	-£72,742	-£156,211	-£130,959
30%	60%	-£215,233	-£177,003	-£184,932	-£146,702	-£246,864	-£216,562
35%	60%	-£300,614	-£256,012	-£265,262	-£220,661	-£337,517	-£302,165
40%	60%	-£385,996	-£335,023	-£345,593	-£294,621	-£428,170	-£387,767
45%	60%	-£471,376	-£414,032	-£425,924	-£368,579	-£518,822	-£473,371
50%	60%	-£556.758	-£493.041	-£506,255	-£442.538	-£609.475	-£558.973

£27,943,000

£13,474,000

 No Units
 9

 Site Area
 0.02 Ha

	CIL Zone	1
	Value Area	High
		0
Sales value inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,879,575	£6,879,575	£6,879,575	£6,879,575	£6,879,575	£6,879,575
10%	71%	£6,063,558	£6,084,312	£6,064,940	£6,085,694	£6,066,628	£6,068,012
15%	71%	£5,655,548	£5,686,681	£5,657,623	£5,688,755	£5,660,155	£5,662,230
20%	71%	£5,247,540	£5,289,050	£5,250,305	£5,291,815	£5,253,683	£5,256,448
25%	71%	£4,839,531	£4,891,418	£4,842,988	£4,894,875	£4,847,210	£4,850,667
30%	71%	£4,431,522	£4,493,787	£4,435,671	£4,497,935	£4,440,737	£4,444,885
35%	71%	£4,023,514	£4,096,156	£4,028,354	£4,100,996	£4,034,264	£4,039,103
40%	71%	£3,615,505	£3,698,525	£3,621,036	£3,704,056	£3,627,791	£3,633,323
45%	71%	£3,207,497	£3,300,893	£3,213,720	£3,307,116	£3,221,318	£3,227,541
50%	71%	£2,799,488	£2.903.262	£2.806.402	£2.910.176	£2.814.845	£2.821.760
100%	71%	-£1,301,544	-£1,090,600	-£1,287,489	-£1,076,546	-£1,270,326	-£1,256,272
10%	75%	£6.062.649	£6.080.810	£6.064.101	£6.082.262	£6.065.337	£6.066.789
15%	75%	£5,654,187	£5,681,427	£5,656,365	£5,683,605	£5,658,218	£5,660,396
20%	75%	£5,245,724	£5,282,045	£5,248,628	£5,284,949	£5,251,099	£5,254,003
25%	75%	£4,837,262	£4,882,662	£4,840,891	£4,886,292	£4,843,981	£4,847,610
30%	75%	£4,428,799	£4,483,280	£4,433,155	£4,487,636	£4,436,862	£4,441,217
35%	75%	£4,020,336	£4,083,897	£4,025,418	£4,088,979	£4,029,742	£4,034,825
40%	75%	£3,611,874	£3,684,515	£3,617,681	£3,690,323	£3,622,623	£3,628,432
45%	75%	£3,203,411	£3,285,133	£3,209,945	£3,291,666	£3,215,504	£3,222,039
50%	75%	£2.794.948	£2.885.751	£2.802.208	£2.893.010	£2.808.385	£2.815.646
10%	60%	£6,066,463	£6,095,520	£6,067,624	£6,096,681	£6,070,763	£6,071,924
15%	60%	£5,659,906	£5,703,491	£5,661,649	£5,705,234	£5,666,357	£5,668,099
20%	60%	£5,253,350	£5,311,464	£5,255,674	£5,313,788	£5,261,951	£5,264,274
25%	60%	£4,846,795	£4,919,436	£4,849,698	£4,922,340	£4,857,545	£4,860,449
30%	60%	£4,440,239	£4,527,409	£4,443,724	£4,530,894	£4,453,139	£4,456,624
35%	60%	£4,033,683	£4,135,381	£4,037,748	£4,139,447	£4,048,733	£4,052,798
40%	60%	£3,627,127	£3,743,354	£3,631,773	£3,748,000	£3,644,327	£3,648,974
45%	60%	£3,220,571	£3,351,327	£3,225,798	£3,356,553	£3,239,921	£3,245,149
50%	60%	£2.814.015	£2,959,299	£2.819.823	£2.965.107	£2.835.515	£2.841.323

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,980,575	£4,980,575	£4,980,575	£4,980,575	£4,980,575	£4,980,575
10%	71%	£4,164,558	£4,185,312	£4,165,940	£4,186,694	£4,167,628	£4,169,012
15%	71%	£3,756,548	£3,787,681	£3,758,623	£3,789,755	£3,761,155	£3,763,230
20%	71%	£3,348,540	£3,390,050	£3,351,305	£3,392,815	£3,354,683	£3,357,448
25%	71%	£2,940,531	£2,992,418	£2,943,988	£2,995,875	£2,948,210	£2,951,667
30%	71%	£2,532,522	£2,594,787	£2,536,671	£2,598,935	£2,541,737	£2,545,885
35%	71%	£2,124,514	£2,197,156	£2,129,354	£2,201,996	£2,135,264	£2,140,103
40%	71%	£1,716,505	£1,799,525	£1,722,036	£1,805,056	£1,728,791	£1,734,323
45%	71%	£1,308,497	£1,401,893	£1,314,720	£1,408,116	£1,322,318	£1,328,541
50%	71%	£900,488	£1,004,262	£907,402	£1,011,176	£915,845	£922,760
100%	71%	-£3,200,544					-£3,155,272
10%	75%	£4,163,649	£4,181,810	£4,165,101	£4,183,262	£4,166,337	£4,167,789
15%	75%	£3,755,187	£3,782,427	£3,757,365	£3,784,605	£3,759,218	£3,761,396
20%	75%	£3,346,724	£3,383,045	£3,349,628	£3,385,949	£3,352,099	£3,355,003
25%	75%	£2,938,262	£2,983,662	£2,941,891	£2,987,292	£2,944,981	£2,948,610
30%	75%	£2,529,799	£2,584,280	£2,534,155	£2,588,636	£2,537,862	£2,542,217
35%	75%	£2.121.336	£2.184.897	£2.126.418	£2.189.979	£2.130.742	£2.135.825
40%	75%	£1,712,874	£1,785,515	£1,718,681	£1,791,323	£1,723,623	£1,729,432
45%	75%	£1.304.411	£1,386,133	£1.310.945	£1,392,666	£1.316.504	£1,323,039
50%	75%	£895,948	£986,751	£903,208	£994,010	£909,385	£916,646
10%	60%	£4,167,463	£4,196,520	£4,168,624	£4,197,681	£4,171,763	£4,172,924
15%	60%	£3,760,906	£3,804,491	£3,762,649	£3,806,234	£3,767,357	£3,769,099
20%	60%	£3.354.350	£3,412,464	£3,356,674	£3,414,788	£3.362.951	£3.365,274
25%	60%	£2.947.795	£3.020.436	£2,950,698	£3.023.340	£2.958.545	£2.961.449
30%	60%	£2,541,239	£2,628,409	£2,544,724	£2,631,894	£2,554,139	£2,557,624
35%	60%	£2.134.683	£2,236,381	£2.138.748	£2,240,447	£2.149.733	£2.153.798
40%	60%	£1,728,127	£1,844,354	£1,732,773	£1,849,000	£1,745,327	£1,749,974
45%	60%	£1.321.571	£1.452.327	£1.326.798	£1,457,553	£1.340.921	£1.346.149
50%	60%	£915.015	£1.060.299	£920.823	£1.066.107	£936.515	£942 323

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,353,517	£5,353,517	£5,353,517	£5,353,517	£5,353,517	£5,353,517
10%	71%	£4,537,500	£4,558,254	£4,538,883	£4,559,637	£4,540,571	£4,541,954
15%	71%	£4,129,491	£4,160,623	£4,131,565	£4,162,698	£4,134,098	£4,136,173
20%	71%	£3,721,482	£3,762,992	£3,724,248	£3,765,758	£3,727,625	£3,730,391
25%	71%	£3,313,473	£3,365,360	£3,316,931	£3,368,818	£3,321,152	£3,324,610
30%	71%	£2,905,465	£2,967,729	£2,909,613	£2,971,877	£2,914,680	£2,918,828
35%	71%	£2,497,456	£2,570,098	£2,502,296	£2,574,938	£2,508,207	£2,513,046
40%	71%	£2,089,448	£2,172,467	£2,094,979	£2,177,998	£2,101,733	£2,107,265
45%	71%	£1,681,439	£1,774,835	£1,687,662	£1,781,058	£1,695,260	£1,701,483
50%	71%	£1,273,431	£1,377,204	£1,280,344	£1,384,119	£1,288,788	£1,295,702
100%	71%	-£2,827,601	-£2,616,658	-£2,813,546	-£2,602,604	-£2,796,384	-£2,782,330
10%	75%	£4,536,592	£4,554,752	£4,538,044	£4,556,204	£4,539,280	£4,540,731
15%	75%	£4.128.129	£4.155.370	£4.130.307	£4.157.547	£4.132.161	£4.134.339
20%	75%	£3,719,667	£3,755,988	£3,722,571	£3,758,891	£3,725,042	£3,727,946
25%	75%	£3.311.204	£3,356,605	£3.314.834	£3.360.234	£3.317.923	£3.321.553
30%	75%	£2,902,741	£2,957,223	£2,907,097	£2,961,579	£2,910,804	£2,915,160
35%	75%	£2,494,279	£2.557.840	£2,499,360	£2.562.922	£2.503.684	£2.508.767
40%	75%	£2,085,816	£2,158,458	£2,091,624	£2,164,266	£2,096,566	£2,102,374
45%	75%	£1.677.353	£1.759.075	£1.683.887	£1.765.609	£1.689.447	£1.695.981
50%	75%	£1,268,891	£1,359,693	£1,276,150	£1,366,953	£1,282,328	£1,289,588
10%	60%	£4.540.406	£4,569,462	£4.541.567	£4.570.624	£4.544,705	£4.545.867
15%	60%	£4,133,849	£4,177,434	£4,135,591	£4,179,176	£4,140,299	£4,142,042
20%	60%	£3,727,293	£3,785,406	£3,729,617	£3,787,730	£3,735,893	£3,738,216
25%	60%	£3,320,737	£3,393,379	£3,323,641	£3,396,283	£3,331,488	£3,334,391
30%	60%	£2,914,181	£3,001,351	£2,917,666	£3,004,836	£2,927,082	£2,930,567
35%	60%	£2,507,625	£2,609,324	£2,511,691	£2,613,389	£2,522,676	£2,526,741
40%	60%	£2,101,070	£2,217,297	£2,105,716	£2,221,943	£2,118,270	£2,122,916
45%	60%	£1,694,514	£1,825,269	£1,699,740	£1,830,496	£1,713,864	£1,719,091
50%	60%	£1,287,958	£1,433,242	£1,293,766	£1,439,049	£1,309,458	£1.315.265

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,002,828	£6,002,828	£6,002,828	£6,002,828	£6,002,828	£6,002,828
10%	71%	£5,186,810	£5,207,565	£5,188,193	£5,208,947	£5,189,881	£5,191,265
15%	71%	£4,778,801	£4,809,934	£4,780,875	£4,812,008	£4,783,408	£4,785,483
20%	71%	£4,370,792	£4,412,303	£4,373,558	£4,415,068	£4,376,935	£4,379,701
25%	71%	£3,962,784	£4,014,671	£3,966,241	£4,018,128	£3,970,463	£3,973,920
30%	71%	£3,554,775	£3,617,040	£3,558,923	£3,621,188	£3,563,990	£3,568,138
35%	71%	£3,146,767	£3,219,409	£3,151,607	£3,224,249	£3,157,517	£3,162,356
40%	71%	£2,738,758	£2,821,778	£2,744,289	£2,827,309	£2,751,043	£2,756,575
45%	71%	£2,330,750	£2,424,146	£2,336,972	£2,430,368	£2,344,571	£2,350,793
50%	71%	£1,922,741	£2,026,515	£1,929,655	£2,033,429	£1,938,098	£1,945,013
100%	71%		-£1,967,348	-£2,164,236	-£1,953,294	-£2,147,073	-£2,133,019
10%	75%	£5,185,902	£5,204,063	£5,187,354	£5,205,515	£5,188,590	£5,190,042
15%	75%	£4,777,440	£4,804,680	£4,779,617	£4,806,858	£4,781,471	£4,783,649
20%	75%	£4,368,977	£4,405,298	£4,371,881	£4,408,202	£4,374,352	£4,377,256
25%	75%	£3,960,514	£4,005,915	£3,964,144	£4,009,545	£3,967,233	£3,970,863
30%	75%	£3,552,052	£3,606,533	£3,556,407	£3,610,889	£3,560,115	£3,564,470
35%	75%	£3,143,589	£3,207,150	£3,148,671	£3,212,232	£3,152,995	£3,158,077
40%	75%	£2,735,126	£2,807,768	£2,740,934	£2,813,576	£2,745,876	£2,751,685
45%	75%	£2,326,664	£2,408,385	£2,333,197	£2,414,919	£2,338,757	£2,345,292
50%	75%	£1,918,201	£2,009,003	£1,925,461	£2,016,263	£1,931,638	£1,938,899
10%	60%	£5,189,716	£5,218,773	£5,190,877	£5,219,934	£5,194,016	£5,195,177
15%	60%	£4,783,159	£4,826,744	£4,784,902	£4,828,487	£4,789,610	£4,791,352
20%	60%	£4,376,603	£4,434,717	£4,378,927	£4,437,040	£4,385,204	£4,387,526
25%	60%	£3,970,047	£4,042,689	£3,972,951	£4,045,593	£3,980,798	£3,983,702
30%	60%	£3,563,492	£3,650,662	£3,566,977	£3,654,147	£3,576,392	£3,579,877
35%	60%	£3,156,936	£3,258,634	£3,161,001	£3,262,699	£3,171,986	£3,176,051
40%	60%	£2,750,380	£2,866,607	£2,755,026	£2,871,253	£2,767,580	£2,772,226
45%	60%	£2,343,824	£2,474,579	£2,349,051	£2,479,806	£2,363,174	£2,368,402
50%	60%	£1.937.268	£2.082.552	£1.943.076	£2.088.360	£1.958.768	£1.964.576

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,296,708	£6,296,708	£6,296,708	£6,296,708	£6,296,708	£6,296,708
10%	71%	£5,480,691	£5,501,445	£5,482,074	£5,502,828	£5,483,762	£5,485,146
15%	71%	£5,072,682	£5,103,814	£5,074,756	£5,105,889	£5,077,289	£5,079,364
20%	71%	£4,664,673	£4,706,183	£4,667,439	£4,708,949	£4,670,816	£4,673,582
25%	71%	£4,256,665	£4,308,551	£4,260,122	£4,312,009	£4,264,343	£4,267,801
30%	71%	£3,848,656	£3,910,920	£3,852,804	£3,915,069	£3,857,871	£3,862,019
35%	71%	£3,440,648	£3,513,289	£3,445,488	£3,518,129	£3,451,398	£3,456,237
40%	71%	£3,032,639	£3,115,658	£3,038,170	£3,121,189	£3,044,924	£3,050,456
45%	71%	£2,624,630	£2,718,026	£2,630,853	£2,724,249	£2,638,451	£2,644,674
50%	71%	£2,216,622	£2,320,395	£2,223,536	£2,327,310	£2,231,979	£2,238,893
100%	71%						
10%	75%	£5,479,783	£5,497,944	£5,481,235	£5,499,395	£5,482,471	£5,483,923
15%	75%	£5,071,320	£5,098,561	£5,073,498	£5,100,738	£5,075,352	£5,077,530
20%	75%	£4,662,858	£4,699,179	£4,665,762	£4,702,083	£4,668,233	£4,671,137
25%	75%	£4,254,395	£4,299,796	£4,258,025	£4,303,426	£4,261,114	£4,264,744
30%	75%	£3,845,932	£3,900,414	£3,850,288	£3,904,770	£3,853,995	£3,858,351
35%	75%	£3,437,470	£3,501,031	£3,442,552	£3,506,113	£3,446,875	£3,451,958
40%	75%	£3,029,007	£3,101,649	£3,034,815	£3,107,457	£3,039,757	£3,045,565
45%	75%	£2,620,545	£2,702,266	£2,627,078	£2,708,800	£2,632,638	£2,639,172
50%	75%	£2,212,082	£2,302,884	£2,219,342	£2,310,144	£2,225,519	£2,232,780
10%	60%	£5,483,597	£5,512,653	£5,484,758	£5,513,815	£5,487,896	£5,489,058
15%	60%	£5,077,040	£5,120,625	£5,078,782	£5,122,367	£5,083,490	£5,085,233
20%	60%	£4,670,484	£4,728,597	£4,672,808	£4,730,921	£4,679,085	£4,681,407
25%	60%	£4,263,928	£4,336,570	£4,266,832	£4,339,474	£4,274,679	£4,277,582
30%	60%	£3,857,372	£3,944,543	£3,860,857	£3,948,028	£3,870,273	£3,873,758
35%	60%	£3,450,816	£3,552,515	£3,454,882	£3,556,580	£3,465,867	£3,469,932
40%	60%	£3,044,261	£3,160,488	£3,048,907	£3,165,134	£3,061,461	£3,066,107
45%	60%	£2,637,705	£2,768,460	£2,642,931	£2,773,687	£2,657,055	£2,662,282
50%	60%	£2.231.149	£2,376,433	£2.236.957	£2 382 240	£2 252 649	£2 258 457

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,514,566	£6,514,566	£6,514,566	£6,514,566	£6,514,566	£6,514,566
10%	71%	£5,698,549	£5,719,303	£5,699,931	£5,720,686	£5,701,619	£5,703,003
15%	71%	£5,290,539	£5,321,672	£5,292,614	£5,323,746	£5,295,147	£5,297,221
20%	71%	£4,882,531	£4,924,041	£4,885,296	£4,926,806	£4,888,674	£4,891,439
25%	71%	£4,474,522	£4,526,409	£4,477,979	£4,529,866	£4,482,201	£4,485,658
30%	71%	£4,066,514	£4,128,778	£4,070,662	£4,132,926	£4,075,728	£4,079,876
35%	71%	£3,658,505	£3,731,147	£3,663,345	£3,735,987	£3,669,255	£3,674,095
40%	71%	£3,250,496	£3,333,516	£3,256,027	£3,339,047	£3,262,782	£3,268,314
45%	71%	£2,842,488	£2,935,884	£2,848,711	£2,942,107	£2,856,309	£2,862,532
50%	71%	£2,434,479	£2,538,253	£2,441,393	£2,545,168	£2,449,836	£2,456,751
100%	71%	-£1,666,553	-£1,455,609				
10%	75%	£5,697,641	£5,715,801	£5,699,092	£5,717,253	£5,700,328	£5,701,780
15%	75%	£5,289,178	£5,316,418	£5,291,356	£5,318,596	£5,293,209	£5,295,387
20%	75%	£4,880,715	£4,917,036	£4,883,619	£4,919,940	£4,886,090	£4,888,994
25%	75%	£4,472,253	£4,517,653	£4,475,882	£4,521,283	£4,478,972	£4,482,601
30%	75%	£4,063,790	£4,118,271	£4,068,146	£4,122,627	£4,071,853	£4,076,209
35%	75%	£3,655,327	£3,718,888	£3,660,409	£3,723,970	£3,664,733	£3,669,816
40%	75%	£3,246,865	£3,319,507	£3,252,672	£3,325,314	£3,257,614	£3,263,423
45%	75%	£2,838,402	£2,920,124	£2,844,936	£2,926,657	£2,850,495	£2,857,030
50%	75%	£2,429,939	£2,520,742	£2,437,199	£2,528,001	£2,443,376	£2,450,637
10%	60%	£5,701,454	£5,730,511	£5,702,615	£5,731,672	£5,705,754	£5,706,915
15%	60%	£5,294,897	£5,338,482	£5,296,640	£5,340,225	£5,301,348	£5,303,091
20%	60%	£4,888,341	£4,946,455	£4,890,665	£4,948,779	£4,896,942	£4,899,265
25%	60%	£4,481,786	£4,554,428	£4,484,689	£4,557,331	£4,492,536	£4,495,440
30%	60%	£4,075,230	£4,162,400	£4,078,715	£4,165,885	£4,088,130	£4,091,615
35%	60%	£3,668,674	£3,770,373	£3,672,739	£3,774,438	£3,683,724	£3,687,789
40%	60%	£3,262,118	£3,378,345	£3,266,764	£3,382,991	£3,279,318	£3,283,965
45%	60%	£2,855,562	£2,986,318	£2,860,789	£2,991,544	£2,874,912	£2,880,140
50%	60%	£2 449 006	£2 594 290	£2 454 814	£2 600 098	£2 470 506	£2 476 314

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,736,432	£6,736,432	£6,736,432	£6,736,432	£6,736,432	£6,736,432
10%	71%	£5,920,415	£5,941,169	£5,921,798	£5,942,552	£5,923,486	£5,924,870
15%	71%	£5,512,406	£5,543,538	£5,514,480	£5,545,613	£5,517,013	£5,519,088
20%	71%	£5,104,397	£5,145,907	£5,107,163	£5,148,673	£5,110,540	£5,113,306
25%	71%	£4,696,389	£4,748,275	£4,699,846	£4,751,733	£4,704,067	£4,707,525
30%	71%	£4,288,380	£4,350,644	£4,292,528	£4,354,793	£4,297,595	£4,301,743
35%	71%	£3,880,372	£3,953,013	£3,885,212	£3,957,853	£3,891,122	£3,895,961
40%	71%	£3,472,363	£3,555,382	£3,477,894	£3,560,913	£3,484,648	£3,490,180
45%	71%	£3,064,354	£3,157,750	£3,070,577	£3,163,973	£3,078,175	£3,084,398
50%	71%	£2,656,346	£2,760,119	£2,663,260	£2,767,034	£2,671,703	£2,678,617
100%	71%	-£1,444,686	-£1,233,743	-£1.430.631	-£1,219,689	-£1.413.469	-£1,399,414
10%	75%	£5,919,507	£5,937,668	£5,920,959	£5,939,119	£5,922,195	£5,923,647
15%	75%	£5.511.044	£5.538.285	£5.513.222	£5.540.462	£5.515.076	£5.517.254
20%	75%	£5,102,582	£5,138,903	£5,105,486	£5,141,807	£5,107,957	£5,110,861
25%	75%	£4.694.119	£4.739.520	£4,697,749	£4,743,150	£4,700,838	£4,704,468
30%	75%	£4,285,656	£4,340,138	£4,290,012	£4,344,494	£4,293,719	£4,298,075
35%	75%	£3.877.194	£3.940.755	£3.882.276	£3.945.837	£3.886.599	£3.891.682
40%	75%	£3,468,731	£3,541,373	£3,474,539	£3,547,181	£3,479,481	£3,485,289
45%	75%	£3.060.269	£3.141.990	£3.066.802	£3.148.524	£3.072.362	£3.078.896
50%	75%	£2,651,806	£2,742,608	£2,659,066	£2,749,868	£2,665,243	£2,672,504
10%	60%	£5,923,321	£5,952,377	£5,924,482	£5,953,539	£5,927,620	£5,928,782
15%	60%	£5,516,764	£5,560,349	£5,518,506	£5,562,091	£5,523,214	£5,524,957
20%	60%	£5,110,208	£5,168,321	£5,112,532	£5,170,645	£5,118,809	£5,121,131
25%	60%	£4,703,652	£4,776,294	£4,706,556	£4,779,198	£4,714,403	£4,717,306
30%	60%	£4,297,096	£4,384,267	£4,300,581	£4,387,752	£4,309,997	£4,313,482
35%	60%	£3,890,540	£3,992,239	£3,894,606	£3,996,304	£3,905,591	£3,909,656
40%	60%	£3,483,985	£3,600,212	£3,488,631	£3,604,858	£3,501,185	£3,505,831
45%	60%	£3,077,429	£3,208,184	£3,082,655	£3,213,411	£3,096,779	£3,102,006
50%	60%	£2.670.873	£2.816.157	£2,676,681	£2.821.964	£2.692.373	£2,698,181

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,289,977	£6,289,977	£6,289,977	£6,289,977	£6,289,977	£6,289,977
10%	71%	£5,473,960	£5,494,714	£5,475,343	£5,496,097	£5,477,031	£5,478,415
15%	71%	£5,065,951	£5,097,083	£5,068,025	£5,099,158	£5,070,558	£5,072,633
20%	71%	£4,657,942	£4,699,452	£4,660,708	£4,702,218	£4,664,085	£4,666,851
25%	71%	£4,249,934	£4,301,820	£4,253,391	£4,305,278	£4,257,613	£4,261,070
30%	71%	£3,841,925	£3,904,189	£3,846,073	£3,908,338	£3,851,140	£3,855,288
35%	71%	£3,433,917	£3,506,558	£3,438,757	£3,511,399	£3,444,667	£3,449,506
40%	71%	£3,025,908	£3,108,927	£3,031,439	£3,114,458	£3,038,193	£3,043,725
45%	71%	£2.617.900	£2.711.295	£2.624.122	£2.717.518	£2,631,721	£2.637.943
50%	71%	£2,209,891	£2,313,664	£2,216,805	£2,320,579	£2,225,248	£2,232,162
100%	71%	-£1.891.141	-£1.680.198	-£1.877.086	-£1.666.144	-£1.859.923	-£1.845.869
10%	75%	£5,473,052	£5,491,213	£5,474,504	£5,492,665	£5,475,740	£5,477,192
15%	75%	£5.064.589	£5.091.830	£5.066.767	£5.094.008	£5,068,621	£5.070.799
20%	75%	£4,656,127	£4,692,448	£4,659,031	£4,695,352	£4,661,502	£4,664,406
25%	75%	£4.247.664	£4,293,065	£4.251,294	£4,296,695	£4,254,383	£4.258.013
30%	75%	£3,839,202	£3,893,683	£3,843,557	£3,898,039	£3,847,264	£3,851,620
35%	75%	£3,430,739	£3,494,300	£3.435.821	£3,499,382	£3,440,145	£3.445.227
40%	75%	£3,022,276	£3,094,918	£3,028,084	£3,100,726	£3,033,026	£3,038,834
45%	75%	£2.613.814	£2.695.535	£2.620.347	£2,702,069	£2,625,907	£2.632.442
50%	75%	£2,205,351	£2,296,153	£2,212,611	£2,303,413	£2,218,788	£2,226,049
10%	60%	£5.476.866	£5.505.923	£5.478.027	£5.507.084	£5,481,166	£5.482.327
15%	60%	£5,070,309	£5,113,894	£5,072,051	£5,115,637	£5,076,760	£5,078,502
20%	60%	£4,663,753	£4,721,867	£4,666,077	£4,724,190	£4,672,354	£4,674,676
25%	60%	£4,257,197	£4,329,839	£4,260,101	£4,332,743	£4,267,948	£4,270,852
30%	60%	£3,850,641	£3,937,812	£3,854,126	£3,941,297	£3,863,542	£3,867,027
35%	60%	£3,444,086	£3,545,784	£3,448,151	£3,549,849	£3,459,136	£3,463,201
40%	60%	£3,037,530	£3,153,757	£3,042,176	£3,158,403	£3,054,730	£3,059,376
45%	60%	£2,630,974	£2,761,729	£2,636,200	£2,766,956	£2,650,324	£2,655,551
50%	60%	£2,224,418	£2,369,702	£2,230,226	£2,375,509	£2,245,918	£2,251,726

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,595,273	£6,595,273	£6,595,273	£6,595,273	£6,595,273	£6,595,273
10%	71%	£5,779,256	£5,800,010	£5,780,639	£5,801,393	£5,782,327	£5,783,711
15%	71%	£5,371,247	£5,402,379	£5,373,321	£5,404,454	£5,375,854	£5,377,929
20%	71%	£4,963,238	£5,004,748	£4,966,004	£5,007,514	£4,969,381	£4,972,147
25%	71%	£4,555,230	£4,607,116	£4,558,687	£4,610,574	£4,562,908	£4,566,366
30%	71%	£4,147,221	£4,209,485	£4,151,369	£4,213,634	£4,156,436	£4,160,584
35%	71%	£3,739,213	£3,811,854	£3,744,053	£3,816,694	£3,749,963	£3,754,802
40%	71%	£3,331,204	£3,414,223	£3,336,735	£3,419,754	£3,343,489	£3,349,021
45%	71%	£2,923,195	£3,016,591	£2,929,418	£3,022,814	£2,937,016	£2,943,239
50%	71%	£2,515,187	£2,618,960	£2,522,101	£2,625,875	£2,530,544	£2,537,458
100%	71%	-£1,585,845	-£1,374,902	-£1,571,790	-£1,360,848	-£1,554,628	-£1,540,573
10%	75%	£5,778,348	£5,796,509	£5,779,800	£5,797,960	£5,781,036	£5,782,488
15%	75%	£5,369,885	£5,397,126	£5,372,063	£5,399,303	£5,373,917	£5,376,095
20%	75%	£4,961,423	£4,997,744	£4,964,327	£5,000,648	£4,966,798	£4,969,702
25%	75%	£4,552,960	£4,598,361	£4,556,590	£4,601,991	£4,559,679	£4,563,309
30%	75%	£4,144,497	£4,198,979	£4,148,853	£4,203,335	£4,152,560	£4,156,916
35%	75%	£3,736,035	£3,799,596	£3,741,117	£3,804,678	£3,745,440	£3,750,523
40%	75%	£3,327,572	£3,400,214	£3,333,380	£3,406,022	£3,338,322	£3,344,130
45%	75%	£2,919,110	£3,000,831	£2,925,643	£3,007,365	£2,931,203	£2,937,737
50%	75%	£2,510,647	£2,601,449	£2,517,907	£2,608,709	£2,524,084	£2,531,345
10%	60%	£5,782,162	£5,811,218	£5,783,323	£5,812,380	£5,786,461	£5,787,623
15%	60%	£5,375,605	£5,419,190	£5,377,347	£5,420,932	£5,382,055	£5,383,798
20%	60%	£4,969,049	£5,027,162	£4,971,373	£5,029,486	£4,977,650	£4,979,972
25%	60%	£4,562,493	£4,635,135	£4,565,397	£4,638,039	£4,573,244	£4,576,147
30%	60%	£4,155,937	£4,243,108	£4,159,422	£4,246,593	£4,168,838	£4,172,323
35%	60%	£3,749,381	£3,851,080	£3,753,447	£3,855,145	£3,764,432	£3,768,497
40%	60%	£3,342,826	£3,459,053	£3,347,472	£3,463,699	£3,360,026	£3,364,672
45%	60%	£2,936,270	£3,067,025	£2,941,496	£3,072,252	£2,955,620	£2,960,847
50%	60%	£2.529.714	£2.674.998	£2,535,522	£2,680,805	£2.551.214	£2,557,022

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,736,432	£6,736,432	£6,736,432	£6,736,432	£6,736,432	£6,736,432
10%	71%	£5,920,415	£5,941,169	£5,921,798	£5,942,552	£5,923,486	£5,924,870
15%	71%	£5,512,406	£5,543,538	£5,514,480	£5,545,613	£5,517,013	£5,519,088
20%	71%	£5.104.397	£5.145.907	£5.107.163	£5.148.673	£5.110.540	£5,113,306
25%	71%	£4,696,389	£4,748,275	£4,699,846	£4,751,733	£4,704,067	£4,707,525
30%	71%	£4,288,380	£4,350,644	£4.292.528	£4,354,793	£4.297.595	£4,301,743
35%	71%	£3,880,372	£3,953,013	£3,885,212	£3,957,853	£3,891,122	£3,895,961
40%	71%	£3,472,363	£3,555,382	£3.477.894	£3.560.913	£3,484,648	£3,490,180
45%	71%	£3,064,354	£3,157,750	£3,070,577	£3,163,973	£3,078,175	£3,084,398
50%	71%	£2,656,346	£2,760,119	£2.663.260	£2,767,034	£2.671.703	£2,678,617
100%	71%	-£1,444,686				-£1,413,469	-£1,399,414
10%	75%	£5.919.507	£5.937.668	£5.920.959	£5.939.119	£5.922.195	£5,923,647
15%	75%	£5,511,044	£5,538,285	£5,513,222	£5,540,462	£5,515,076	£5,517,254
20%	75%	£5.102.582	£5.138.903	£5.105.486	£5.141.807	£5,107,957	£5,110,861
25%	75%	£4,694,119	£4,739,520	£4,697,749	£4,743,150	£4,700,838	£4,704,468
30%	75%	£4.285.656	£4,340,138	£4.290.012	£4,344,494	£4,293,719	£4,298,075
35%	75%	£3,877,194	£3,940,755	£3,882,276	£3,945,837	£3,886,599	£3,891,682
40%	75%	£3,468,731	£3.541.373	£3.474.539	£3.547.181	£3,479,481	£3,485,289
45%	75%	£3,060,269	£3,141,990	£3,066,802	£3,148,524	£3,072,362	£3,078,896
50%	75%	£2.651.806	£2.742.608	£2.659.066	£2,749,868	£2.665.243	£2,672,504
10%	60%	£5.923.321	£5.952.377	£5,924,482	£5.953.539	£5.927.620	£5,928,782
15%	60%	£5.516.764	£5,560,349	£5.518.506	£5.562.091	£5.523.214	£5.524.957
20%	60%	£5,110,208	£5.168.321	£5.112.532	£5.170.645	£5,118,809	£5.121.131
25%	60%	£4.703.652	£4.776.294	£4,706,556	£4,779,198	£4,714,403	£4,717,306
30%	60%	£4,297,096	£4.384.267	£4,300,581	£4.387.752	£4.309.997	£4,313,482
35%	60%	£3.890.540	£3.992.239	£3.894.606	£3.996.304	£3,905,591	£3,909,656
40%	60%	£3,483,985	£3.600.212	£3,488,631	£3.604.858	£3,501,185	£3,505,831
45%	60%	£3,077,429	£3.208.184	£3.082.655	£3.213.411	£3.096.779	£3,102,006
50%	60%	£2 670 873	£2.816.157	£2 676 681	£2 821 964	£2 602 373	£2,608,181

£13,474,000

9 0.02 Ha

	CIL Zone	1
	Value Area	Med
Sales value inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,638,997	£3,638,997	£3,638,997	£3,638,997	£3,638,997	£3,638,997
10%	71%	£3,146,171	£3,166,926	£3,148,420	£3,169,175	£3,149,113	£3,151,363
15%	71%	£2,899,758	£2,930,890	£2,903,132	£2,934,264	£2,904,173	£2,907,545
20%	71%	£2,653,345	£2,694,855	£2,657,843	£2,699,353	£2,659,231	£2,663,729
25%	71%	£2,406,932	£2,458,819	£2,412,555	£2,464,442	£2,414,289	£2,419,912
30%	71%	£2,160,519	£2,222,784	£2,167,266	£2,229,531	£2,169,347	£2,176,095
35%	71%	£1,914,106	£1,986,748	£1,921,978	£1,994,620	£1,924,407	£1,932,278
40%	71%	£1,667,693	£1,750,713	£1,676,689	£1,759,709	£1,679,465	£1,688,462
45%	71%	£1,421,280	£1,514,677	£1,431,401	£1,524,798	£1,434,523	£1,444,645
50%	71%	£1,174,867	£1,278,642	£1,186,114	£1,289,887	£1,189,581	£1,200,828
100%	71%	-£1,310,348	-£1,099,406	-£1,287,489	-£1,076,546	-£1,280,438	-£1,257,578
10%	75%	£3,145,219	£3,163,380	£3,147,581	£3,165,741	£3,147,795	£3,150,156
15%	75%	£2,898,331	£2,925,571	£2,901,873	£2,929,114	£2,902,194	£2,905,736
20%	75%	£2,651,442	£2,687,763	£2,656,166	£2,692,486	£2,656,592	£2,661,316
25%	75%	£2,404,553	£2,449,955	£2,410,458	£2,455,859	£2,410,992	£2,416,895
30%	75%	£2,157,665	£2,212,147	£2,164,750	£2,219,232	£2,165,390	£2,172,475
35%	75%	£1,910,777	£1,974,339	£1,919,042	£1,982,603	£1,919,790	£1,928,055
40%	75%	£1.663.888	£1.736.530	£1.673.334	£1.745.976	£1.674.188	£1.683.635
45%	75%	£1,417,000	£1,498,721	£1,427,626	£1,509,349	£1,428,587	£1,439,215
50%	75%	£1.170.111	£1.260.913	£1.181.919	£1,272,722	£1.182.987	£1,194,794
10%	60%	£3,149,215	£3,178,272	£3,151,104	£3,180,161	£3,153,335	£3,155,225
15%	60%	£2,904,324	£2,947,910	£2,907,158	£2,950,743	£2,910,504	£2,913,338
20%	60%	£2,659,433	£2,717,546	£2,663,211	£2,721,325	£2,667,673	£2,671,452
25%	60%	£2,414,542	£2,487,184	£2,419,265	£2,491,907	£2,424,842	£2,429,566
30%	60%	£2,169,651	£2,256,821	£2,175,319	£2,262,490	£2,182,011	£2,187,679
35%	60%	£1,924,760	£2,026,459	£1,931,372	£2,033,071	£1,939,181	£1,945,793
40%	60%	£1,679,869	£1,796,096	£1,687,426	£1,803,653	£1,696,350	£1,703,907
45%	60%	£1,434,978	£1,565,734	£1,443,481	£1,574,236	£1,453,519	£1,462,021
50%	60%	£1 190 088	£1 335 371	£1 100 534	£1 344 817	£1 210 688	£1 220 134

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR	
0%	71%	£1,739,997	£1,739,997	£1,739,997	£1,739,997	£1,739,997	£1,739,997
10%	71%	£1,247,171	£1,267,926	£1,249,420	£1,270,175	£1,250,113	£1,252,363
15%	71%	£1,000,758	£1,031,890	£1,004,132	£1,035,264	£1,005,173	£1,008,545
20%	71%	£754,345	£795,855	£758,843	£800,353	£760,231	£764,729
25%	71%	£507,932	£559,819	£513,555	£565,442	£515,289	£520,912
30%	71%	£261,519	£323,784	£268,266	£330,531	£270,347	£277,095
35%	71%	£15,106	£87,748	£22,978	£95,620	£25,407	£33,278
40%	71%	-£231,307	-£148,287	-£222,311	-£139,291	-£219,535	-£210,538
45%	71%		-£384,323				-£454,355
50%	71%	-£724,133	-£620,358	-£712,886		-£709,419	-£698,172
100%	71%		-£2,998,406				-£3,156,578
10%	75%	£1,246,219	£1,264,380	£1,248,581	£1,266,741	£1,248,795	£1,251,156
15%	75%	£999,331	£1,026,571	£1,002,873	£1,030,114	£1,003,194	£1,006,736
20%	75%	£752,442	£788,763	£757,166	£793,486	£757,592	£762,316
25%	75%	£505,553	£550,955	£511,458	£556,859	£511,992	£517,895
30%	75%	£258,665	£313,147	£265,750	£320,232	£266,390	£273,475
35%	75%	£11,777	£75,339	£20,042	£83,603	£20,790	£29,055
40%	75%	-£235,112	-£162,470	-£225,666	-£153,024	-£224,812	-£215,365
45%	75%		-£400,279	-£471,374			-£459,785
50%	75%		-£638,087				-£704,206
10%	60%	£1,250,215	£1,279,272	£1,252,104	£1,281,161	£1,254,335	£1,256,225
15%	60%	£1,005,324	£1,048,910	£1,008,158	£1,051,743	£1,011,504	£1,014,338
20%	60%	£760,433	£818,546	£764,211	£822,325	£768,673	£772,452
25%	60%	£515,542	£588,184	£520,265	£592,907	£525,842	£530,566
30%	60%	£270,651	£357,821	£276,319	£363,490	£283,011	£288,679
35%	60%	£25,760	£127,459	£32,372	£134,071	£40,181	£46,793
40%	60%	-£219,131	-£102,904	-£211,574	-£95,347	-£202,650	-£195,093
45%	60%		-£333,266	-£455,519	-£324,764		-£436,979
50%	60%		-£563,629				-£678.866

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,112,939	£2,112,939	£2,112,939	£2,112,939	£2,112,939	£2,112,939
10%	71%	£1,620,113	£1,640,868	£1,622,362	£1,643,118	£1,623,056	£1,625,305
15%	71%	£1,373,701	£1,404,832	£1,377,075	£1,408,206	£1,378,115	£1,381,488
20%	71%	£1,127,287	£1,168,797	£1,131,786	£1,173,296	£1,133,173	£1,137,672
25%	71%	£880,875	£932,761	£886,498	£938,384	£888,232	£893,855
30%	71%	£634,462	£696,726	£641,209	£703,473	£643,290	£650,038
35%	71%	£388,048	£460,690	£395,921	£468,563	£398,349	£406,221
40%	71%	£141,636	£224,655	£150,632	£233,651	£153,407	£162,404
45%	71%	-£104,778	-£11,381	-£94,656	-£1,259	-£91,534	-£81,413
50%	71%	-£351,190	-£247,416	-£339,944	-£236,170	-£336,476	-£325,230
100%	71%	-£2,836,405	-£2,625,463	-£2,813,546	-£2,602,604	-£2,806,496	
10%	75%	£1,619,162	£1,637,322	£1,621,523	£1,639,684	£1,621,737	£1,624,098
15%	75%	£1,372,274	£1,399,514	£1.375.816	£1,403,057	£1,376,136	£1,379,679
20%	75%	£1,125,385	£1,161,706	£1,130,109	£1,166,429	£1,130,535	£1,135,258
25%	75%	£878,496	£923.898	£884.401	£929.801	£884.934	£890.838
30%	75%	£631.608	£686.089	£638.693	£693.174	£639.333	£646.417
35%	75%	£384,719	£448.281	£392.985	£456,546	£393.732	£401.997
40%	75%	£137.830	£210.472	£147.277	£219.919	£148.131	£157.578
45%	75%	-£109.058	-£27.336	-£98.431	-£16.708	-£97.471	-£86.843
50%	75%	-£355.947	-£265.144	-£344.138	-£253.336		
10%	60%	£1 623 157	£1 652 214	£1 625 046	£1 654 103	£1 627 277	£1,629,167
15%	60%	£1.378.267	£1.421.852	£1.381.101	£1,424,686	£1.384.447	£1.387.281
20%	60%	£1 133 375	£1.191.489	£1 137 154	£1 195 267	£1 141 616	£1 145 394
25%	60%	£888.485	£961.127	£893,208	£965.850	£898.785	£903.508
30%	60%	£643,593	£730.764	£649,262	£736,432	£655 953	£661.622
35%	60%	£398,703	£500,402	£405.315	£507 014	£413.123	£419.735
40%	60%	£153,811	£270.038	£161,369	£277,596	£170,292	£177.850
45%	60%	-£91.079	£39.676	-£82,577	£48,178	-£72,539	-£64.037
500/	0070	0005.070	2400.007	2020,511	240,170	2045.000	2005.000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,762,250	£2,762,250	£2,762,250	£2,762,250	£2,762,250	£2,762,250
10%	71%	£2,269,424	£2,290,179	£2,271,673	£2,292,428	£2,272,366	£2,274,615
15%	71%	£2,023,011	£2,054,143	£2,026,385	£2,057,517	£2,027,425	£2,030,798
20%	71%	£1,776,597	£1,818,108	£1,781,096	£1,822,606	£1,782,484	£1,786,982
25%	71%	£1,530,185	£1,582,072	£1,535,808	£1,587,695	£1,537,542	£1,543,165
30%	71%	£1,283,772	£1,346,037	£1,290,519	£1,352,783	£1,292,600	£1,299,348
35%	71%	£1,037,359	£1,110,001	£1,045,231	£1,117,873	£1,047,659	£1,055,531
40%	71%	£790,946	£873,966	£799,942	£882,962	£802,718	£811,715
45%	71%	£544,533	£637,930	£554,654	£648,051	£557,776	£567,898
50%	71%	£298,120	£401,895	£309,366	£413,140	£312,834	£324,080
100%	71%	-£2,187,095	-£1,976,153	-£2,164,236	-£1,953,294		-£2,134,325
10%	75%	£2,268,472	£2,286,632	£2,270,834	£2,288,994	£2,271,048	£2,273,409
15%	75%	£2,021,584	£2,048,824	£2,025,126	£2,052,367	£2,025,446	£2,028,989
20%	75%	£1,774,695	£1,811,016	£1,779,419	£1,815,739	£1,779,845	£1,784,569
25%	75%	£1,527,806	£1,573,208	£1,533,711	£1,579,112	£1,534,244	£1,540,148
30%	75%	£1,280,918	£1,335,400	£1,288,003	£1,342,484	£1,288,643	£1,295,728
35%	75%	£1,034,029	£1,097,592	£1,042,295	£1,105,856	£1,043,043	£1,051,307
40%	75%	£787,141	£859,782	£796,587	£869,229	£797,441	£806,888
45%	75%	£540,253	£621,974	£550,879	£632,602	£551,840	£562,467
50%	75%	£293,364	£384,166	£305,172	£395,975	£306,239	£318,047
10%	60%	£2,272,468	£2,301,524	£2,274,357	£2,303,414	£2,276,587	£2,278,477
15%	60%	£2,027,577	£2,071,162	£2,030,411	£2,073,996	£2,033,757	£2,036,591
20%	60%	£1.782.686	£1.840.799	£1.786.464	£1.844.577	£1,790,926	£1,794,704
25%	60%	£1,537,795	£1,610,437	£1,542,518	£1,615,160	£1,548,095	£1,552,819
30%	60%	£1,292,904	£1,380,074	£1,298,572	£1,385,742	£1,305,264	£1,310,932
35%	60%	£1,048,013	£1,149,712	£1,054,625	£1,156,324	£1,062,434	£1,069,046
40%	60%	£803,122	£919,349	£810,679	£926,906	£819,602	£827,160
45%	60%	£558,231	£688,987	£566,733	£697,489	£576,771	£585,273

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,056,130	£3,056,130	£3,056,130	£3,056,130	£3,056,130	£3,056,130
10%	71%	£2,563,304	£2,584,059	£2,565,554	£2,586,309	£2,566,247	£2,568,496
15%	71%	£2,316,892	£2,348,023	£2,320,266	£2,351,397	£2,321,306	£2,324,679
20%	71%	£2,070,478	£2,111,988	£2,074,977	£2,116,487	£2,076,364	£2,080,863
25%	71%	£1,824,066	£1,875,952	£1,829,689	£1,881,576	£1,831,423	£1,837,046
30%	71%	£1,577,653	£1,639,917	£1,584,400	£1,646,664	£1,586,481	£1,593,229
35%	71%	£1,331,240	£1,403,881	£1,339,112	£1,411,754	£1,341,540	£1,349,412
40%	71%	£1,084,827	£1,167,846	£1,093,823	£1,176,842	£1,096,598	£1,105,595
45%	71%	£838,413	£931,810	£848,535	£941,932	£851,657	£861,778
50%	71%	£592,001	£695,775	£603,247	£707,021	£606,715	£617,961
100%	71%	-£1,893,214	-£1,682,272				-£1,840,444
10%	75%	£2,562,353	£2,580,513	£2,564,715	£2,582,875	£2,564,929	£2,567,289
15%	75%	£2,315,465	£2,342,705	£2,319,007	£2,346,248	£2,319,327	£2,322,870
20%	75%	£2,068,576	£2,104,897	£2,073,300	£2,109,620	£2,073,726	£2,078,450
25%	75%	£1,821,687	£1,867,089	£1,827,592	£1,872,992	£1,828,125	£1,834,029
30%	75%	£1,574,799	£1,629,280	£1,581,884	£1,636,365	£1,582,524	£1,589,609
35%	75%	£1,327,910	£1,391,472	£1,336,176	£1,399,737	£1,336,923	£1,345,188
40%	75%	£1,081,021	£1,153,663	£1,090,468	£1,163,110	£1,091,322	£1,100,769
45%	75%	£834,133	£915,855	£844,760	£926,483	£845,721	£856,348
50%	75%	£587,245	£678,047	£599,053	£689,855	£600,120	£611,928
10%	60%	£2,566,348	£2,595,405	£2,568,238	£2,597,294	£2,570,468	£2,572,358
15%	60%	£2,321,458	£2,365,043	£2,324,292	£2,367,877	£2,327,638	£2,330,472
20%	60%	£2,076,566	£2,134,680	£2,080,345	£2,138,458	£2,084,807	£2,088,585
25%	60%	£1,831,676	£1,904,318	£1,836,399	£1,909,041	£1,841,976	£1,846,700
30%	60%	£1,586,785	£1,673,955	£1,592,453	£1,679,623	£1,599,145	£1,604,813
35%	60%	£1,341,894	£1,443,593	£1,348,506	£1,450,205	£1,356,314	£1,362,926
40%	60%	£1,097,003	£1,213,230	£1,104,560	£1,220,787	£1,113,483	£1,121,041
45%	60%	£852,112	£982,867	£860,614	£991,370	£870,652	£879,154
50%	60%	£607,222	£752,504	£616,667	£761,951	£627,822	£637,268

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,273,988	£3,273,988	£3,273,988	£3,273,988	£3,273,988	£3,273,988
10%	71%	£2,781,162	£2,801,917	£2,783,411	£2,804,166	£2,784,104	£2,786,354
15%	71%	£2,534,749	£2,565,881	£2,538,123	£2,569,255	£2,539,164	£2,542,537
20%	71%	£2,288,336	£2,329,846	£2,292,834	£2,334,344	£2,294,222	£2,298,720
25%	71%	£2,041,923	£2,093,810	£2,047,546	£2,099,433	£2,049,280	£2,054,903
30%	71%	£1,795,511	£1,857,775	£1,802,257	£1,864,522	£1,804,338	£1,811,086
35%	71%	£1,549,097	£1,621,739	£1,556,969	£1,629,611	£1,559,398	£1,567,269
40%	71%	£1,302,684	£1,385,704	£1,311,680	£1,394,700	£1,314,456	£1,323,453
45%	71%	£1,056,271	£1,149,668	£1,066,393	£1,159,790	£1,069,514	£1,079,636
50%	71%	£809,858	£913,633	£821,105	£924,878	£824,573	£835,819
100%	71%		-£1,464,415		-£1,441,555		-£1,622,587
10%	75%	£2,780,210	£2,798,371	£2,782,572	£2,800,733	£2,782,786	£2,785,147
15%	75%	£2,533,322	£2,560,562	£2,536,864	£2,564,105	£2,537,185	£2,540,728
20%	75%	£2,286,433	£2,322,754	£2,291,157	£2,327,477	£2,291,583	£2,296,307
25%	75%	£2,039,544	£2,084,946	£2,045,449	£2,090,850	£2,045,983	£2,051,887
30%	75%	£1,792,657	£1,847,138	£1,799,741	£1,854,223	£1,800,381	£1,807,466
35%	75%	£1,545,768	£1,609,330	£1,554,033	£1,617,595	£1,554,781	£1,563,046
40%	75%	£1,298,879	£1,371,521	£1,308,325	£1,380,967	£1,309,180	£1,318,626
45%	75%	£1.051.991	£1.133.713	£1.062.618	£1.144.340	£1.063.578	£1.074.206
50%	75%	£805,102	£895,904	£816,911	£907,713	£817,978	£829,785
10%	60%	£2,784,206	£2,813,263	£2,786,095	£2,815,152	£2,788,326	£2,790,216
15%	60%	£2,539,315	£2,582,901	£2,542,149	£2,585,734	£2,545,496	£2,548,329
20%	60%	£2,294,424	£2,352,537	£2,298,202	£2,356,316	£2,302,664	£2,306,443
25%	60%	£2,049,534	£2,122,175	£2,054,256	£2,126,898	£2,059,833	£2,064,557
30%	60%	£1,804,642	£1,891,812	£1,810,310	£1,897,481	£1,817,002	£1,822,670
35%	60%	£1,559,752	£1,661,450	£1,566,363	£1,668,062	£1,574,172	£1,580,784
40%	60%	£1,314,860	£1,431,087	£1,322,418	£1,438,645	£1,331,341	£1,338,898
45%	60%	£1,069,970	£1,200,725	£1,078,472	£1,209,227	£1,088,510	£1,097,012
50%	60%	£825.079	£970.362	£834.525	£979.808	£845.679	£855.125

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,495,854	£3,495,854	£3,495,854	£3,495,854	£3,495,854	£3,495,854
10%	71%	£3,003,028	£3,023,783	£3,005,278	£3,026,033	£3,005,971	£3,008,220
15%	71%	£2,756,616	£2,787,747	£2,759,990	£2,791,121	£2,761,030	£2,764,403
20%	71%	£2,510,202	£2,551,712	£2,514,701	£2,556,211	£2,516,088	£2,520,587
25%	71%	£2,263,790	£2,315,676	£2,269,413	£2,321,300	£2,271,147	£2,276,770
30%	71%	£2,017,377	£2,079,641	£2,024,124	£2,086,388	£2,026,205	£2,032,953
35%	71%	£1,770,964	£1,843,605	£1,778,836	£1,851,478	£1,781,264	£1,789,136
40%	71%	£1,524,551	£1,607,570	£1,533,547	£1,616,566	£1,536,322	£1,545,319
45%	71%	£1,278,137	£1,371,534	£1,288,259	£1,381,656	£1,291,381	£1,301,502
50%	71%	£1,031,725	£1,135,499	£1,042,971	£1,146,745	£1,046,439	£1,057,685
100%	71%		-£1,242,548				
10%	75%	£3,002,077	£3,020,237	£3,004,439	£3,022,599	£3,004,653	£3,007,013
15%	75%	£2,755,189	£2,782,429	£2,758,731	£2,785,972	£2,759,051	£2,762,594
20%	75%	£2,508,300	£2,544,621	£2,513,024	£2,549,344	£2,513,450	£2,518,174
25%	75%	£2,261,411	£2,306,813	£2,267,316	£2,312,716	£2,267,849	£2,273,753
30%	75%	£2,014,523	£2,069,004	£2,021,608	£2,076,089	£2,022,248	£2,029,333
35%	75%	£1,767,634	£1,831,196	£1,775,900	£1,839,461	£1,776,647	£1,784,912
40%	75%	£1,520,745	£1,593,387	£1,530,192	£1,602,834	£1,531,046	£1,540,493
45%	75%	£1,273,857	£1,355,579	£1,284,484	£1,366,207	£1,285,445	£1,296,072
50%	75%	£1,026,969	£1,117,771	£1,038,777	£1,129,579	£1,039,844	£1,051,652
10%	60%	£3,006,072	£3,035,129	£3,007,962	£3,037,018	£3,010,192	£3,012,082
15%	60%	£2,761,182	£2,804,767	£2,764,016	£2,807,601	£2,767,362	£2,770,196
20%	60%	£2,516,290	£2,574,404	£2,520,069	£2,578,182	£2,524,531	£2,528,309
25%	60%	£2,271,400	£2,344,042	£2,276,123	£2,348,765	£2,281,700	£2,286,424
30%	60%	£2,026,509	£2,113,679	£2,032,177	£2,119,347	£2,038,869	£2,044,537
35%	60%	£1,781,618	£1,883,317	£1,788,230	£1,889,929	£1,796,038	£1,802,650
40%	60%	£1,536,727	£1,652,954	£1,544,284	£1,660,511	£1,553,207	£1,560,765
45%	60%	£1,291,836	£1,422,591	£1,300,338	£1,431,094	£1,310,376	£1,318,878
50%	60%	£1,046,946	£1,192,228	£1,056,391	£1,201,675	£1,067,546	£1,076,992

£17,299,000

£27,943,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and L
0%	71%	£3.049.400	£3.049.400	£3.049.400	£3.049.400	£3.049.400	£3.049.400
10%	71%	£2,556,573	£3,049,400 £2,577,329	£3,049,400 £2,558,823	£3,049,400 £2.579.578	£2,559,516	£3,049,400 £2,561,765
15%	71%	£2,556,575 £2,310,161	£2,577,329 £2,341,293	£2,356,623 £2,313,535	£2,379,576 £2,344,666	£2,339,516 £2,314,575	£2,361,763
20%	71%	£2,310,161 £2,063,747	£2,341,293 £2,105,258	£2,313,535 £2.068.246	£2,344,666 £2,109,756	£2,314,575 £2,069,634	£2,317,940 £2,074,132
25%	71%	£2,063,747 £1.817.335	£2,105,258 £1,869,222	£2,068,246 £1.822.958	£2,109,756 £1.874.845	£2,069,634 £1,824,692	£2,074,132 £1,830,315
30%	71%	£1,570,922	£1,633,187	£1,577,669	£1,639,933	£1,579,750	£1,586,498
35%	71%	£1,324,509	£1,397,151	£1,332,381	£1,405,023	£1,334,809	£1,342,681
40%	71%	£1,078,096	£1,161,116	£1,087,092	£1,170,112	£1,089,868	£1,098,865
45%	71%	£831,683	£925,080	£841,804	£935,201	£844,926	£855,047
50%	71%	£585,270	£689,044	£596,516	£700,290	£599,984	£611,230
100%	71%	-£1,899,945	-£1,689,003	-£1,877,086	-£1,666,144	-£1,870,035	-£1,847,175
10%	75%	£2,555,622	£2,573,782	£2,557,984	£2,576,144	£2,558,198	£2,560,559
15%	75%	£2,308,734	£2,335,974	£2,312,276	£2,339,517	£2,312,596	£2,316,139
20%	75%	£2,061,845	£2,098,166	£2,066,569	£2,102,889	£2,066,995	£2,071,719
25%	75%	£1,814,956	£1,860,358	£1,820,861	£1,866,262	£1,821,394	£1,827,298
30%	75%	£1,568,068	£1,622,550	£1,575,153	£1,629,634	£1,575,793	£1,582,878
35%	75%	£1,321,179	£1,384,741	£1,329,445	£1,393,006	£1,330,193	£1,338,457
40%	75%	£1,074,290	£1,146,932	£1,083,737	£1,156,379	£1,084,591	£1,094,038
45%	75%	£827.403	£909.124	£838.029	£919.752	£838.990	£849.617
50%	75%	£580,514	£671,316	£592,322	£683,125	£593,389	£605,197
10%	60%	£2,559,618	£2.588.674	£2.561.507	£2.590.563	£2.563.737	£2,565,627
15%	60%	£2,314,727	£2,358,312	£2,317,561	£2,361,146	£2,320,907	£2,323,741
20%	60%	£2.069.836	£2.127.949	£2.073.614	£2,131,727	£2.078.076	£2.081.854
25%	60%	£1,824,945	£1,897,587	£1,829,668	£1,902,310	£1,835,245	£1,839,969
30%	60%	£1.580.054	£1.667.224	£1.585.722	£1.672.892	£1,592,414	£1,598,082
35%	60%	£1,335,163	£1,436,862	£1,341,775	£1,443,474	£1,349,584	£1,356,195
40%	60%	£1,090,272	£1,206,499	£1,097,829	£1,214,056	£1,106,752	£1,114,310
45%	60%	£845.381	£976.137	£853.883	£984.639	£863.921	£872.423
50%	60%	£600,491	£745.773	£609,936	£755.220	£621.091	£630.537

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,354,695	£3,354,695	£3,354,695	£3,354,695	£3,354,695	£3,354,695
10%	71%	£2,861,869	£2,882,624	£2,864,119	£2,884,874	£2,864,812	£2,867,061
15%	71%	£2,615,457	£2,646,588	£2,618,831	£2,649,962	£2,619,871	£2,623,244
20%	71%	£2,369,043	£2,410,553	£2,373,542	£2,415,052	£2,374,929	£2,379,428
25%	71%	£2,122,631	£2,174,517	£2,128,254	£2,180,141	£2,129,988	£2,135,611
30%	71%	£1,876,218	£1,938,482	£1,882,965	£1,945,229	£1,885,046	£1,891,794
35%	71%	£1,629,805	£1,702,446	£1,637,677	£1,710,319	£1,640,105	£1,647,977
40%	71%	£1,383,392	£1,466,411	£1,392,388	£1,475,407	£1,395,163	£1,404,160
45%	71%	£1,136,978	£1,230,375	£1,147,100	£1,240,497	£1,150,222	£1,160,343
50%	71%	£890,566	£994,340	£901,812	£1,005,586	£905,280	£916,526
100%	71%	-£1,594,649	-£1,383,707	-£1,571,790	-£1,360,848	-£1,564,740	-£1,541,879
10%	75%	£2,860,918	£2,879,078	£2,863,280	£2,881,440	£2,863,494	£2,865,854
15%	75%	£2,614,030	£2,641,270	£2,617,572	£2,644,813	£2,617,892	£2,621,435
20%	75%	£2,367,141	£2,403,462	£2,371,865	£2,408,185	£2,372,291	£2,377,015
25%	75%	£2,120,252	£2,165,654	£2,126,157	£2,171,557	£2,126,690	£2,132,594
30%	75%	£1,873,364	£1,927,845	£1,880,449	£1,934,930	£1,881,089	£1,888,174
35%	75%	£1,626,475	£1,690,037	£1,634,741	£1,698,302	£1,635,488	£1,643,753
40%	75%	£1,379,586	£1,452,228	£1,389,033	£1,461,675	£1,389,887	£1,399,334
45%	75%	£1,132,698	£1,214,420	£1,143,325	£1,225,048	£1,144,286	£1,154,913
50%	75%	£885,810	£976,612	£897,618	£988,420	£898,685	£910,493
10%	60%	£2,864,913	£2,893,970	£2,866,803	£2,895,859	£2,869,033	£2,870,923
15%	60%	£2,620,023	£2,663,608	£2,622,857	£2,666,442	£2,626,203	£2,629,037
20%	60%	£2,375,131	£2,433,245	£2,378,910	£2,437,023	£2,383,372	£2,387,150
25%	60%	£2,130,241	£2,202,883	£2,134,964	£2,207,606	£2,140,541	£2,145,265
30%	60%	£1,885,350	£1,972,520	£1,891,018	£1,978,188	£1,897,710	£1,903,378
35%	60%	£1,640,459	£1,742,158	£1,647,071	£1,748,770	£1,654,879	£1,661,491
40%	60%	£1,395,568	£1,511,795	£1,403,125	£1,519,352	£1,412,048	£1,419,606
45%	60%	£1,150,677	£1,281,432	£1,159,179	£1,289,935	£1,169,217	£1,177,719
50%	60%	£905.787	£1.051.069	£915.232	£1.060.516	£926.387	£935.833

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,495,854	£3,495,854	£3,495,854	£3,495,854	£3,495,854	£3,495,854
10%	71%	£3,003,028	£3,023,783	£3,005,278	£3,026,033	£3,005,971	£3,008,220
15%	71%	£2,756,616	£2,787,747	£2,759,990	£2,791,121	£2,761,030	£2,764,403
20%	71%	£2,510,202	£2,551,712	£2,514,701	£2,556,211	£2,516,088	£2,520,587
25%	71%	£2,263,790	£2,315,676	£2,269,413	£2,321,300	£2,271,147	£2,276,770
30%	71%	£2.017.377	£2.079.641	£2.024.124	£2.086.388	£2.026.205	£2.032.953
35%	71%	£1,770,964	£1,843,605	£1,778,836	£1,851,478	£1,781,264	£1,789,136
40%	71%	£1.524.551	£1.607.570	£1.533.547	£1.616.566	£1.536.322	£1.545.319
45%	71%	£1,278,137	£1,371,534	£1,288,259	£1,381,656	£1,291,381	£1,301,502
50%	71%	£1.031.725	£1.135.499	£1.042.971	£1.146.745	£1.046.439	£1.057.685
100%	71%		-£1,242,548				-£1,400,720
10%	75%	£3.002.077	£3.020.237	£3.004.439	£3.022.599	£3.004.653	£3.007.013
15%	75%	£2,755,189	£2,782,429	£2,758,731	£2,785,972	£2,759,051	£2,762,594
20%	75%	£2.508.300	£2.544.621	£2.513.024	£2.549.344	£2.513.450	£2,518,174
25%	75%	£2,261,411	£2,306,813	£2,267,316	£2,312,716	£2,267,849	£2,273,753
30%	75%	£2.014.523	£2.069.004	£2.021.608	£2.076.089	£2.022.248	£2,029,333
35%	75%	£1,767,634	£1,831,196	£1,775,900	£1,839,461	£1,776,647	£1,784,912
40%	75%	£1.520.745	£1.593.387	£1.530.192	£1.602.834	£1.531.046	£1,540,493
45%	75%	£1,273,857	£1,355,579	£1,284,484	£1,366,207	£1,285,445	£1,296,072
50%	75%	£1.026.969	£1.117.771	£1.038.777	£1.129.579	£1.039.844	£1.051.652
10%	60%	£3.006.072	£3.035.129	£3.007.962	£3.037.018	£3.010.192	£3.012.082
15%	60%	£2,761,182	£2,804,767	£2,764,016	£2,807,601	£2,767,362	£2,770,196
20%	60%	£2.516.290	£2.574.404	£2,520,069	£2.578.182	£2.524.531	£2,528,309
25%	60%	£2.271.400	£2.344.042	£2,276,123	£2.348.765	£2,281,700	£2,286,424
30%	60%	£2.026.509	£2.113.679	£2.032.177	£2.119.347	£2.038.869	£2.044.537
35%	60%	£1.781.618	£1.883.317	£1.788.230	£1.889.929	£1.796.038	£1.802.650
40%	60%	£1,536,727	£1.652.954	£1,544,284	£1.660.511	£1,553,207	£1,560,765
45%	60%	£1,291,836	£1.422.591	£1,300,338	£1,431,094	£1.310.376	£1,318,878
60%	60%	£1 046 046	£1 102 229	£1.056.201	£1 201 676	£1.067.646	61 076 002

£13,474,000

No Units 9
Site Area 0.02 Ha

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,565,957	£2,565,957	£2,565,957	£2,565,957	£2,565,957	£2,565,957
10%	71%	£2,179,012	£2,199,767	£2,182,684	£2,203,440	£2,181,956	£2,185,628
15%	71%	£1,985,540	£2,016,672	£1,991,048	£2,022,181	£1,989,954	£1,995,462
20%	71%	£1,792,067	£1,833,577	£1,799,412	£1,840,922	£1,797,953	£1,805,298
25%	71%	£1,598,594	£1,650,482	£1,607,775	£1,659,663	£1,605,953	£1,615,133
30%	71%	£1,405,122	£1,467,386	£1,416,140	£1,478,404	£1,413,951	£1,424,968
35%	71%	£1,211,649	£1,284,291	£1,224,503	£1,297,145	£1,221,950	£1,234,803
40%	71%	£1.018.177	£1.101.196	£1.032.867	£1.115.885	£1.029.949	£1.044.638
45%	71%	£824,704	£918,101	£841,230	£934,626	£837,947	£854,473
50%	71%	£631,232	£735.006	£649.594	£753.367	£645.947	£664.308
100%	71%	-£1.324.813	-£1.113.870	-£1,287,489	-£1.076.546	-£1,294,902	-£1.257.578
10%	75%	£2.177.990	£2.196.151	£2.181.846	£2,200,007	£2.180.565	£2,184,421
15%	75%	£1.984.006	£2.011.247	£1.989.790	£2.017.031	£1.987.869	£1,993,652
20%	75%	£1 790 022	£1.826.343	£1 797 735	£1.834.055	£1,795,173	£1.802.884
25%	75%	£1.596.039	£1.641.440	£1,605,678	£1.651.080	£1.602.476	£1,612,116
30%	75%	£1 402 055	£1.456.536	£1,413,623	£1,468,104	£1,409,781	£1,421,348
35%	75%	£1,208,071	£1,271,633	£1,221,567	£1,285,128	£1,217,084	£1,230,579
40%	75%	£1.014.088	£1.086.730	£1.029.511	£1.102.153	£1.024.387	£1.039.811
45%	75%	£820.104	£901.826	£837.455	£919.178	£831.692	£849.043
50%	75%	£626,119	£716.922	£645.400	£736.202	£638.995	£658.274
10%	60%	£2.182.285	£2.211.341	£2.185.369	£2.214.425	£2.186.404	£2,189,489
15%	60%	£1.990.447	£2.034.032	£1,995,075	£2.038.660	£1,996,627	£2,001,255
20%	60%	£1.798.611	£1.856.724	£1.804.781	£1,862,894	£1.806.851	£1.813.021
25%	60%	£1,606,775	£1.679.417	£1,614,486	£1,687,128	£1.617.074	£1.624.786
30%	60%	£1.414.937	£1.502.108	£1,424,192	£1.511.362	£1.427.297	£1,436,552
35%	60%	£1,223,101	£1.324.800	£1,233,897	£1.335.596	£1,237,521	£1,248,318
40%	60%	£1.031.265	£1.147.491	£1.043.603	£1,159,830	£1.047.744	£1,060,084
45%	60%	£839.427	£970.183	£853.308	£984.064	£857.967	£871.849
50%	60%	£647.591	£792 875	£663.015	£808.298	£668 191	£683 615

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£666,957	£666,957	£666,957	£666,957	£666,957	£666,957
10%	71%	£280,012	£300,767	£283,684	£304,440	£282,956	£286,628
15%	71%	£86,540	£117.672	£92.048	£123.181	£90.954	£96.462
20%	71%	-£106,933	-£65,423	-£99,588	-£58,078	-£101,047	-£93,702
25%	71%	-£300,406	-£248,518	-£291,225	-£239,337	-£293,047	-£283,867
30%	71%	-£493,878	-£431,614	-£482,860	-£420,596	-£485,049	-£474,032
35%	71%	-£687,351	-£614,709				-£664,197
40%	71%	-£880,823	-£797,804				-£854,362
45%	71%	-£1,074,296	-£980,899				-£1,044,527
50%	71%	-£1,267,768	-£1,163,994	-£1,249,406	-£1,145,633		-£1,234,692
100%	71%	-£3,223,813	-£3,012,870				-£3,156,578
10%	75%	£278,990	£297,151	£282,846	£301,007	£281,565	£285,421
15%	75%	£85,006	£112,247	£90,790	£118,031	£88,869	£94,652
20%	75%	-£108,978	-£72,657	-£101,265	-£64,945	-£103,827	-£96,116
25%	75%	-£302,961	-£257,560	-£293,322	-£247,920	-£296,524	-£286,884
30%	75%	-£496,945	-£442,464		-£430,896	-£489,219	-£477,652
35%	75%	-£690,929	-£627,367	-£677,433		-£681,916	-£668,421
40%	75%	-£884,912	-£812,270				-£859,189
45%	75%	-£1,078,896	-£997,174	-£1,061,545		-£1,067,308	-£1,049,957
50%	75%	-£1,272,881	-£1,182,078		-£1,162,798	-£1,260,005	-£1,240,726
10%	60%	£283,285	£312,341	£286,369	£315,425	£287,404	£290,489
15%	60%	£91,447	£135,032	£96,075	£139,660	£97,627	£102,255
20%	60%	-£100,389	-£42,276	-£94,219	-£36,106	-£92,149	-£85,979
25%	60%	-£292,225	-£219,583	-£284,514	-£211,872	-£281,926	-£274,214
30%	60%	-£484,063	-£396,892	-£474,808	-£387,638	-£471,703	-£462,448
35%	60%	-£675,899	-£574,200		-£563,404		-£650,682
40%	60%	-£867,735	-£751,509			-£851,256	-£838,916
45%	60%	-£1,059,573	-£928,817				-£1,027,151
50%	60%	-£1 251 409	-£1 106 125				-£1 215 385

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,039,900	£1,039,900	£1,039,900	£1,039,900	£1,039,900	£1,039,900
10%	71%	£652.955	£673.710	£656.627	£677.382	£655.898	£659.571
15%	71%	£459,482	£490,615	£464,991	£496,123	£463,897	£469,405
20%	71%	£266,010	£307,520	£273,354	£314,864	£271,896	£279,240
25%	71%	£72,537	£124,425	£81,718	£133,605	£79,895	£89,076
30%	71%	-£120,936	-£58,671	-£109,918	-£47,654	-£112,107	-£101,090
35%	71%	-£314,408	-£241,766	-£301,554	-£228,912	-£304,107	-£291,255
40%	71%	-£507,881	-£424,861		-£410,172	-£496,108	
45%	71%	-£701,353	-£607,956				
50%	71%	-£894,826	-£791,051	-£876,464			
100%	71%	-£2,850,870	-£2,639,928		-£2,602,604		
10%	75%	£651,933	£670,093	£655,789	£673,949	£654,508	£658,364
15%	75%	£457,949	£485.190	£463.733	£490.974	£461.811	£467,595
20%	75%	£263,965	£300,285	£271,677	£307,998	£269,115	£276,827
25%	75%	£69.981	£115.382	£79.621	£125.022	£76.419	£86.059
30%	75%	-£124,003	-£69,521	-£112,435	-£57,953	-£116,277	-£104,709
35%	75%	-£317.987	-£254.425	-£304.490	-£240.929	-£308.974	-£295.478
40%	75%	-£511,970	-£439,328				
45%	75%	-£705.954	-£624.231				-£677.014
50%	75%	-£899,938	-£809,136				
10%	60%	£656.227	£685.284	£659.311	£688.368	£660.347	£663.432
15%	60%	£464,390	£507,975	£469,018	£512,603	£470,570	£475,198
20%	60%	£272.553	£330.667	£278.723	£336.837	£280,794	£286,963
25%	60%	£80,717	£153,359	£88,429	£161,071	£91,017	£98,728
30%	60%	-£111,120	-£23,950	-£101,866	-£14,696	-£98,760	-£89,506
35%	60%	-£302,957	-£201,258	-£292,160	-£190,462	-£288,536	-£277,740
40%	60%	-£494,793	-£378,567				-£465,974
45%	60%	-£686,630	-£555,875		-£541,994		
50%	60%	-£878.467	-£733.183				

Residual Land values compared to benchmark land values Benchmark Z1 - Low

SR and SO at council Income thresholds SR and SO at GLA Income thresholds

LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds % of AH as rented
71%
71%
71%
71%
71%
71%
71%
71%
71% SR and LLR 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

SR and SO at GLA Income thresholds LAR and SO at GLA Income thresholds thresholds SR and SO at council Income thresholds % of AH as rented SR and LLR LAR and LLR

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,200,949	£2,200,949	£2,200,949	£2,200,949	£2,200,949	£2,200,949
10%	71%	£1,814,003	£1,834,758	£1,817,676	£1,838,431	£1,816,947	£1,820,619
15%	71%	£1,620,531	£1,651,663	£1,626,039	£1,657,172	£1,624,945	£1,630,454
20%	71%	£1,427,058	£1,468,568	£1,434,403	£1,475,913	£1,432,944	£1,440,289
25%	71%	£1,233,586	£1,285,473	£1,242,766	£1,294,654	£1,240,944	£1,250,124
30%	71%	£1,040,113	£1,102,377	£1,051,131	£1,113,395	£1,048,942	£1,059,959
35%	71%	£846,640	£919,282	£859,494	£932,136	£856,941	£869,794
40%	71%	£653,168	£736,187	£667,858	£750,876	£664,940	£679,629
45%	71%	£459,695	£553,092	£476,221	£569,617	£472,939	£489,464
50%	71%	£266,223	£369,997	£284,585	£388,358	£280,938	£299,299
100%	71%	-£1,689,821	-£1,478,879				-£1,622,587
10%	75%	£1,812,981	£1,831,142	£1,816,838	£1,834,998	£1,815,556	£1,819,413
15%	75%	£1,618,997	£1,646,238	£1,624,781	£1,652,022	£1,622,860	£1,628,644
20%	75%	£1,425,013	£1,461,334	£1,432,726	£1,469,047	£1,430,164	£1,437,876
25%	75%	£1,231,030	£1,276,431	£1,240,669	£1,286,071	£1,237,467	£1,247,107
30%	75%	£1,037,046	£1,091,527	£1,048,614	£1,103,095	£1,044,772	£1,056,339
35%	75%	£843,062	£906,624	£856,558	£920,119	£852,075	£865,570
40%	75%	£649,079	£721,721	£664,502	£737,144	£659,378	£674,802
45%	75%	£455,095	£536,817	£472,446	£554,169	£466,683	£484,034
50%	75%	£261,111	£351,913	£280,391	£371,193	£273,986	£293,265
10%	60%	£1,817,276	£1,846,333	£1,820,360	£1,849,416	£1,821,395	£1,824,480
15%	60%	£1,625,438	£1,669,024	£1,630,066	£1,673,651	£1,631,618	£1,636,246
20%	60%	£1,433,602	£1,491,716	£1,439,772	£1,497,885	£1,441,842	£1,448,012
25%	60%	£1,241,766	£1,314,408	£1,249,477	£1,322,119	£1,252,065	£1,259,777
30%	60%	£1,049,928	£1,137,099	£1,059,183	£1,146,353	£1,062,288	£1,071,543
35%	60%	£858,092	£959,791	£868,888	£970,587	£872,512	£883,309
40%	60%	£666,256	£782,482	£678,594	£794,821	£682,735	£695,075
45%	60%	£474,418	£605,174	£488,299	£619,055	£492,958	£506,841
50%	60%	£282,582	£427,866	£298,006	£443,289	£303,182	£318,606

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,422,815	£2,422,815	£2,422,815	£2,422,815	£2,422,815	£2,422,815
10%	71%	£2,035,870	£2,056,625	£2,039,542	£2,060,297	£2,038,813	£2,042,486
15%	71%	£1,842,397	£1,873,530	£1,847,906	£1,879,038	£1,846,812	£1,852,320
20%	71%	£1,648,925	£1,690,435	£1,656,269	£1,697,779	£1,654,811	£1,662,155
25%	71%	£1,455,452	£1,507,340	£1,464,633	£1,516,520	£1,462,810	£1,471,991
30%	71%	£1,261,980	£1,324,244	£1,272,997	£1,335,262	£1,270,808	£1,281,825
35%	71%	£1,068,507	£1,141,149	£1,081,361	£1,154,003	£1,078,808	£1,091,660
40%	71%	£875,034	£958,054	£889,724	£972,743	£886,807	£901,496
45%	71%	£681,562	£774,959	£698,088	£791,484	£694,805	£711,330
50%	71%	£488,089	£591,864	£506,451	£610,225	£502,804	£521,166
100%	71%	-£1,467,955			-£1,219,689	-£1,438,044	
10%	75%	£2,034,848	£2,053,008	£2,038,704	£2,056,865	£2,037,423	£2,041,279
15%	75%	£1,840,864	£1,868,105	£1,846,648	£1,873,889	£1,844,726	£1,850,510
20%	75%	£1,646,880	£1,683,201	£1,654,592	£1,690,913	£1,652,030	£1,659,742
25%	75%	£1,452,897	£1,498,297	£1,462,536	£1,507,937	£1,459,334	£1,468,974
30%	75%	£1,258,912	£1,313,394	£1,270,480	£1,324,962	£1,266,638	£1,278,206
35%	75%	£1,064,928	£1,128,490	£1,078,425	£1,141,986	£1,073,942	£1,087,437
40%	75%	£870,945	£943,587	£886,368	£959,010	£881,245	£896,669
45%	75%	£676,961	£758,684	£694,313	£776,035	£688,549	£705,901
50%	75%	£482,977	£573,779	£502,257	£593,060	£495,853	£515,132
10%	60%	£2.039.142	£2.068.199	£2.042.226	£2.071.283	£2.043.262	£2.046.347
15%	60%	£1,847,305	£1,890,890	£1,851,933	£1,895,518	£1,853,485	£1,858,113
20%	60%	£1,655,469	£1,713,582	£1,661,638	£1,719,752	£1,663,709	£1,669,879
25%	60%	£1,463,632	£1,536,274	£1,471,344	£1,543,986	£1,473,932	£1,481,643
30%	60%	£1,271,795	£1,358,965	£1,281,049	£1,368,220	£1,284,155	£1,293,409
35%	60%	£1,079,959	£1,181,657	£1,090,755	£1,192,453	£1,094,379	£1,105,175
40%	60%	£888,122	£1,004,348	£900,460	£1,016,687	£904,602	£916,941
45%	60%	£696,285	£827,040	£710,166	£840,921	£714,825	£728,707
50%	60%	£504.448	£649.732	£519.872	£665 155	£525 049	£540,473

£27,624,000

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,976,360	£1,976,360	£1,976,360	£1,976,360	£1,976,360	£1,976,360
10%	71%	£1,589,415	£1,610,170	£1,593,087	£1,613,842	£1,592,359	£1,596,031
15%	71%	£1,395,942	£1,427,075	£1,401,451	£1,432,583	£1,400,357	£1,405,865
20%	71%	£1,202,470	£1,243,980	£1,209,814	£1,251,324	£1,208,356	£1,215,701
25%	71%	£1,008,997	£1,060,885	£1,018,178	£1,070,066	£1,016,355	£1,025,536
30%	71%	£815,525	£877,789	£826,542	£888,807	£824,353	£835,370
35%	71%	£622,052	£694,694	£634,906	£707,548		£645,206
40%	71%	£428,579	£511,599	£443,269	£526,288	£440,352	£455,041
45%	71%	£235,107	£328,504	£251,633	£345,029	£248,350	£264,875
50%	71%	£41,634	£145,409	£59,996	£163,770	£56,349	£74,711
100%	71%	-£1,914,410					
10%	75%	£1,588,393	£1,606,553	£1,592,249	£1,610,410	£1,590,968	£1,594,824
15%	75%	£1,394,409	£1,421,650	£1,400,193	£1,427,434	£1,398,271	£1,404,055
20%	75%	£1,200,425	£1,236,746	£1,208,137	£1,244,458	£1,205,576	£1,213,287
25%	75%	£1,006,442	£1,051,842	£1,016,081	£1,061,482	£1,012,879	£1,022,519
30%	75%	£812,458	£866,939	£824,025	£878,507	£820,183	£831,751
35%	75%	£618,473	£682,036	£631,970	£695,531	£627,487	£640,982
40%	75%	£424,490	£497,132	£439,913	£512,555	£434,790	£450,214
45%	75%	£230,506	£312,229	£247,858	£329,581	£242,094	£259,446
50%	75%	£36,522	£127,325	£55,802	£146,605	£49,398	£68,677
10%	60%	£1,592,687	£1,621,744	£1,595,771	£1,624,828	£1,596,807	£1,599,892
15%	60%	£1,400,850	£1,444,435	£1,405,478	£1,449,063	£1,407,030	£1,411,658
20%	60%	£1,209,014	£1,267,127	£1,215,183	£1,273,297	£1,217,254	£1,223,424
25%	60%	£1,017,177	£1,089,819	£1,024,889	£1,097,531	£1,027,477	£1,035,189
30%	60%	£825,340	£912,510	£834,594	£921,765	£837,700	£846,954
35%	60%	£633,504	£735,202	£644,300	£745,999	£647,924	£658,720
40%	60%	£441,667	£557,893	£454,005	£570,232	£458,147	£470,486
45%	60%	£249,830	£380,585	£263,711	£394,466	£268,370	£282,252
50%	60%	£57,994	£203,277	£73,418	£218,700	£78,594	£94,018

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,281,656	£2,281,656	£2,281,656	£2,281,656	£2,281,656	£2,281,656
10%	71%	£1,894,711	£1,915,466	£1,898,383	£1,919,138	£1,897,654	£1,901,327
15%	71%	£1,701,238	£1,732,371	£1,706,747	£1,737,879	£1,705,653	£1,711,161
20%	71%	£1,507,766	£1,549,276	£1,515,110	£1,556,620	£1,513,652	£1,520,996
25%	71%	£1,314,293	£1,366,181	£1,323,474	£1,375,361	£1,321,651	£1,330,832
30%	71%	£1,120,821	£1,183,085	£1,131,838	£1,194,103	£1,129,649	£1,140,666
35%	71%	£927,348	£999,990	£940,202	£1,012,844	£937,649	£950,501
40%	71%	£733,875	£816,895	£748,565	£831,584	£745,648	£760,337
45%	71%	£540,403	£633,800	£556,929	£650,325	£553,646	£570,171
50%	71%	£346,930	£450,705	£365,292	£469,066	£361,645	£380,007
100%	71%	-£1,609,114	-£1,398,172	-£1,571,790	-£1,360,848	-£1,579,203	-£1,541,879
10%	75%	£1,893,689	£1,911,849	£1,897,545	£1,915,706	£1,896,264	£1,900,120
15%	75%	£1,699,705	£1,726,946	£1,705,489	£1,732,730	£1,703,567	£1,709,351
20%	75%	£1,505,721	£1,542,042	£1,513,433	£1,549,754	£1,510,871	£1,518,583
25%	75%	£1,311,738	£1,357,138	£1,321,377	£1,366,778	£1,318,175	£1,327,815
30%	75%	£1,117,753	£1,172,235	£1,129,321	£1,183,803	£1,125,479	£1,137,047
35%	75%	£923,769	£987,331	£937,266	£1,000,827	£932,783	£946,278
40%	75%	£729,786	£802,428	£745,209	£817,851	£740,086	£755,510
45%	75%	£535,802	£617,525	£553,154	£634,876	£547,390	£564,742
50%	75%	£341,818	£432,620	£361,098	£451,901	£354,694	£373,973
10%	60%	£1,897,983	£1,927,040	£1,901,067	£1,930,124	£1,902,103	£1,905,188
15%	60%	£1,706,146	£1,749,731	£1,710,774	£1,754,359	£1,712,326	£1,716,954
20%	60%	£1,514,310	£1,572,423	£1,520,479	£1,578,593	£1,522,550	£1,528,720
25%	60%	£1,322,473	£1,395,115	£1,330,185	£1,402,827	£1,332,773	£1,340,484
30%	60%	£1,130,636	£1,217,806	£1,139,890	£1,227,061	£1,142,996	£1,152,250
35%	60%	£938,800	£1,040,498	£949,596	£1,051,294	£953,220	£964,016
40%	60%	£746,963	£863,189	£759,301	£875,528	£763,443	£775,782
45%	60%	£555,126	£685,881	£569,007	£699,762	£573,666	£587,548
50%	60%	£363.289	£508,573	£378.713	£523.996	£383 890	£399.314

50% 60% £363,289

Residual Land values compared to benchmark land values

Banchmark 73 - Low

Residual	Land	values	C
Benchma	rk Z3	- Low	

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,422,815	£2,422,815	£2,422,815	£2,422,815	£2,422,815	£2,422,815
10%	71%	£2,035,870	£2,056,625	£2,039,542	£2,060,297	£2,038,813	£2,042,486
15%	71%	£1,842,397	£1,873,530	£1,847,906	£1,879,038	£1,846,812	£1,852,320
20%	71%	£1.648.925	£1.690.435	£1,656,269	£1,697,779	£1.654.811	£1.662.155
25%	71%	£1,455,452	£1,507,340	£1,464,633	£1,516,520	£1,462,810	£1,471,991
30%	71%	£1,261,980	£1,324,244	£1,272,997	£1,335,262	£1,270,808	£1,281,825
35%	71%	£1,068,507	£1,141,149	£1,081,361	£1,154,003	£1,078,808	£1,091,660
40%	71%	£875.034	£958.054	£889.724	£972.743	£886.807	£901,496
45%	71%	£681,562	£774,959	£698,088	£791,484	£694,805	£711,330
50%	71%	£488,089	£591.864	£506,451	£610.225	£502.804	£521,166
100%	71%	-£1,467,955	-£1,257,013			-£1,438,044	-£1,400,720
10%	75%	£2.034.848	£2.053.008	£2.038.704	£2.056.865	£2.037.423	£2.041.279
15%	75%	£1,840,864	£1,868,105	£1,846,648	£1,873,889	£1,844,726	£1,850,510
20%	75%	£1.646.880	£1.683.201	£1.654.592	£1,690,913	£1.652.030	£1,659,742
25%	75%	£1,452,897	£1,498,297	£1,462,536	£1,507,937	£1,459,334	£1,468,974
30%	75%	£1,258,912	£1.313.394	£1,270,480	£1.324.962	£1,266,638	£1,278,206
35%	75%	£1,064,928	£1,128,490	£1,078,425	£1,141,986	£1,073,942	£1,087,437
40%	75%	£870.945	£943.587	£886.368	£959.010	£881,245	£896,669
45%	75%	£676.961	£758.684	£694.313	£776.035	£688.549	£705,901
50%	75%	£482.977	£573,779	£502.257	£593.060	£495.853	£515.132
10%	60%	£2.039.142	£2.068.199	£2.042.226	£2.071,283	£2.043.262	£2.046.347
15%	60%	£1.847.305	£1.890.890	£1.851.933	£1.895.518	£1.853.485	£1.858.113
20%	60%	£1,655,469	£1.713.582	£1.661.638	£1.719.752	£1.663.709	£1,669,879
25%	60%	£1,463,632	£1.536.274	£1,471,344	£1.543.986	£1,473,932	£1,481,643
30%	60%	£1,271,795	£1.358.965	£1,281,049	£1.368,220	£1,284,155	£1,293,409
35%	60%	£1.079.959	£1.181.657	£1.090.755	£1.192.453	£1.094.379	£1,105,175
40%	60%	£888.122	£1.004.348	£900,460	£1.016.687	£904.602	£916.941
45%	60%	£696,285	£827.040	£710.166	£840.921	£714.825	£728,707
50%	60%	£504 448	£649 732	£519.872	£665 155	£525 049	£540 473

£13,474,000

,, ,,	
No Units	9
Site Area	0.02 Ha

	CIL Zone	2
	Value Area	High
Sales value inflation		0%
		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,802,413	£2,802,413	£2,802,413	£2,802,413	£2,802,413	£2,802,413
10%	71%	£2,391,965	£2,413,119	£2,395,495	£2,416,649	£2,388,962	£2,392,492
15%	71%	£2,186,740	£2,218,472	£2,192,036	£2,223,767	£2,182,236	£2,187,531
20%	71%	£1,981,517	£2,023,825	£1,988,577	£2,030,886	£1,975,510	£1,982,570
25%	71%	£1,776,292	£1,829,179	£1,785,117	£1,838,004	£1,768,784	£1,777,609
30%	71%	£1,571,069	£1,634,531	£1,581,658	£1,645,122	£1,562,058	£1,572,648
35%	71%	£1,365,844	£1,439,884	£1,378,199	£1,452,240	£1,355,333	£1,367,688
40%	71%	£1,160,620	£1,245,238	£1,174,739	£1,259,358	£1,148,607	£1,162,727
45%	71%	£955,396	£1,050,590	£971,281	£1,066,475	£941,881	£957,766
50%	71%	£750,171	£855,943	£767,822	£873,593	£735,155	£752,805
100%	71%	-£1,323,366	-£1,108,362	-£1,287,489	-£1,072,485	-£1,353,889	-£1,318,012
10%	75%	£2,390,950	£2,409,460	£2,394,657	£2,413,166	£2,388,322	£2,392,028
15%	75%	£2,185,218	£2,212,983	£2,190,778	£2,218,543	£2,181,276	£2,186,835
20%	75%	£1,979,486	£2,016,506	£1,986,899	£2,023,919	£1,974,230	£1,981,644
25%	75%	£1,773,754	£1,820,029	£1,783,020	£1,829,296	£1,767,185	£1,776,451
30%	75%	£1,568,022	£1,623,552	£1,579,142	£1,634,672	£1,560,139	£1,571,258
35%	75%	£1,362,290	£1,427,076	£1,375,263	£1,440,048	£1,353,093	£1,366,066
40%	75%	£1,156,559	£1,230,599	£1,171,384	£1,245,425	£1,146,047	£1,160,873
45%	75%	£950,826	£1,034,122	£967,506	£1,050,801	£939,001	£955,681
50%	75%	£745,095	£837,645	£763,628	£856,178	£731,956	£750,488
10%	60%	£2,395,214	£2,424,830	£2,398,180	£2,427,796	£2,391,010	£2,393,974
15%	60%	£2,191,614	£2,236,039	£2,196,062	£2,240,486	£2,185,308	£2,189,755
20%	60%	£1,988,015	£2,047,247	£1,993,945	£2,053,177	£1,979,605	£1,985,536
25%	60%	£1,784,415	£1,858,456	£1,791,828	£1,865,869	£1,773,904	£1,781,317
30%	60%	£1,580,816	£1,669,664	£1,589,711	£1,678,559	£1,568,202	£1,577,097
35%	60%	£1,377,215	£1,480,872	£1,387,593	£1,491,250	£1,362,499	£1,372,878
40%	60%	£1,173,615	£1,292,080	£1,185,477	£1,303,941	£1,156,797	£1,168,658
45%	60%	£970,016	£1,103,289	£983,360	£1,116,632	£951,096	£964,439
50%	60%	£766.416	£914.497	£781 242	£929.323	£745.394	£760.219

Residual Land values compared to benchmark land values

Benchmark Z1 - High	

Benchmark Z1 - H	igh						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£903,413	£903,413	£903,413	£903,413	£903,413	£903,413
10%	71%	£492,965	£514,119	£496,495	£517,649	£489,962	£493,492
15%	71%	£287,740	£319,472	£293,036	£324,767	£283,236	£288,531
20%	71%	£82,517	£124,825	£89,577	£131,886	£76,510	£83,570
25%	71%	-£122,708	-£69,821	-£113,883	-£60,996	-£130,216	-£121,391
30%	71%	-£327,931	-£264,469	-£317,342	-£253,878		
35%	71%	-£533,156					
40%	71%	-£738,380					
45%	71%	-£943,604			-£832,525 -£1,025,407		-£941,234
50%	71%	-£1,148,829	-£1,043,057	-£1,131,178	-£1,025,407	-£1,163,845	-£1,146,195
100%	71%	-£3,222,366					
10%	75%	£491,950	£510,460	£495,657	£514,166	£489,322	£493,028
15%	75%	£286,218	£313,983	£291,778	£319,543	£282,276	£287,835
20%	75%	£80,486	£117,506	£87,899	£124,919	£75,230	£82,644
25%	75%	-£125,246	-£78,971	-£115,980	-£69,704	-£131,815	-£122,549
30%	75%	-£330,978	-£275,448		-£264,328		
35%	75%	-£536,710	-£471,924	-£523,737	-£458,952	-£545,907	-£532,934
40%	75%	-£742,441					
45%	75%	-£948,174	-£864,878	-£931,494	-£848,199	-£959,999	-£943,319
50%	75%	-£1,153,905					
10%	60%	£496,214	£525,830	£499,180	£528,796	£492,010	£494,974
15%	60%	£292,614	£337,039	£297,062	£341,486	£286,308	£290,755
20%	60%	£89,015	£148,247	£94,945	£154,177	£80,605	£86,536
25%	60%	-£114,585	-£40,544	-£107,172	-£33,131	-£125,096	-£117,683
30%	60%	-£318,184	-£229,336	-£309,289	-£220,441		
35%	60%	-£521,785					
40%	60%	-£725,385	-£606,920	-£713,523			
45%	60%	-£928,984					
50%	60%	-£1,132,584					

Residual Land values compared to benchmark land values

Residual Land	values compa
Benchmark Z1	- Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,276,356	£1,276,356	£1,276,356	£1,276,356	£1,276,356	£1,276,356
10%	71%	£865,908	£887,061	£869,437	£890,592	£862,904	£866,435
15%	71%	£660,683	£692,415	£665,978	£697,710	£656,178	£661,474
20%	71%	£455,459	£497,768	£462,519	£504,828	£449,453	£456,513
25%	71%	£250,235	£303,121	£259,060	£311,946	£242,727	£251,552
30%	71%	£45,011	£108,474	£55,601	£119,064	£36,001	£46,591
35%	71%	-£160,214	-£86,173	-£147,858	-£73,818	-£170,725	-£158,369
40%	71%	-£365,437	-£280,820	-£351,318	-£266,700	-£377,451	-£363,330
45%	71%	-£570,662	-£475,468				-£568,292
50%	71%	-£775,886	-£670,114	-£758,236	-£652,465	-£790,902	-£773,253
100%	71%	-£2,849,423	-£2,634,419				-£2,844,070
10%	75%	£864,892	£883,403	£868,599	£887,109	£862,265	£865,971
15%	75%	£659,161	£686,926	£664,720	£692,485	£655,218	£660,778
20%	75%	£453,429	£490,449	£460,841	£497,862	£448,172	£455,586
25%	75%	£247,696	£293,972	£256,963	£303,238	£241,127	£250,394
30%	75%	£41,965	£97,495	£53,085	£108,614	£34,081	£45,201
35%	75%	-£163,767	-£98,981	-£150,794	-£86,009	-£172,965	-£159,992
40%	75%	-£369,499	-£295,458		-£280,633		-£365,184
45%	75%	-£575,231	-£491,935				-£570,377
50%	75%	-£780,962	-£688,412			-£794,101	-£775,570
10%	60%	£869,157	£898,773	£872,122	£901,738	£864,952	£867,917
15%	60%	£665,557	£709,981	£670,004	£714,429	£659,250	£663,697
20%	60%	£461,957	£521,189	£467,887	£527,119	£453,548	£459,479
25%	60%	£258,358	£332,398	£265,771	£339,811	£247,846	£255,259
30%	60%	£54,758	£143,606	£63,654	£152,502	£42,144	£51,040
35%	60%	-£148,842	-£45,185	-£138,464	-£34,808	-£163,558	-£153,180
40%	60%	-£352,442	-£233,977		-£222,116		-£357,399
45%	60%	-£556,042	-£422,768				-£561,619
50%	60%	-£759.641	-£611.560			-£780.664	-£765.838

Residual Land values compared to benchmark land values

Kes	siduai	Land	values
Ber	nchma	rk Z1	- Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£1,925,666	£1,925,666	£1,925,666	£1,925,666	£1,925,666	£1,925,666
10%	71%	£1,515,218	£1,536,372	£1,518,747	£1,539,902	£1,512,214	£1,515,745
15%	71%	£1,309,993	£1,341,725	£1,315,289	£1,347,020	£1,305,489	£1,310,784
20%	71%	£1,104,770	£1,147,078	£1,111,830	£1,154,138	£1,098,763	£1,105,823
25%	71%	£899,545	£952,432	£908,370	£961,256	£892,037	£900,862
30%	71%	£694,321	£757,784	£704,911	£768,374	£685,311	£695,901
35%	71%	£489,097	£563,137	£501,452	£575,493	£478,585	£490,941
40%	71%	£283,873	£368,490	£297,992	£382,611	£271,860	£285,980
45%	71%	£78,648	£173,843	£94,533	£189,728	£65,134	£81,019
50%	71%	-£126,576	-£20,804	-£108,925	-£3,154	-£141,592	-£123,942
100%	71%	-£2,200,113	-£1,985,109	-£2,164,236	-£1,949,232	-£2,230,636	-£2,194,759
10%	75%	£1,514,202	£1,532,713	£1,517,909	£1,536,419	£1,511,575	£1,515,281
15%	75%	£1,308,471	£1,336,236	£1,314,031	£1,341,795	£1,304,529	£1,310,088
20%	75%	£1,102,739	£1,139,759	£1,110,152	£1,147,172	£1,097,483	£1,104,897
25%	75%	£897,007	£943,282	£906,273	£952,548	£890,438	£899,704
30%	75%	£691,275	£746,805	£702,395	£757,925	£683,391	£694,511
35%	75%	£485,543	£550,329	£498,516	£563,301	£476,345	£489,319
40%	75%	£279,812	£353,852	£294,637	£368,678	£269,300	£284,126
45%	75%	£74,079	£157,375	£90,758	£174,054	£62,254	£78,933
50%	75%	-£131,652	-£39,102	-£113,119	-£20,569	-£144,791	-£126,259
10%	60%	£1,518,467	£1,548,083	£1,521,432	£1,551,048	£1,514,263	£1,517,227
15%	60%	£1,314,867	£1,359,292	£1,319,315	£1,363,739	£1,308,560	£1,313,008
20%	60%	£1,111,268	£1,170,500	£1,117,198	£1,176,430	£1,102,858	£1,108,789
25%	60%	£907,668	£981,708	£915,081	£989,121	£897,157	£904,570
30%	60%	£704,068	£792,916	£712,964	£801,812	£691,455	£700,350
35%	60%	£500,468	£604,125	£510,846	£614,503	£485,752	£496,131
40%	60%	£296,868	£415,333	£308,729	£427,194	£280,050	£291,911
45%	60%	£93,269	£226,542	£106,612	£239,885	£74,349	£87,692
50%	60%	-£110.331	£37.750	-£95.505	£52.576	-£131.354	-£116.528

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,219,547	£2,219,547	£2,219,547	£2,219,547	£2,219,547	£2,219,547
10%	71%	£1,809,099	£1,830,252	£1,812,628	£1,833,783	£1,806,095	£1,809,626
15%	71%	£1,603,874	£1,635,606	£1,609,169	£1,640,901	£1,599,369	£1,604,665
20%	71%	£1,398,650	£1,440,959	£1,405,710	£1,448,019	£1,392,644	£1,399,704
25%	71%	£1,193,426	£1,246,312	£1,202,251	£1,255,137	£1,185,918	£1,194,743
30%	71%	£988,202	£1,051,665	£998,792	£1,062,255	£979,192	£989,782
35%	71%	£782,978	£857,018	£795,333	£869,373	£772,466	£784,822
40%	71%	£577,754	£662,371	£591,873	£676,491	£565,740	£579,861
45%	71%	£372,529	£467,724	£388,414	£483,608	£359,015	£374,900
50%	71%	£167,305	£273,077	£184,955	£290,727	£152,289	£169,939
100%	71%	-£1,906,232	-£1,691,228				
10%	75%	£1,808,083	£1,826,594	£1,811,790	£1,830,300	£1,805,456	£1,809,162
15%	75%	£1,602,352	£1,630,117	£1,607,911	£1,635,676	£1,598,410	£1,603,969
20%	75%	£1,396,620	£1,433,640	£1,404,032	£1,441,053	£1,391,363	£1,398,777
25%	75%	£1,190,887	£1,237,163	£1,200,154	£1,246,429	£1,184,318	£1,193,585
30%	75%	£985,156	£1,040,686	£996,276	£1,051,806	£977,272	£988,392
35%	75%	£779,424	£844,210	£792,397	£857,182	£770,226	£783,199
40%	75%	£573,692	£647,733	£588,518	£662,558	£563,181	£578,007
45%	75%	£367,960	£451,256	£384,639	£467,935	£356,135	£372,814
50%	75%	£162,229	£254,779	£180,761	£273,311	£149,090	£167,621
10%	60%	£1,812,348	£1,841,964	£1,815,313	£1,844,929	£1,808,143	£1,811,108
15%	60%	£1,608,748	£1,653,173	£1,613,195	£1,657,620	£1,602,441	£1,606,888
20%	60%	£1,405,148	£1,464,380	£1,411,079	£1,470,310	£1,396,739	£1,402,670
25%	60%	£1,201,549	£1,275,589	£1,208,962	£1,283,002	£1,191,038	£1,198,450
30%	60%	£997,949	£1,086,797	£1,006,845	£1,095,693	£985,335	£994,231
35%	60%	£794,349	£898,006	£804,727	£908,383	£779,633	£790,011
40%	60%	£590,749	£709,214	£602,610	£721,075	£573,931	£585,792
45%	60%	£387,149	£520,423	£400,493	£533,766	£368,230	£381,572
50%	60%	£183.550	£331 631	£198.375	£346 456	£162 527	£177,353

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,437,404	£2,437,404	£2,437,404	£2,437,404	£2,437,404	£2,437,404
10%	71%	£2,026,956	£2,048,110	£2,030,486	£2,051,641	£2,023,953	£2,027,483
15%	71%	£1,821,732	£1,853,463	£1,827,027	£1,858,759	£1,817,227	£1,822,522
20%	71%	£1,616,508	£1,658,817	£1,623,568	£1,665,877	£1,610,501	£1,617,561
25%	71%	£1,411,283	£1,464,170	£1,420,108	£1,472,995	£1,403,775	£1,412,600
30%	71%	£1,206,060	£1,269,522	£1,216,649	£1,280,113	£1,197,050	£1,207,639
35%	71%	£1,000,835	£1,074,875	£1,013,190	£1,087,231	£990,324	£1,002,679
40%	71%	£795,611	£880,229	£809,731	£894,349	£783,598	£797,718
45%	71%	£590,387	£685,581	£606,272	£701,466	£576,872	£592,757
50%	71%	£385,162	£490,934	£402,813	£508,584	£370,146	£387,796
100%	71%	-£1,688,374					
10%	75%	£2,025,941	£2,044,451	£2,029,648	£2,048,157	£2,023,313	£2,027,019
15%	75%	£1,820,209	£1,847,974	£1,825,769	£1,853,534	£1,816,267	£1,821,826
20%	75%	£1,614,477	£1,651,497	£1,621,890	£1,658,910	£1,609,221	£1,616,635
25%	75%	£1,408,745	£1,455,020	£1,418,011	£1,464,287	£1,402,176	£1,411,442
30%	75%	£1,203,013	£1,258,543	£1,214,133	£1,269,663	£1,195,130	£1,206,250
35%	75%	£997,281	£1,062,067	£1,010,254	£1,075,040	£988,084	£1,001,057
40%	75%	£791,550	£865,590	£806,376	£880,416	£781,039	£795,864
45%	75%	£585,818	£669,113	£602,497	£685,792	£573,992	£590,672
50%	75%	£380,086	£472,636	£398,619	£491,169	£366,947	£385,479
10%	60%	£2,030,205	£2,059,821	£2,033,171	£2,062,787	£2,026,001	£2,028,965
15%	60%	£1,826,606	£1,871,030	£1,831,053	£1,875,477	£1,820,299	£1,824,746
20%	60%	£1,623,006	£1,682,238	£1,628,936	£1,688,168	£1,614,596	£1,620,527
25%	60%	£1,419,406	£1,493,447	£1,426,819	£1,500,860	£1,408,895	£1,416,308
30%	60%	£1,215,807	£1,304,655	£1,224,702	£1,313,550	£1,203,193	£1,212,088
35%	60%	£1,012,206	£1,115,864	£1,022,584	£1,126,241	£997,491	£1,007,869
40%	60%	£808,606	£927,071	£820,468	£938,933	£791,788	£803,649
45%	60%	£605,007	£738,280	£618,351	£751,623	£586,087	£599,430
50%	60%	£401,407	£549,488	£416,233	£564,314	£380,385	£395,210

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,659,271	£2,659,271	£2,659,271	£2,659,271	£2,659,271	£2,659,271
10%	71%	£2,248,823	£2,269,976	£2,252,352	£2,273,507	£2,245,819	£2,249,350
15%	71%	£2,043,598	£2,075,330	£2,048,893	£2,080,625	£2,039,093	£2,044,389
20%	71%	£1,838,374	£1,880,683	£1,845,434	£1,887,743	£1,832,368	£1,839,428
25%	71%	£1,633,150	£1,686,036	£1,641,975	£1,694,861	£1,625,642	£1,634,467
30%	71%	£1,427,926	£1,491,389	£1,438,516	£1,501,979	£1,418,916	£1,429,506
35%	71%	£1,222,702	£1,296,742	£1,235,057	£1,309,097	£1,212,190	£1,224,546
40%	71%	£1,017,478	£1,102,095	£1,031,597	£1,116,215	£1,005,464	£1,019,585
45%	71%	£812,253	£907,448	£828,138	£923,332	£798,739	£814,624
50%	71%	£607,029	£712,801	£624,679	£730,451	£592,013	£609,663
100%	71%	-£1,466,508	-£1,251,504				-£1,461,155
10%	75%	£2,247,807	£2,266,318	£2,251,514	£2,270,024	£2,245,180	£2,248,886
15%	75%	£2,042,076	£2,069,841	£2,047,635	£2,075,400	£2,038,134	£2,043,693
20%	75%	£1,836,344	£1,873,364	£1,843,756	£1,880,777	£1,831,087	£1,838,501
25%	75%	£1,630,611	£1,676,887	£1,639,878	£1,686,153	£1,624,042	£1,633,309
30%	75%	£1,424,880	£1,480,410	£1,436,000	£1,491,530	£1,416,996	£1,428,116
35%	75%	£1,219,148	£1,283,934	£1,232,121	£1,296,906	£1,209,950	£1,222,923
40%	75%	£1,013,416	£1,087,457	£1,028,242	£1,102,282	£1,002,905	£1,017,731
45%	75%	£807,684	£890,980	£824,363	£907,659	£795,859	£812,538
50%	75%	£601,953	£694,503	£620,485	£713,035	£588,814	£607,345
10%	60%	£2,252,072	£2,281,688	£2,255,037	£2,284,653	£2,247,867	£2,250,832
15%	60%	£2,048,472	£2,092,897	£2,052,919	£2,097,344	£2,042,165	£2,046,612
20%	60%	£1,844,872	£1,904,104	£1,850,803	£1,910,034	£1,836,463	£1,842,394
25%	60%	£1,641,273	£1,715,313	£1,648,686	£1,722,726	£1,630,762	£1,638,174
30%	60%	£1,437,673	£1,526,521	£1,446,569	£1,535,417	£1,425,059	£1,433,955
35%	60%	£1,234,073	£1,337,730	£1,244,451	£1,348,107	£1,219,357	£1,229,735
40%	60%	£1,030,473	£1,148,938	£1,042,334	£1,160,799	£1,013,655	£1,025,516
45%	60%	£826,873	£960,147	£840,217	£973,490	£807,954	£821,296
50%	60%	£623,274	£771,355	£638,099	£786,180	£602,251	£617,077

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,212,816	£2,212,816	£2,212,816	£2,212,816	£2,212,816	£2,212,816
10%	71%	£1,802,368	£1,823,522	£1,805,897	£1,827,052	£1,799,364	£1,802,895
15%	71%	£1,597,143	£1,628,875	£1,602,438	£1,634,170	£1,592,639	£1,597,934
20%	71%	£1,391,919	£1,434,228	£1,398,980	£1,441,288	£1,385,913	£1,392,973
25%	71%	£1,186,695	£1,239,581	£1,195,520	£1,248,406	£1,179,187	£1,188,012
30%	71%	£981,471	£1,044,934	£992,061	£1,055,524	£972,461	£983,051
35%	71%	£776,247	£850,287	£788,602	£862,642	£765,735	£778,091
40%	71%	£571,023	£655,640	£585,142	£669,761	£559,010	£573,130
45%	71%	£365,798	£460,993	£381,683	£476,878	£352,284	£368,169
50%	71%	£160,574	£266,346	£178,224	£283,996	£145,558	£163,208
100%	71%	-£1,912,963	-£1,697,959				
10%	75%	£1,801,352	£1,819,863	£1,805,059	£1,823,569	£1,798,725	£1,802,431
15%	75%	£1,595,621	£1,623,386	£1,601,180	£1,628,945	£1,591,679	£1,597,238
20%	75%	£1,389,889	£1,426,909	£1,397,302	£1,434,322	£1,384,633	£1,392,046
25%	75%	£1,184,156	£1,230,432	£1,193,423	£1,239,698	£1,177,587	£1,186,854
30%	75%	£978,425	£1,033,955	£989,545	£1,045,075	£970,541	£981,661
35%	75%	£772,693	£837,479	£785,666	£850,451	£763,495	£776,469
40%	75%	£566,961	£641,002	£581,787	£655,828	£556,450	£571,276
45%	75%	£361,229	£444,525	£377,908	£461,204	£349,404	£366,083
50%	75%	£155,498	£248,048	£174,030	£266,580	£142,359	£160,891
10%	60%	£1,805,617	£1,835,233	£1,808,582	£1,838,198	£1,801,412	£1,804,377
15%	60%	£1,602,017	£1,646,442	£1,606,464	£1,650,889	£1,595,710	£1,600,158
20%	60%	£1,398,418	£1,457,650	£1,404,348	£1,463,580	£1,390,008	£1,395,939
25%	60%	£1,194,818	£1,268,858	£1,202,231	£1,276,271	£1,184,307	£1,191,720
30%	60%	£991,218	£1,080,066	£1,000,114	£1,088,962	£978,604	£987,500
35%	60%	£787,618	£891,275	£797,996	£901,653	£772,902	£783,281
40%	60%	£584,018	£702,483	£595,879	£714,344	£567,200	£579,061
45%	60%	£380,418	£513,692	£393,762	£527,035	£361,499	£374,842
50%	60%	£176,819	£324,900	£191,645	£339,725	£155,796	£170,622

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,518,112	£2,518,112	£2,518,112	£2,518,112	£2,518,112	£2,518,112
10%	71%	£2,107,664	£2,128,817	£2,111,193	£2,132,348	£2,104,660	£2,108,191
15%	71%	£1,902,439	£1,934,171	£1,907,734	£1,939,466	£1,897,934	£1,903,230
20%	71%	£1,697,215	£1,739,524	£1,704,275	£1,746,584	£1,691,209	£1,698,269
25%	71%	£1,491,991	£1,544,877	£1,500,816	£1,553,702	£1,484,483	£1,493,308
30%	71%	£1,286,767	£1,350,230	£1,297,357	£1,360,820	£1,277,757	£1,288,347
35%	71%	£1,081,543	£1,155,583	£1,093,898	£1,167,938	£1,071,031	£1,083,387
40%	71%	£876,319	£960,936	£890,438	£975,056	£864,305	£878,426
45%	71%	£671,094	£766,289	£686,979	£782,173	£657,580	£673,465
50%	71%	£465,870	£571,642	£483,520	£589,292	£450,854	£468,504
100%	71%	-£1,607,667	-£1,392,663	-£1,571,790	-£1,356,786	-£1,638,191	-£1,602,314
10%	75%	£2,106,648	£2,125,159	£2,110,355	£2,128,865	£2,104,021	£2,107,727
15%	75%	£1,900,917	£1,928,682	£1,906,476	£1,934,241	£1,896,975	£1,902,534
20%	75%	£1,695,185	£1,732,205	£1,702,597	£1,739,618	£1,689,928	£1,697,342
25%	75%	£1,489,452	£1,535,728	£1,498,719	£1,544,994	£1,482,883	£1,492,150
30%	75%	£1,283,721	£1,339,251	£1,294,841	£1,350,371	£1,275,837	£1,286,957
35%	75%	£1,077,989	£1,142,775	£1,090,962	£1,155,747	£1,068,791	£1,081,764
40%	75%	£872,257	£946,298	£887,083	£961,123	£861,746	£876,572
45%	75%	£666,525	£749,821	£683,204	£766,500	£654,700	£671,379
50%	75%	£460,794	£553,344	£479,326	£571,876	£447,655	£466,186
10%	60%	£2,110,913	£2,140,529	£2,113,878	£2,143,494	£2,106,708	£2,109,673
15%	60%	£1,907,313	£1,951,738	£1,911,760	£1,956,185	£1,901,006	£1,905,453
20%	60%	£1,703,713	£1,762,945	£1,709,644	£1,768,875	£1,695,304	£1,701,235
25%	60%	£1,500,114	£1,574,154	£1,507,527	£1,581,567	£1,489,603	£1,497,015
30%	60%	£1,296,514	£1,385,362	£1,305,410	£1,394,258	£1,283,900	£1,292,796
35%	60%	£1,092,914	£1,196,571	£1,103,292	£1,206,948	£1,078,198	£1,088,576
40%	60%	£889,314	£1,007,779	£901,175	£1,019,640	£872,496	£884,357
45%	60%	£685,714	£818,988	£699,058	£832,331	£666,795	£680,137
50%	60%	£482.115	£630,196	£496,940	£645.021	£461.092	£475.918

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,659,271	£2,659,271	£2,659,271	£2,659,271	£2,659,271	£2,659,271
10%	71%	£2,248,823	£2,269,976	£2,252,352	£2,273,507	£2,245,819	£2,249,350
15%	71%	£2,043,598	£2,075,330	£2,048,893	£2,080,625	£2,039,093	£2,044,389
20%	71%	£1,838,374	£1,880,683	£1,845,434	£1,887,743	£1,832,368	£1,839,428
25%	71%	£1,633,150	£1,686,036	£1,641,975	£1,694,861	£1,625,642	£1,634,467
30%	71%	£1,427,926	£1,491,389	£1,438,516	£1,501,979	£1,418,916	£1,429,506
35%	71%	£1,222,702	£1,296,742	£1,235,057	£1,309,097	£1,212,190	£1,224,546
40%	71%	£1,017,478	£1,102,095	£1,031,597	£1,116,215	£1,005,464	£1,019,585
45%	71%	£812,253	£907,448	£828,138	£923,332	£798,739	£814,624
50%	71%	£607,029	£712,801	£624,679	£730,451	£592,013	£609,663
100%	71%	-£1,466,508	-£1,251,504	-£1,430,631			-£1,461,155
10%	75%	£2,247,807	£2,266,318	£2,251,514	£2,270,024	£2,245,180	£2,248,886
15%	75%	£2,042,076	£2,069,841	£2,047,635	£2,075,400	£2,038,134	£2,043,693
20%	75%	£1,836,344	£1,873,364	£1,843,756	£1,880,777	£1,831,087	£1,838,501
25%	75%	£1,630,611	£1,676,887	£1,639,878	£1,686,153	£1,624,042	£1,633,309
30%	75%	£1,424,880	£1,480,410	£1,436,000	£1,491,530	£1,416,996	£1,428,116
35%	75%	£1,219,148	£1,283,934	£1,232,121	£1,296,906	£1,209,950	£1,222,923
40%	75%	£1,013,416	£1,087,457	£1,028,242	£1,102,282	£1,002,905	£1,017,731
45%	75%	£807,684	£890,980	£824,363	£907,659	£795,859	£812,538
50%	75%	£601,953	£694,503	£620,485	£713,035	£588,814	£607,345
10%	60%	£2,252,072	£2,281,688	£2,255,037	£2,284,653	£2,247,867	£2,250,832
15%	60%	£2,048,472	£2,092,897	£2,052,919	£2,097,344	£2,042,165	£2,046,612
20%	60%	£1,844,872	£1,904,104	£1,850,803	£1,910,034	£1,836,463	£1,842,394
25%	60%	£1,641,273	£1,715,313	£1,648,686	£1,722,726	£1,630,762	£1,638,174
30%	60%	£1,437,673	£1,526,521	£1,446,569	£1,535,417	£1,425,059	£1,433,955
35%	60%	£1,234,073	£1,337,730	£1,244,451	£1,348,107	£1,219,357	£1,229,735
40%	60%	£1,030,473	£1,148,938	£1,042,334	£1,160,799	£1,013,655	£1,025,516
45%	60%	£826,873	£960,147	£840,217	£973,490	£807,954	£821,296
50%	60%	£623.274	£771.355	£638 099	£786.180	£602.251	£617.077

£13,474,000

9 0.02 Ha

	CIL Zone	2
	Value Area	Med
Sales value inflation		00/
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,407,463	£1,407,463	£1,407,463	£1,407,463	£1,407,463	£1,407,463
10%	71%	£1,132,315	£1,148,274	£1,140,039	£1,155,999	£1,127,552	£1,135,278
15%	71%	£994,740	£1,018,681	£1,006,328	£1,030,267	£987,598	£999,185
20%	71%	£857,167	£889,086	£872,616	£904,536	£847,643	£863,093
25%	71%	£719,593	£759,492	£738,905	£778,804	£707,688	£726,999
30%	71%	£582,018	£629,898	£605,192	£653,072	£567,732	£590,907
35%	71%	£444,445	£500,304	£471,481	£527,341	£427,778	£454,814
40%	71%	£306,870	£370,709	£337,769	£401,609	£287,823	£318,722
45%	71%	£169,297	£241,116	£204,058	£275,877	£147,868	£182,629
50%	71%	£31,722	£111,521	£70,346	£150,145	£7,913	£46,537
100%	71%	-£1,365,999	-£1,203,791	-£1,287,489	-£1,125,280	-£1,414,398	-£1,335,887
10%	75%	£1,131,089	£1,145,054	£1,139,200	£1,153,165	£1,126,923	£1,135,033
15%	75%	£992,903	£1,013,850	£1,005,070	£1,026,016	£986,653	£998,820
20%	75%	£854,717	£882,646	£870,938	£898,868	£846,383	£862,605
25%	75%	£716,530	£751,442	£736,808	£771,719	£706,113	£726,391
30%	75%	£578,343	£620,238	£602,676	£644,571	£565,843	£590,176
35%	75%	£440,157	£489,033	£468,545	£517,422	£425,574	£453,962
40%	75%	£301,971	£357,830	£334,414	£390,273	£285,304	£317,748
45%	75%	£163,784	£226,626	£200,283	£263,125	£145,034	£181,533
50%	75%	£25,597	£95,422	£66,152	£135,976	£4,764	£45,318
10%	60%	£1,136,235	£1,158,579	£1,142,723	£1,165,067	£1,129,568	£1,136,057
15%	60%	£1,000,620	£1,034,136	£1,010,354	£1,043,870	£990,621	£1,000,354
20%	60%	£865,007	£909,694	£877,984	£922,672	£851,674	£864,651
25%	60%	£729,392	£785,252	£745,615	£801,474	£712,727	£728,948
30%	60%	£593,779	£660,810	£613,245	£680,276	£573,779	£593,245
35%	60%	£458,165	£536,368	£480,876	£559,079	£434,832	£457,542
40%	60%	£322,551	£411,926	£348,507	£437,882	£295,884	£321,839
45%	60%	£186,937	£287,484	£216,136	£316,683	£156,937	£186,136
50%	60%	£51.323	£163.042	£83.767	£195,486	£17.989	£50.433

SR and SO at council Income SR and SO at GLA Income thresholds LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds % of AH as thresholds SR and LLR LAR and LLR % of AH 45% 50% 1009

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

SR and SO at GLA LAR and SO at LAR and SO at GLA Income thresholds SR and SO at % of AH as council Income thresholds council Income thresholds Income thresholds % of AH SR and LLR LAR and LLR

Residual Land values compared to benchmark land values Benchmark Z1 - Low

SR and SO at council Income thresholds SR and SO at GLA Income thresholds LAR and SO at council Income thresholds % of AH as 40% 45% 50% 1009 10%

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£824,597	£824,597	£824,597	£824,597	£824,597	£824,597
10%	71%	£549,448	£565,408	£557,173	£573,133	£544,686	£552,411
15%	71%	£411,874	£435,814	£423,461	£447,401	£404,732	£416,318
20%	71%	£274,300	£306,220	£289,750	£321,669	£264,777	£280,226
25%	71%	£136,727	£176,625	£156,038	£195,937	£124,821	£144,133
30%	71%	-£848	£47,032	£22,326	£70,206	-£15,134	£8,041
35%	71%	-£138,422	-£82,563	-£111,385	-£55,525	-£155,088	-£128,052
40%	71%	-£275,996	-£212,157	-£245,097	-£181,258	-£295,044	-£264,144
45%	71%		-£341,750		-£306,989		
50%	71%	-£551,144	-£471,345			-£574,953	
100%	71%		-£1,786,657	-£1,870,355	-£1,708,147	-£1,997,264	-£1,918,753
10%	75%	£548,223	£562,188	£556,334	£570,299	£544,056	£552,167
15%	75%	£410,036	£430,984	£422,203	£443,150	£403,786	£415,953
20%	75%	£271,850	£299,780	£288,072	£316,001	£263,517	£279,738
25%	75%	£133,664	£168,576	£153,941	£188,853	£123,247	£143,525
30%	75%	-£4,523	£37,372	£19,810	£61,704	-£17,023	£7,310
35%	75%	-£142,709	-£93,833	-£114,321	-£65,444	-£157,292	-£128,905
40%	75%	-£280,896	-£225,037	-£248,452	-£192,593	-£297,563	-£265,119
45%	75%	-£419,083	-£356,241				-£401,333
50%	75%		-£487,445				
10%	60%	£553,369	£575,713	£559,857	£582,201	£546,702	£553,191
15%	60%	£417,754	£451,270	£427,487	£461,003	£407,754	£417,488
20%	60%	£282,141	£326,828	£295,118	£339,806	£268,807	£281,785
25%	60%	£146,526	£202,386	£162,748	£218,607	£129,860	£146,082
30%	60%	£10,912	£77,943	£30,379	£97,410	-£9,088	£10,379
35%	60%	-£124,701	-£46,498	-£101,990	-£23,787	-£148,035	-£125,324
40%	60%	-£260,316	-£170,941	-£234,360	-£144,985	-£286,982	-£261,027
45%	60%		-£295,382		-£266,183		
50%	60%		-£419.825				

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,042,454	£1,042,454	£1,042,454	£1,042,454	£1,042,454	£1,042,454
10%	71%	£767,306	£783,265	£775,030	£790,991	£762,544	£770,269
15%	71%	£629,731	£653,672	£641,319	£665,258	£622,589	£634,176
20%	71%	£492,158	£524,077	£507,607	£539,527	£482,634	£498,084
25%	71%	£354,584	£394,483	£373,896	£413,795	£342,679	£361,991
30%	71%	£217,010	£264,889	£240,183	£288,063	£202,723	£225,898
35%	71%	£79,436	£135,295	£106,472	£162,332	£62,769	£89,805
40%	71%	-£58,139	£5,700	-£27,239	£36,600	-£77,186	-£46,287
45%	71%	-£195,712	-£123,893	-£160,951	-£89,132	-£217,141	-£182,380
50%	71%	-£333,287	-£253,487	-£294,663	-£214,864	-£357,096	-£318,472
100%	71%	-£1,731,008	-£1,568,800			-£1,779,406	-£1,700,896
10%	75%	£766,081	£780,045	£774,191	£788,156	£761,914	£770,025
15%	75%	£627,894	£648,841	£640,061	£661,007	£621,644	£633,811
20%	75%	£489,708	£517,637	£505,929	£533,859	£481,375	£497,596
25%	75%	£351,521	£386,433	£371,799	£406,710	£341,104	£361,382
30%	75%	£213,334	£255,230	£237,667	£279,562	£200,834	£225,167
35%	75%	£75,148	£124,025	£103,536	£152,413	£60,565	£88,953
40%	75%	-£63,038	-£7,179	-£30,594	£25,265	-£79,705	-£47,261
45%	75%	-£201,225	-£138,383	-£164,726	-£101,884	-£219,975	-£183,476
50%	75%	-£339,412	-£269,587	-£298,857	-£229,033	-£360,245	-£319,691
10%	60%	£771,226	£793,570	£777,714	£800,058	£764,559	£771,048
15%	60%	£635,612	£669,128	£645,345	£678,861	£625,612	£635,345
20%	60%	£499,998	£544,685	£512,975	£557,663	£486,665	£499,642
25%	60%	£364,384	£420,244	£380,606	£436,465	£347,718	£363,939
30%	60%	£228,770	£295,801	£248,237	£315,268	£208,770	£228,236
35%	60%	£93,156	£171,359	£115,867	£194,070	£69,823	£92,533
40%	60%	-£42,458	£46,917	-£16,502	£72,873	-£69,124	-£43,170
45%	60%	-£178,072	-£77,525	-£148,873	-£48,326	-£208,071	-£178,873
50%	60%	-£313,686	-£201,967	-£281,242	-£169,523		-£314,576

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,264,321	£1,264,321	£1,264,321	£1,264,321	£1,264,321	£1,264,321
10%	71%	£989,172	£1,005,132	£996,897	£1,012,857	£984,410	£992,135
15%	71%	£851,598	£875,538	£863,185	£887,125	£844,456	£856,042
20%	71%	£714,024	£745,944	£729,474	£761,393	£704,501	£719,950
25%	71%	£576,451	£616,349	£595,762	£635,661	£564,545	£583,857
30%	71%	£438,876	£486,756	£462,050	£509,930	£424,590	£447,765
35%	71%	£301,302	£357,161	£328,339	£384,199	£284,636	£311,672
40%	71%	£163,728	£227,567	£194,627	£258,466	£144,680	£175,580
45%	71%	£26,154	£97,974	£60,916	£132,735	£4,725	£39,487
50%	71%	-£111,420	-£31,621	-£72,797	£7,003	-£135,229	-£96,606
100%	71%	-£1,509,142	-£1,346,933				-£1,479,029
10%	75%	£987,947	£1,001,912	£996,058	£1,010,023	£983,780	£991,891
15%	75%	£849,760	£870,708	£861,927	£882,874	£843,510	£855,677
20%	75%	£711,574	£739,504	£727,796	£755,725	£703,241	£719,462
25%	75%	£573,388	£608,300	£593,665	£628,577	£562,971	£583,249
30%	75%	£435,201	£477,096	£459,534	£501,428	£422,701	£447,034
35%	75%	£297,015	£345,891	£325,403	£374,280	£282,432	£310,819
40%	75%	£158,828	£214,687	£191,272	£247,131	£142,161	£174,605
45%	75%	£20,641	£83,483	£57,141	£119,982	£1,891	£38,391
50%	75%	-£117,545	-£47,721	-£76,991	-£7,166	-£138,379	-£97,824
10%	60%	£993,093	£1,015,437	£999,581	£1,021,925	£986,426	£992,915
15%	60%	£857,478	£890,994	£867,211	£900,727	£847,478	£857,212
20%	60%	£721,865	£766,552	£734,842	£779,530	£708,531	£721,509
25%	60%	£586,250	£642,110	£602,472	£658,331	£569,584	£585,806
30%	60%	£450,636	£517,667	£470,103	£537,134	£430,636	£450,103
35%	60%	£315,023	£393,226	£337,734	£415,937	£291,689	£314,400
40%	60%	£179,408	£268,783	£205,364	£294,739	£152,742	£178,697
45%	60%	£43,795	£144,342	£72,994	£173,541	£13,795	£42,994
EOB/	6004	004 000	040,000	CEO 27C	CEO 040	CADE AED	000 700

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£817,866	£817,866	£817,866	£817,866	£817,866	£817,866
10%	71%	£542,718	£558,677	£550,442	£566,402	£537,955	£545,681
15%	71%	£405,143	£429,083	£416,730	£440,670	£398,001	£409,587
20%	71%	£267,569	£299,489	£283,019	£314,939	£258,046	£273,495
25%	71%	£129,996	£169,894	£149,308	£189,206	£118,090	£137,402
30%	71%	-£7,579	£40,301	£15,595	£63,475	-£21,865	£1,310
35%	71%	-£145,152	-£89,293	-£118,116	-£62,256	-£161,819	-£134,783
40%	71%	-£282,727	-£218,888	-£251,828	-£187,989	-£301,774	-£270,875
45%	71%	-£420,301			-£313,720		-£406,968
50%	71%	-£557,875	-£478,076		-£439,452	-£581,684	-£543,060
100%	71%	-£1,955,597					-£1,925,484
10%	75%	£541,492	£555,457	£549,603	£563,568	£537,325	£545,436
15%	75%	£403,305	£424,253	£415,472	£436,419	£397,055	£409,222
20%	75%	£265,119	£293,049	£281,341	£309,270	£256,786	£273,008
25%	75%	£126,933	£161,845	£147,211	£182,122	£116,516	£136,794
30%	75%	-£11,254	£30,641	£13,079	£54,973	-£23,754	£579
35%	75%	-£149,440	-£100,564	-£121,052	-£72,175	-£164,023	-£135,636
40%	75%	-£287,627	-£231,768	-£255,183	-£199,324	-£304,293	-£271,850
45%	75%	-£425,814	-£362,972	-£389,314	-£326,472	-£444,564	-£408,064
50%	75%	-£564,000	-£494,176	-£523,446	-£453,621	-£584,834	-£544,279
10%	60%	£546,638	£568,982	£553,126	£575,470	£539,971	£546,460
15%	60%	£411,023	£444,539	£420,756	£454,272	£401,024	£410,757
20%	60%	£275,410	£320,097	£288,387	£333,075	£262,076	£275,054
25%	60%	£139,795	£195,655	£156,018	£211,877	£123,129	£139,351
30%	60%	£4,182	£71,213	£23,648	£90,679	-£15,819	£3,648
35%	60%	-£131,432	-£53,229	-£108,721	-£30,518	-£154,766	-£132,055
40%	60%	-£267,046	-£177,671	-£241,091	-£151,716	-£293,713	-£267,758
45%	60%	-£402,660	-£302,113	-£373,461	-£272,914	-£432,660	-£403,461
50%	60%	-£538.275	-£426.556		-£394.112		-£539,164

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,123,162	£1,123,162	£1,123,162	£1,123,162	£1,123,162	£1,123,162
10%	71%	£848,013	£863,973	£855,738	£871,698	£843,251	£850,976
15%	71%	£710,439	£734,379	£722,026	£745,966	£703,297	£714,883
20%	71%	£572,865	£604,785	£588,315	£620,234	£563,342	£578,791
25%	71%	£435,292	£475,190	£454,603	£494,502	£423,386	£442,698
30%	71%	£297,717	£345,597	£320,891	£368,771	£283,431	£306,606
35%	71%	£160,143	£216,002	£187,180	£243,040	£143,477	£170,513
40%	71%	£22,569	£86,408	£53,468	£117,307	£3,521	£34,421
45%	71%	-£115,005	-£43,185	-£80,243	-£8,424	-£136,434	-£101,672
50%	71%	-£252,579	-£172,780	-£213,956	-£134,156	-£276,388	-£237,765
100%	71%	-£1,650,301	-£1,488,092	-£1,571,790	-£1,409,582	-£1,698,699	-£1,620,188
10%	75%	£846,788	£860,753	£854,899	£868,864	£842,621	£850,732
15%	75%	£708,601	£729,549	£720,768	£741,715	£702,351	£714,518
20%	75%	£570,415	£598,345	£586,637	£614,566	£562,082	£578,303
25%	75%	£432,229	£467,141	£452,506	£487,418	£421,812	£442,090
30%	75%	£294,042	£335,937	£318,375	£360,269	£281,542	£305,875
35%	75%	£155,856	£204,732	£184,244	£233,121	£141,273	£169,660
40%	75%	£17,669	£73,528	£50,113	£105,972	£1,002	£33,446
45%	75%	-£120,518	-£57,676	-£84,018	-£21,177	-£139,268	-£102,768
50%	75%	-£258,704	-£188,880	-£218,150	-£148,325	-£279,538	-£238,983
10%	60%	£851,934	£874,278	£858,422	£880,766	£845,267	£851,756
15%	60%	£716,319	£749,835	£726,052	£759,568	£706,319	£716,053
20%	60%	£580,706	£625,393	£593,683	£638,371	£567,372	£580,350
25%	60%	£445,091	£500,951	£461,313	£517,172	£428,425	£444,647
30%	60%	£309,477	£376,508	£328,944	£395,975	£289,477	£308,944
35%	60%	£173,864	£252,067	£196,575	£274,778	£150,530	£173,241
40%	60%	£38,249	£127,624	£64,205	£153,580	£11,583	£37,538
45%	60%	-£97,364	£3,183	-£68,165	£32,382	-£127,364	-£98,165
50%	60%	-£232,979	-£121,260	-£200,535	-£88,816	-£266,312	-£233,868

Residual Land values compared to benchmark land values Benchmark Z3 - Low

,, ,,	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,264,321	£1,264,321	£1,264,321	£1,264,321	£1,264,321	£1,264,321
10%	71%	£989.172	£1.005.132	£996.897	£1.012.857	£984.410	£992.135
15%	71%	£851,598	£875,538	£863,185	£887,125	£844,456	£856,042
20%	71%	£714,024	£745,944	£729,474	£761,393	£704,501	£719,950
25%	71%	£576,451	£616,349	£595,762	£635,661	£564,545	£583,857
30%	71%	£438,876	£486,756	£462,050	£509,930	£424,590	£447,765
35%	71%	£301,302	£357,161	£328,339	£384,199	£284,636	£311,672
40%	71%	£163,728	£227,567	£194,627	£258,466	£144,680	£175,580
45%	71%	£26,154	£97,974	£60,916	£132,735	£4,725	£39,487
50%	71%	-£111,420	-£31,621	-£72,797	£7,003	-£135,229	-£96,606
100%	71%	-£1,509,142		-£1,430,631		-£1,557,540	-£1,479,029
10%	75%	£987,947	£1,001,912	£996,058	£1,010,023	£983,780	£991,891
15%	75%	£849,760	£870,708	£861,927	£882,874	£843,510	£855,677
20%	75%	£711,574	£739,504	£727,796	£755,725	£703,241	£719,462
25%	75%	£573,388	£608,300	£593,665	£628,577	£562,971	£583,249
30%	75%	£435,201	£477,096	£459,534	£501,428	£422,701	£447,034
35%	75%	£297,015	£345,891	£325,403	£374,280	£282,432	£310,819
40%	75%	£158,828	£214,687	£191,272	£247,131	£142,161	£174,605
45%	75%	£20,641	£83,483	£57,141	£119,982	£1,891	£38,391
50%	75%	-£117,545	-£47,721	-£76,991	-£7,166	-£138,379	-£97,824
10%	60%	£993,093	£1,015,437	£999,581	£1,021,925	£986,426	£992,915
15%	60%	£857,478	£890,994	£867,211	£900,727	£847,478	£857,212
20%	60%	£721,865	£766,552	£734,842	£779,530	£708,531	£721,509
25%	60%	£586,250	£642,110	£602,472	£658,331	£569,584	£585,806
30%	60%	£450,636	£517,667	£470,103	£537,134	£430,636	£450,103
35%	60%	£315,023	£393,226	£337,734	£415,937	£291,689	£314,400
40%	60%	£179,408	£268,783	£205,364	£294,739	£152,742	£178,697
45%	60%	£43,795	£144,342	£72,994	£173,541	£13,795	£42,994
50%	60%	-£91.820	£19.899	-£59.376	£52.343	-£125.153	-£92,709

£13,474,000

9 0.02 Ha

	CIL Zone	2
	Value Area	Low
		•
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£806,561	£806,561	£806,561	£806,561	£806,561	£806,561
10%	71%	£587,167	£599,850	£599,228	£611,911	£579,605	£591,665
15%	71%	£477,470	£496,495	£495,561	£514,586	£466,128	£484,218
20%	71%	£367,774	£393,140	£391,895	£417,261	£352,649	£376,770
25%	71%	£258,076	£289,785	£288,227	£319,936	£239,172	£269,323
30%	71%	£148,380	£186,430	£184,561	£222,611	£125,693	£161,875
35%	71%	£38,684	£83,075	£80,895	£125,286	£12,216	£54,428
40%	71%	-£72,175	-£20,612	-£23,144	£27,961	-£102,918	-£53,887
45%	71%	-£183,666	-£125,658	-£128,506	-£70,498	-£218,252	-£163,093
50%	71%	-£295,157	-£230,704	-£233,869	-£169,414	-£333,586	-£272,297
100%	71%	-£1,410,066	-£1,281,159	-£1,287,489	-£1,158,581	-£1,486,924	-£1,364,346
10%	75%	£585,726	£596,823	£598,389	£609,487	£579,108	£591,773
15%	75%	£475,308	£491,954	£494,303	£510,949	£465,382	£484,377
20%	75%	£364,890	£387,086	£390,217	£412,413	£351,657	£376,983
25%	75%	£254,472	£282,217	£286,130	£313,875	£237,930	£269,588
30%	75%	£144,055	£177,348	£182,045	£215,339	£124,204	£162,194
35%	75%	£33,637	£72,479	£77,959	£116,802	£10,478	£54,800
40%	75%	-£78,036	-£32,919	-£26,555	£18,264	-£104,937	-£53,455
45%	75%	-£190,260	-£139,504	-£132,342	-£81,585	-£220,523	-£162,605
50%	75%	-£302,484	-£246,087	-£238,131	-£181,734	-£336,109	-£271,756
10%	60%	£591,781	£609,537	£601,912	£619,668	£581,194	£591,325
15%	60%	£484,391	£511,026	£499,587	£526,222	£468,511	£483,707
20%	60%	£377,001	£412,514	£397,263	£432,776	£355,827	£376,089
25%	60%	£269,612	£314,003	£294,939	£339,330	£243,144	£268,471
30%	60%	£162,221	£215,491	£192,614	£245,884	£130,460	£160,853
35%	60%	£54,831	£116,980	£90,289	£152,438	£17,777	£53,235
40%	60%	-£53,418	£18,469	-£12,232	£58,991	-£96,458	-£55,272
45%	60%	-£162,564	-£81,352	-£116,230	-£35,018	-£210,984	-£164,650
50%	60%	-£271,711	-£181,475	-£220,228	-£129,993	-£325,510	-£274,029

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,092,439	-£1,092,439	-£1,092,439	-£1,092,439	-£1,092,439	-£1,092,439
10%	71%	-£1,311,833	-£1,299,150	-£1,299,772	-£1,287,089	-£1,319,395	-£1,307,335
15%	71%	-£1,421,530			-£1,384,414	-£1,432,872	-£1,414,782
20%	71%	-£1,531,226			-£1,481,739		
25%	71%	-£1,640,924			-£1,579,064		
30%	71%	-£1,750,620			-£1,676,389		
35%	71%	-£1,860,316			-£1,773,714		
40%	71%	-£1,971,175			-£1,871,039		
45%	71%	-£2,082,666			-£1,969,498		-£2,062,093
50%	71%	-£2,194,157			-£2,068,414		
100%	71%	-£3,309,066			-£3,057,581	-£3,385,924	
10%	75%	-£1,313,274	-£1,302,177	-£1,300,611	-£1,289,513	-£1,319,892	-£1,307,227
15%	75%	-£1,423,692	-£1,407,046		-£1,388,051	-£1,433,618	-£1,414,623
20%	75%	-£1,534,110	-£1,511,914	-£1,508,783	-£1,486,587	-£1,547,343	-£1,522,017
25%	75%	-£1,644,528	-£1,616,783	-£1,612,870	-£1,585,125	-£1,661,070	-£1,629,412
30%	75%	-£1,754,945			-£1,683,661	-£1,774,796	-£1,736,806
35%	75%	-£1,865,363	-£1,826,521		-£1,782,198	-£1,888,522	-£1,844,200
40%	75%	-£1,977,036			-£1,880,736		
45%	75%	-£2,089,260	-£2,038,504	-£2,031,342	-£1,980,585		-£2,061,605
50%	75%	-£2,201,484			-£2,080,734		
10%	60%	-£1,307,219	-£1,289,463	-£1,297,088	-£1,279,332	-£1,317,806	-£1,307,675
15%	60%	-£1,414,609			-£1,372,778		
20%	60%	-£1,521,999	-£1,486,486	-£1,501,737	-£1,466,224	-£1,543,173	-£1,522,911
25%	60%	-£1,629,388			-£1,559,670		
30%	60%	-£1,736,779	-£1,683,509	-£1,706,386	-£1,653,116	-£1,768,540	-£1,738,147
35%	60%	-£1,844,169			-£1,746,562		
40%	60%	-£1,952,418			-£1,840,009		
45%	60%	-£2,061,564			-£1,934,018		
50%	60%	-£2 170 711	-£2 080 475		-£2 028 993		

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£719,497	-£719,497				
10%	71%	-£938,891	-£926,207		-£914,147	-£946,453	-£934,392
15%	71%	-£1,048,587	-£1,029,562				
20%	71%	-£1,158,284	-£1,132,917	-£1,134,163	-£1,108,796	-£1,173,408	-£1,149,287
25%	71%	-£1,267,981	-£1,236,272				
30%	71%	-£1,377,678	-£1,339,628	-£1,341,496	-£1,303,446	-£1,400,364	-£1,364,183
35%	71%	-£1,487,374	-£1,442,983	-£1,445,162	-£1,400,771	-£1,513,841	-£1,471,630
40%	71%	-£1,598,233	-£1,546,670	-£1,549,201	-£1,498,096	-£1,628,976	-£1,579,944
45%	71%	-£1,709,723	-£1,651,715	-£1,654,564	-£1,596,555	-£1,744,309	
50%	71%	-£1,821,214	-£1,756,761		-£1,695,472		
100%	71%	-£2,936,124	-£2,807,217				
10%	75%	-£940,332	-£929,234				
15%	75%	-£1.050.750	-£1.034.103				
20%	75%	-£1,161,168	-£1,138,972			-£1,174,401	-£1,149,074
25%	75%	-£1,271,586	-£1,243,841				
30%	75%	-£1,382,003	-£1,348,710	-£1,344,012	-£1,310,719	-£1,401,853	
35%	75%	-£1,492,421	-£1,453,578	-£1,448,098			-£1,471,257
40%	75%	-£1,604,094	-£1,558,977	-£1,552,612	-£1,507,793	-£1,630,995	-£1,579,512
45%	75%	-£1,716,318	-£1,665,561				
50%	75%	-£1,828,541	-£1,772,144	-£1,764,189	-£1,707,791	-£1,862,167	-£1,797,813
10%	60%	-£934,276	-£916,520	-£924,145		-£944,864	
15%	60%	-£1,041,667	-£1,015,031	-£1,026,471		-£1,057,547	-£1,042,351
20%	60%	-£1,149,057	-£1,113,543				
25%	60%	-£1,256,446	-£1,212,055	-£1,231,119	-£1,186,728	-£1,282,913	-£1,257,586
30%	60%	-£1,363,836	-£1,310,567	-£1,333,443	-£1,280,174	-£1,395,597	-£1,365,204
35%	60%	-£1,471,226	-£1,409,078				
40%	60%	-£1,579,476	-£1,507,589	-£1,538,290	-£1,467,066	-£1,622,515	-£1,581,329
45%	60%	-£1,688,621	-£1,607,410				
FOO	600/	04 707 700	C4 707 F22				

50% 60% £1,797,768

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£70,187	-£70,187	-£70,187	-£70,187	-£70,187	-£70,187
10%	71%	-£289,581	-£276,897	-£277,519	-£264,836	-£297,142	-£285,082
15%	71%	-£399,277		-£381,186	-£362,161	-£410,620	
20%	71%	-£508,973			-£459,486		
25%	71%	-£618,671	-£586,962		-£556,811		-£607,424
30%	71%	-£728,367			-£654,136		
35%	71%	-£838,064			-£751,461	-£864,531	
40%	71%	-£948,922			-£848,786		
45%	71%	-£1,060,413	-£1,002,405	-£1,005,253	-£947,245	-£1,094,999	-£1,039,840
50%	71%	-£1,171,904			-£1,046,162		
100%	71%	-£2,286,814	-£2,157,906	-£2,164,236	-£2,035,329	-£2,363,671	-£2,241,093
10%	75%	-£291,022	-£279,924	-£278,358	-£267,261	-£297,639	-£284,975
15%	75%	-£401,439		-£382,444	-£365,798		
20%	75%	-£511,857	-£489,661	-£486,531	-£464,334		-£499,764
25%	75%	-£622,275			-£562,872		
30%	75%	-£732,692			-£661,408		
35%	75%	-£843,110			-£759,946		
40%	75%	-£954,784			-£858,483	-£981,684	
45%	75%	-£1,067,007			-£958,332		
50%	75%	-£1,179,231	-£1,122,834	-£1,114,878	-£1,058,481	-£1,212,856	-£1,148,503
10%	60%	-£284,966	-£267,210	-£274,835	-£257,079	-£295,553	-£285,422
15%	60%	-£392,356	-£365,721		-£350,525	-£408,236	-£393,040
20%	60%	-£499,746			-£443,971		
25%	60%	-£607,136	-£562,744		-£537,417		-£608,276
30%	60%	-£714,526			-£630,864		
35%	60%	-£821,916	-£759,768	-£786,458	-£724,310		
40%	60%	-£930,165			-£817,756		
45%	60%	-£1,039,311			-£911,766		-£1,041,397
50%	60%	-£1 148 458			-£1 006 741		

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£223 694	F223 694	£223.694	£223.694	£223.694	£223.694
10% 15%	71% 71%	£4,300 -£105,396	£16,984 -£86,371	£16,362	£29,044 -£68,281	-£3,262 -£116,739	£8,799 -£98,648
				-£87,305			
20%	71%	-£215,093	-£189,726	-£190,972	-£165,605	-£230,217	-£206,096
25%	71%	-£324,790	-£293,081	-£294,639	-£262,930	-£343,695	-£313,543
30%	71% 71%	-£434,486	-£396,436	-£398,305	-£360,255	-£457,173	-£420,992
35%		-£544,183	-£499,792	-£501,971	-£457,580	-£570,650	-£528,439
40%	71%	-£655,041	-£603,479	-£606,010	-£554,905		-£636,753
45%	71%	-£766,532	-£708,524	-£711,373	-£653,364	-£801,118	-£745,959
50%	71%	-£878,023	-£813,570		-£752,281	-£916,452	-£855,164
100%	71%	-£1,992,933	-£1,864,025	-£1,870,355	-£1,741,448	-£2,069,790	-£1,947,212
10%	75%	£2,859	£13,957	£15,523	£26,620	-£3,758	£8,906
15%	75%	-£107,559	-£90,912	-£88,564	-£71,917	-£117,484	-£98,489
20%	75%	-£217,977	-£195,780	-£192,650	-£170,454	-£231,210	-£205,883
25%	75%	-£328,395	-£300,650	-£296,736	-£268,991		-£313,278
30%	75%	-£438,812	-£405,519		-£367,527		-£420,672
35%	75%	-£549,229	-£510,387		-£466,065		-£528,066
40%	75%	-£660,903	-£615,785				-£636,321
45%	75%	-£773,126	-£722,370	-£715,209			-£745,472
50%	75%	-£885,350	-£828,953	-£820,998			-£854,622
10%	60%	£8,915	£26,671	£19,046	£36,802	-£1,673	£8,458
15%	60%	-£98,475	-£71,840	-£83,279	-£56,644	-£114,355	-£99,159
20%	60%	-£205,866	-£170,352	-£185,604	-£150,090	-£227,039	-£206,777
25%	60%	-£313,255	-£268,863	-£287,928	-£243,537		-£314,395
30%	60%	-£420,645	-£367,376	-£390,252	-£336,983	-£452,406	-£422,013
35%	60%	-£528,035	-£465,887				-£529,631
40%	60%	-£636,285	-£564,398			-£679,324	-£638,138
45%	60%	-£745,430	-£664,219				-£747,517
50%	60%	-£854.577	-£764.341				-£856 895

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£441,552	£441,552	£441,552	£441,552	£441,552	£441,552
10%	71%	£222,158	£234,841	£234,219	£246,902	£214,596	£226,656
15%	71%	£112,461	£131,486	£130,552	£149,577	£101,119	£119,209
20%	71%	£2,765	£28,131	£26,886	£52,252	-£12,360	£11,761
25%	71%	-£106,933	-£75,224	-£76,781	-£45,073	-£125,837	-£95,686
30%	71%	-£216,629	-£178,579	-£180,448	-£142,398	-£239,315	-£203,134
35%	71%	-£326,325	-£281,934	-£284,114	-£239,723		-£310,581
40%	71%	-£437,184	-£385,621	-£388,153	-£337,047	-£467,927	-£418,896
45%	71%	-£548,674	-£490,667				-£528,101
50%	71%	-£660,166	-£595,713	-£598,878	-£534,423	-£698,595	-£637,306
100%	71%	-£1,775,075	-£1,646,168				-£1,729,355
10%	75%	£220,717	£231,814	£233,380	£244,478	£214,099	£226,764
15%	75%	£110,299	£126,945	£129,294	£145,940	£100,373	£119,369
20%	75%	-£119	£22,077	£25,208	£47,404	-£13,352	£11,975
25%	75%	-£110,537	-£82,792	-£78,878	-£51,134	-£127,079	-£95,420
30%	75%	-£220,954	-£187,661	-£182,964	-£149,670	-£240,805	-£202,814
35%	75%	-£331,372	-£292,529	-£287,050	-£248,207		-£310,208
40%	75%	-£443,045	-£397,928	-£391,564	-£346,745	-£469,946	-£418,463
45%	75%	-£555,269	-£504,512				-£527,614
50%	75%	-£667,493	-£611,096	-£603,140	-£546,743	-£701,118	-£636,765
10%	60%	£226,772	£244,528	£236,903	£254,659	£216,185	£226,316
15%	60%	£119,382	£146,017	£134,578	£161,213	£103,502	£118,698
20%	60%	£11,992	£47,505	£32,254	£67,767	-£9,182	£11,080
25%	60%	-£95,397	-£51,006	-£70,070	-£25,679	-£121,865	-£96,538
30%	60%	-£202,787	-£149,518	-£172,395	-£119,125	-£234,549	-£204,156
35%	60%	-£310,178	-£248,029	-£274,720	-£212,571	-£347,231	-£311,774
40%	60%	-£418,427	-£346,540	-£377,241	-£306,018	-£461,467	-£420,281
45%	60%	-£527,573	-£446,361		-£400,027		-£529,659
50%	60%	-£636.720	-£546.484				-£639.038

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£663,418	£663,418	£663,418	£663,418	£663,418	£663,418
10%	71%	£444,024	£456,708	£456,086	£468,768	£436,462	£448,523
15%	71%	£334,328	£353,353	£352,419	£371,443	£322,985	£341,076
20%	71%	£224,631	£249,998	£248,752	£274,119	£209,507	£233,628
25%	71%	£114,934	£146,643	£145,085	£176,794	£96,029	£126,181
30%	71%	£5,238	£43,288	£41,419	£79,469	-£17,449	£18,732
35%	71%	-£104,459	-£60,068	-£62,247	-£17,856	-£130,926	-£88,715
40%	71%	-£215,317	-£163,755	-£166,286	-£115,181	-£246,061	-£197,029
45%	71%	-£326,808	-£268,800	-£271,649	-£213,640	-£361,394	-£306,235
50%	71%	-£438,299	-£373,846		-£312,557	-£476,728	-£415,440
100%	71%	-£1,553,209			-£1,301,724		-£1,507,488
10%	75%	£442,583	£453,681	£455,247	£466,344	£435,966	£448,630
15%	75%	£332,165	£348,812	£351,160	£367,807	£322,240	£341,235
20%	75%	£221,747	£243,944	£247,074	£269,270	£208,514	£233,841
25%	75%	£111,329	£139,074	£142,988	£170,733	£94,787	£126,446
30%	75%	£912	£34,205	£38,903	£72,197	-£18,938	£19,052
35%	75%	-£109,505	-£70,663	-£65,183	-£26,341	-£132,664	-£88,342
40%	75%	-£221,179	-£176,061	-£169,697	-£124,878	-£248,080	-£196,597
45%	75%	-£333,402	-£282,646	-£275,485	-£224,727		-£305,748
50%	75%	-£445,626	-£389,229	-£381,274	-£324,876	-£479,252	-£414,898
10%	60%	£448,639	£466,395	£458,770	£476,526	£438,051	£448,182
15%	60%	£341,249	£367,884	£356,445	£383,080	£325,369	£340,565
20%	60%	£233,858	£269,372	£254,120	£289,634	£212,685	£232,947
25%	60%	£126,469	£170,861	£151,796	£196,187	£100,002	£125,329
30%	60%	£19,079	£72,348	£49,472	£102,741	-£12,682	£17,711
35%	60%	-£88,311	-£26,163		£9,295	-£125,365	-£89,907
40%	60%	-£196,561	-£124,674	-£155,375	-£84,151	-£239,600	-£198,414
45%	60%	-£305,706	-£224,495	-£259,373	-£178,161		-£307,793
E00/	600/						

£17,299,000

SR and SO at council Income thresholds SR and SO at GLA Income thresholds thresholds LAR and SO at GLA Income thresholds % of AH as SR and LLR

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£522,259	£522,259	£522,259	£522,259	£522,259	£522,259
10%	71%	£302,865	£315,549	£314,927	£327,609	£295,303	£307,364
15%	71%	£193,169	£212,194	£211,260	£230,284	£181,826	£199,917
20%	71%	£83,472	£108,839	£107,593	£132,960	£68,348	£92,469
25%	71%	-£26,225	£5,484	£3,926	£35,635	-£45,130	-£14,978
30%	71%	-£135,921	-£97,871	-£99,740	-£61,690	-£158,608	-£122,427
35%	71%	-£245,618	-£201,227	-£203,406	-£159,015	-£272,085	-£229,874
40%	71%	-£356,476	-£304,914	-£307,445	-£256,340		
45%	71%	-£467,967	-£409,959	-£412,808	-£354,799		-£447,394
50%	71%	-£579,458					
100%	71%	-£1,694,368	-£1,565,460	-£1,571,790	-£1,442,883	-£1,771,225	-£1,648,647
10%	75%	£301,424	£312,522	£314,088	£325,185	£294,807	£307,471
15%	75%	£191,006	£207,653	£210,001	£226,648	£181,081	£200,076
20%	75%	£80,588	£102,785	£105,915	£128,111	£67,355	£92,682
25%	75%	-£29,830	-£2,085	£1,829	£29,574	-£46,372	-£14,713
30%	75%	-£140,247	-£106,954	-£102,256	-£68,962	-£160,097	-£122,107
35%	75%	-£250,664	-£211,822	-£206,342	-£167,500	-£273,823	-£229,501
40%	75%	-£362,338	-£317,220	-£310,856	-£266,037		
45%	75%	-£474,561	-£423,805	-£416,644	-£365,886	-£504,824	-£446,907
50%	75%	-£586,785					
10%	60%	£307,480	£325,236	£317,611	£335,367	£296,892	£307,023
15%	60%	£200,090	£226,725	£215,286	£241,921	£184,210	£199,406
20%	60%	£92,699	£128,213	£112,961	£148,475	£71,526	£91,788
25%	60%	-£14,690	£29,702	£10,637	£55,028	-£41,157	-£15,830
30%	60%	-£122,080	-£68,811	-£91,687	-£38,418	-£153,841	-£123,448
35%	60%	-£229,470	-£167,322	-£194,012	-£131,864	-£266,524	-£231,066
40%	60%	-£337,720	-£265,833	-£296,534	-£225,310		
45%	60%	-£446,865	-£365,654	-£400,532		-£495,285	-£448,952
50%	60%	-£556.012				-£609.812	

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£663,418	£663,418	£663,418	£663,418	£663,418	£663,418
10%	71%	£444,024	£456,708	£456,086	£468,768	£436,462	£448,523
15%	71%	£334,328	£353,353	£352,419	£371,443	£322,985	£341,076
20%	71%	£224,631	£249,998	£248,752	£274,119	£209,507	£233,628
25%	71%	£114,934	£146,643	£145,085	£176,794	£96,029	£126,181
30%	71%	£5,238	£43,288	£41,419	£79,469	-£17,449	£18,732
35%	71%	-£104,459	-£60,068	-£62,247	-£17,856	-£130,926	-£88,715
40%	71%	-£215,317	-£163,755	-£166,286	-£115,181	-£246,061	-£197,029
45%	71%	-£326,808	-£268,800	-£271,649	-£213,640	-£361,394	-£306,235
50%	71%	-£438,299	-£373,846		-£312,557	-£476,728	-£415,440
100%	71%	-£1,553,209	-£1,424,301	-£1,430,631	-£1,301,724		
10%	75%	£442,583	£453,681	£455,247	£466,344	£435,966	£448,630
15%	75%	£332,165	£348,812	£351,160	£367,807	£322,240	£341,235
20%	75%	£221,747	£243,944	£247,074	£269,270	£208,514	£233,841
25%	75%	£111,329	£139,074	£142,988	£170,733	£94,787	£126,446
30%	75%	£912	£34,205	£38,903	£72,197	-£18,938	£19,052
35%	75%	-£109,505	-£70,663	-£65,183	-£26,341	-£132,664	-£88,342
40%	75%	-£221,179	-£176,061	-£169,697	-£124,878	-£248,080	-£196,597
45%	75%	-£333,402	-£282,646	-£275,485	-£224,727		-£305,748
50%	75%	-£445,626	-£389,229	-£381,274	-£324,876	-£479,252	-£414,898
10%	60%	£448,639	£466,395	£458,770	£476,526	£438,051	£448,182
15%	60%	£341,249	£367,884	£356,445	£383,080	£325,369	£340,565
20%	60%	£233,858	£269,372	£254,120	£289,634	£212,685	£232,947
25%	60%	£126,469	£170,861	£151,796	£196,187	£100,002	£125,329
30%	60%	£19,079	£72,348	£49,472	£102,741	-£12,682	£17,711
35%	60%	-£88,311	-£26,163	-£52,853	£9,295	-£125,365	-£89,907
40%	60%	-£196,561	-£124,674	-£155,375	-£84,151	-£239,600	-£198,414
45%	60%	-£305,706	-£224,495	-£259,373	-£178,161	-£354,126	-£307,793
E09/	60%	-C414 9E2			£272 42£		C447.474

£27,943,000

£13,474,000

9 0.02 Ha

	CIL Zone	3
	Value Area	High
Sales value inflation		0%
Build cost inflation	_	0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,183,159	£1,183,159	£1,183,159	£1,183,159	£1,183,159	£1,183,159
10%	71%	£928,446	£943,207	£938,166	£952,927	£924,471	£934,191
15%	71%	£801,089	£823,232	£815,670	£837,811	£795,127	£809,708
20%	71%	£673,733	£703,255	£693,173	£722,695	£665,784	£685,223
25%	71%	£546,378	£583,280	£570,677	£607,579	£536,441	£560,740
30%	71%	£419,021	£463,305	£448,180	£492,463	£407,097	£436,256
35%	71%	£291,665	£343,328	£325,684	£377,347	£277,753	£311,772
40%	71%	£164,308	£223,353	£203,187	£262,231	£148,410	£187,288
45%	71%	£36,952	£103,376	£80,691	£147,115	£19,066	£62,805
50%	71%	-£91,883	-£16,870	-£42,490	£31,999	-£112,081	-£62,688
100%	71%	-£1,386,275	-£1,236,250	-£1,287,489	-£1,137,464	-£1,426,672	-£1,327,886
10%	75%	£927,121	£940,038	£937,327	£950,243	£923,644	£933,849
15%	75%	£799,102	£818,477	£814,411	£833,785	£793,886	£809,194
20%	75%	£671,084	£696,916	£691,496	£717,327	£664,128	£684,540
25%	75%	£543,065	£575,355	£568,580	£600,870	£534,371	£559,885
30%	75%	£415,047	£453,795	£445,664	£484,412	£404,613	£435,230
35%	75%	£287,028	£332,234	£322,748	£367,954	£274,855	£310,575
40%	75%	£159,009	£210,673	£199,832	£251,496	£145,097	£185,920
45%	75%	£30,991	£89,112	£76,916	£135,037	£15,340	£61,266
50%	75%	-£98,615	-£32,979	-£46,752	£18,579	-£116,288	-£64,425
10%	60%	£932,686	£953,351	£940,850	£961,516	£927,121	£935,285
15%	60%	£807,448	£838,447	£819,696	£850,694	£799,102	£811,349
20%	60%	£682,212	£723,543	£698,541	£739,872	£671,083	£687,412
25%	60%	£556,975	£608,640	£577,387	£629,051	£543,064	£563,475
30%	60%	£431,739	£493,735	£456,233	£518,229	£415,046	£439,539
35%	60%	£306,502	£378,832	£335,078	£407,408	£287,026	£315,602
40%	60%	£181,266	£263,927	£213,924	£296,586	£159,008	£191,666
45%	60%	£56,029	£149,024	£92,769	£185,764	£30,988	£67,728
50%	60%	-£70,340	£34,120	-£28,849	£74,943	-£98,618	-£57,127

SR and SO at council Income thresholds SR and SO at GLA Income thresholds LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds % of AH as SR and LLR LAR and LLR % of AH rented

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at GLA Income thresholds LAR and SO at % of AH as Income thresholds council Income thresholds % of AH SR and LLR rented 71%

Residual Land values compared to benchmark land values Benchmark Z1 - Low

SR and SO at council Income SR and SO at GLA Income thresholds LAR and SO at GLA Income thresholds LAR and SO at 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

£27,624,000

	% of AH as	SR and SO at council Income	SR and SO at GLA Income	LAR and SO at council Income	LAR and SO at GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	£600,292	£600,292	£600,292	£600,292	£600,292	£600,292
10%	71%	£345,579	£360,341	£355,299	£370,060	£341,605	£351,325
15%	71%	£218,223	£240,365	£232,803	£254,944	£212,261	£226,841
20%	71%	£90,867	£120,389	£110,306	£139,829	£82,917	£102,357
25%	71%	-£36,489	£413	-£12,190	£24,713	-£46,425	-£22,126
30%	71%	-£163,845	-£119,562	-£134,687	-£90,403	-£175,769	-£146,611
35%	71%	-£291,202	-£239,538	-£257,183	-£205,519	-£305,113	-£271,094
40%	71%	-£418,558	-£359,514			-£434,457	-£395,578
45%	71%	-£545,914					
50%	71%	-£674,749	-£599,737	-£625,356	-£550,867	-£694,947	-£645,554
100%	71%	-£1,969,141					
10%	75%	£344,255	£357,171	£354,460	£367,377	£340,777	£350,983
15%	75%	£216,236	£235,610	£231,544	£250,919	£211,019	£226,328
20%	75%	£88,218	£114,049	£108,629	£134,461	£81,262	£101,673
25%	75%	-£39,801	-£7,512	-£14,287	£18,003	-£48,495	-£22,982
30%	75%	-£167,819	-£129,072	-£137,203	-£98,455	-£178,253	-£147,636
35%	75%	-£295,839	-£250,632	-£260,119	-£214,912	-£308,011	-£272,291
40%	75%	-£423,858				-£437,769	-£396,946
45%	75%	-£551,876	-£493,754				
50%	75%	-£681,482					
10%	60%	£349,819	£370,484	£357,983	£378,650	£344,255	£352,419
15%	60%	£224,582	£255,581	£236,829	£267,827	£216,235	£228,483
20%	60%	£99.346	£140.677	£115.674	£157.006	£88.217	£104.545
25%	60%	-£25,891	£25,773	-£5,480	£46,185	-£39,803	-£19,391
30%	60%	-£151,127	-£89,131	-£126,634	-£64,638	-£167,821	-£143,327
35%	60%	-£276,364	-£204,035	-£247,788	-£175,459	-£295,840	-£267,264
40%	60%	-£401.600			-£286,280		
45%	60%	-£526,837	-£433,843		-£397,103		
50%	60%	-£653.206	-£548.746		-£507 924	-F681 484	-£639.994

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£818,150	£818,150	£818,150	£818,150	£818,150	£818,150
10%	71%	£563,437	£578,198	£573,157	£587,918	£559,462	£569,182
15%	71%	£436,081	£458,223	£450,661	£472,802	£430,119	£444,699
20%	71%	£308,724	£338,246	£328,164	£357,686	£300,775	£320,215
25%	71%	£181,369	£218,271	£205,668	£242,570	£171,432	£195,731
30%	71%	£54,012	£98,296	£83,171	£127,454	£42,088	£71,247
35%	71%	-£73,344	-£21,681	-£39,325	£12,338		-£53,236
40%	71%	-£200,700	-£141,656	-£161,822	-£102,778	-£216,599	-£177,721
45%	71%	-£328,057	-£261,632	-£284,318	-£217,894		-£302,204
50%	71%	-£456,892	-£381,879	-£407,499	-£333,010	-£477,090	-£427,697
100%	71%	-£1,751,284					-£1,692,895
10%	75%	£562,113	£575,029	£572,318	£585,234	£558,635	£568,840
15%	75%	£434,093	£453,468	£449,402	£468,776	£428,877	£444,185
20%	75%	£306,075	£331,907	£326,487	£352,318	£299,119	£319,531
25%	75%	£178,056	£210,346	£203,571	£235,861	£169,362	£194,876
30%	75%	£50,038	£88,786	£80,655	£119,403	£39,604	£70,221
35%	75%	-£77,981	-£32,775	-£42,261	£2,945	-£90,154	-£54,434
40%	75%	-£206,000	-£154,336	-£165,177	-£113,513	-£219,912	-£179,088
45%	75%	-£334,018	-£275,897	-£288,093	-£229,972		-£303,743
50%	75%	-£463,624					-£429,434
10%	60%	£567,677	£588,342	£575,841	£596,507	£562,112	£570,276
15%	60%	£442,440	£473,438	£454,687	£485,685	£434,093	£446,340
20%	60%	£317,203	£358,534	£333,532	£374,864	£306,074	£322,403
25%	60%	£191,966	£243,631	£212,378	£264,042	£178,055	£198,467
30%	60%	£66,730	£128,726	£91,224	£153,220	£50,037	£74,530
35%	60%	-£58,507	£13,823	-£29,931	£42,399	-£77,983	-£49,407
40%	60%	-£183,743	-£101,082	-£151,085	-£68,423	-£206,001	-£173,343
45%	60%	-£308,980	-£215,985	-£272,240	-£179,245		-£297,280
50%	60%	-£435,349			-£290,066		-£422,136

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,040,016	£1,040,016	£1,040,016	£1,040,016	£1,040,016	£1,040,016
10%	71%	£785,303	£800,065	£795,023	£809,784	£781,329	£791,049
15%	71%	£657,947	£680,089	£672,527	£694,668	£651,985	£666,565
20%	71%	£530,591	£560,113	£550,030	£579,553	£522,641	£542,081
25%	71%	£403,235	£440,137	£427,534	£464,437	£393,299	£417,598
30%	71%	£275,879	£320,162	£305,037	£349,321	£263,955	£293,113
35%	71%	£148,522	£200,186	£182,541	£234,205	£134,611	£168,630
40%	71%	£21,166	£80,210	£60,044	£119,089	£5,267	£44,146
45%	71%	-£106,190	-£39,766	-£62,452	£3,973	-£124,076	-£80,338
50%	71%	-£235,025	-£160,013	-£185,632	-£111,143	-£255,223	-£205,830
100%	71%	-£1,529,417					
10%	75%	£783,979	£796,895	£794,184	£807,101	£780,501	£790,707
15%	75%	£655,960	£675,334	£671,268	£690,643	£650,743	£666,052
20%	75%	£527,942	£553,773	£548,353	£574,185	£520,986	£541,397
25%	75%	£399,923	£432,212	£425,437	£457,727	£391,229	£416,742
30%	75%	£271,905	£310,652	£302,521	£341,269	£261,471	£292,088
35%	75%	£143,885	£189,092	£179,605	£224,812	£131,713	£167,433
40%	75%	£15,866	£67,531	£56,689	£108,354	£1,955	£42,778
45%	75%	-£112,152	-£54,030	-£66,227	-£8,105	-£127,802	-£81,877
50%	75%	-£241,758	-£176,122	-£189,895	-£124,563	-£259,431	-£207,568
10%	60%	£789,543	£810,208	£797,707	£818,374	£783,979	£792,143
15%	60%	£664,306	£695,305	£676,553	£707,551	£655,959	£668,207
20%	60%	£539,070	£580,401	£555,398	£596,730	£527,941	£544,269
25%	60%	£413,833	£465,497	£434,244	£485,909	£399,921	£420,333
30%	60%	£288,597	£350,593	£313,090	£375,086	£271,903	£296,397
35%	60%	£163,360	£235,689	£191,936	£264,265	£143,884	£172,460
40%	60%	£38,124	£120,785	£70,782	£153,444	£15,865	£48,523
45%	60%	-£87,113	£5,881	-£50,373	£42,621	-£112,154	-£75,414
50%	60%	-£213.482	-£109.022	-£171.991	-£68.200	-£241.760	-£200.270

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£593,561	£593,561	£593,561	£593,561	£593,561	£593,561
10%	71%	£338,849	£353,610	£348,568	£363,329	£334,874	£344,594
15%	71%	£211,492	£233,634	£226,072	£248,214	£205,530	£220,110
20%	71%	£84,136	£113,658	£103,575	£133,098	£76,186	£95,626
25%	71%	-£43,220	-£6,317	-£18,921	£17,982	-£53,156	-£28,857
30%	71%	-£170,576	-£126,293	-£141,417	-£97,134	-£182,500	-£153,342
35%	71%	-£297,932	-£246,269	-£263,913	-£212,250	-£311,844	-£277,825
40%	71%	-£425,289	-£366,245	-£386,410	-£327,366	-£441,188	-£402,309
45%	71%	-£552,645					-£526,792
50%	71%	-£681,480	-£606,468		-£557,598	-£701,678	-£652,285
100%	71%	-£1,975,872					-£1,917,483
10%	75%	£337,524	£350,440	£347,729	£360,646	£334,047	£344,252
15%	75%	£209,505	£228,879	£224,813	£244,188	£204,289	£219,597
20%	75%	£81,487	£107,319	£101,898	£127,730	£74,531	£94,942
25%	75%	-£46,532	-£14,242	-£21,018	£11,272	-£55,226	-£29,713
30%	75%	-£174,550	-£135,802	-£143,934	-£105,186	-£184,984	-£154,367
35%	75%	-£302,570	-£257,363	-£266,849	-£221,643	-£314,742	-£279,022
40%	75%	-£430,589	-£378,924			-£444,500	-£403,677
45%	75%	-£558,607					-£528,332
50%	75%	-£688,213		-£636,350	-£571,018	-£705,886	-£654,023
10%	60%	£343,088	£363,754	£351,252	£371,919	£337,524	£345,688
15%	60%	£217,851	£248,850	£230,098	£261,096	£209,504	£221,752
20%	60%	£92,615	£133,946	£108,944	£150,275	£81,486	£97,814
25%	60%	-£32,622	£19,042	-£12,210	£39,454	-£46,533	-£26,122
30%	60%	-£157,858	-£95,862	-£133,364	-£71,368	-£174,552	-£150,058
35%	60%	-£283,095	-£210,766	-£254,519	-£182,190	-£302,571	-£273,995
40%	60%	-£408,331	-£325,670	-£375,673	-£293,011		-£397,932
45%	60%	-£533,568			-£403,833		-£521,869

45% 60% -533,568 50% 60% -659,937

Residual Land values compared to benchmark land values
Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£898,857	£898,857	£898,857	£898,857	£898,857	£898,857
10%	71%	£644,144	£658,906	£653,864	£668,625	£640,170	£649,890
15%	71%	£516,788	£538,930	£531,368	£553,509	£510,826	£525,406
20%	71%	£389,432	£418,954	£408,871	£438,394	£381,482	£400,922
25%	71%	£262,076	£298,978	£286,375	£323,278	£252,140	£276,439
30%	71%	£134,720	£179,003	£163,878	£208,162	£122,796	£151,954
35%	71%	£7,363	£59,027	£41,382	£93,046	-£6,548	£27,471
40%	71%	-£119,993	-£60,949	-£81,115	-£22,070	-£135,892	-£97,013
45%	71%	-£247,349	-£180,925	-£203,611	-£137,186	-£265,235	-£221,497
50%	71%	-£376,184	-£301,172		-£252,302	-£396,382	
100%	71%	-£1,670,576	-£1,520,551	-£1,571,790	-£1,421,765	-£1,710,974	-£1,612,187
10%	75%	£642,820	£655,736	£653,025	£665,942	£639,342	£649,548
15%	75%	£514,801	£534,175	£530,109	£549,484	£509,584	£524,893
20%	75%	£386,783	£412,614	£407,194	£433,026	£379,827	£400,238
25%	75%	£258,764	£291,053	£284,278	£316,568	£250,070	£275,583
30%	75%	£130,746	£169,493	£161,362	£200,110	£120,312	£150,929
35%	75%	£2,726	£47,933	£38,446	£83,653	-£9,446	£26,274
40%	75%	-£125,293	-£73,628	-£84,470	-£32,805	-£139,204	-£98,381
45%	75%	-£253,311	-£195,189	-£207,386	-£149,264	-£268,961	-£223,036
50%	75%	-£382,917	-£317,281	-£331,054	-£265,722		
10%	60%	£648,384	£669,049	£656,548	£677,215	£642,820	£650,984
15%	60%	£523,147	£554,146	£535,394	£566,392	£514,800	£527,048
20%	60%	£397,911	£439,242	£414,239	£455,571	£386,782	£403,110
25%	60%	£272,674	£324,338	£293,085	£344,750	£258,762	£279,174
30%	60%	£147,438	£209,434	£171,931	£233,927	£130,744	£155,238
35%	60%	£22,201	£94,530	£50,777	£123,106	£2,725	£31,301
40%	60%	-£103,035	-£20,374	-£70,377	£12,285	-£125,294	-£92,636
45%	60%	-£228,272	-£135,278	-£191,532	-£98,538	-£253,313	-£216,573
50%	60%	-£354,641	-£250,181	-£313,150	-£209,359		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,040,016	£1,040,016	£1,040,016	£1,040,016	£1,040,016	£1,040,016
10%	71%	£785,303	£800,065	£795,023	£809,784	£781,329	£791,049
15%	71%	£657,947	£680,089	£672,527	£694,668	£651,985	£666,565
20%	71%	£530,591	£560,113	£550,030	£579,553	£522,641	£542,081
25%	71%	£403,235	£440,137	£427,534	£464,437	£393,299	£417,598
30%	71%	£275,879	£320,162	£305,037	£349,321	£263,955	£293,113
35%	71%	£148,522	£200,186	£182,541	£234,205	£134,611	£168,630
40%	71%	£21,166	£80,210	£60,044	£119,089	£5,267	£44,146
45%	71%	-£106,190	-£39,766	-£62,452	£3,973	-£124,076	-£80,338
50%	71%	-£235,025	-£160,013	-£185,632	-£111,143	-£255,223	-£205,830
100%	71%	-£1,529,417	-£1,379,392				-£1,471,028
10%	75%	£783,979	£796,895	£794,184	£807,101	£780,501	£790,707
15%	75%	£655,960	£675,334	£671,268	£690,643	£650,743	£666,052
20%	75%	£527,942	£553,773	£548,353	£574,185	£520,986	£541,397
25%	75%	£399,923	£432,212	£425,437	£457,727	£391,229	£416,742
30%	75%	£271,905	£310,652	£302,521	£341,269	£261,471	£292,088
35%	75%	£143,885	£189,092	£179,605	£224,812	£131,713	£167,433
40%	75%	£15,866	£67,531	£56,689	£108,354	£1,955	£42,778
45%	75%	-£112,152	-£54,030	-£66,227	-£8,105	-£127,802	-£81,877
50%	75%	-£241,758	-£176,122	-£189,895	-£124,563	-£259,431	-£207,568
10%	60%	£789,543	£810,208	£797,707	£818,374	£783,979	£792,143
15%	60%	£664,306	£695,305	£676,553	£707,551	£655,959	£668,207
20%	60%	£539,070	£580,401	£555,398	£596,730	£527,941	£544,269
25%	60%	£413,833	£465,497	£434,244	£485,909	£399,921	£420,333
30%	60%	£288,597	£350,593	£313,090	£375,086	£271,903	£296,397
35%	60%	£163,360	£235,689	£191,936	£264,265	£143,884	£172,460
40%	60%	£38,124	£120,785	£70,782	£153,444	£15,865	£48,523
45%	60%	-£87,113	£5,881	-£50,373	£42,621	-£112,154	-£75,414
50%	60%	-£213.482	-£109.022	-£171.991	-£68.200	-£241.760	-£200.270

£27,943,000

£13,474,000

9 0.02 Ha

	CIL Zone	3
	Value Area	Med
Sales value inflation		0%
Build cost inflation		09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£968,551	£968,551	£968,551	£968,551	£968,551	£968,551
10%	71%	£733,499	£746,662	£745,018	£758,182	£727,692	£739,212
15%	71%	£615,972	£635,716	£633,253	£652,996	£607,262	£624,543
20%	71%	£498,446	£524,772	£521,487	£547,812	£486,833	£509,873
25%	71%	£380,920	£413,827	£409,720	£442,627	£366,403	£395,204
30%	71%	£263,393	£302,882	£297,955	£337,443	£245,973	£280,535
35%	71%	£145,867	£191,937	£186,188	£232,258	£125,544	£165,865
40%	71%	£28,341	£80,993	£74,422	£127,074	£5,115	£51,196
45%	71%	-£90,644	-£30,443	-£37,955	£21,889	-£117,201	-£64,512
50%	71%	-£210,092	-£143,202	-£151,549	-£84,658	-£239,600	-£181,057
100%	71%	-£1,404,576	-£1,270,795	-£1,287,489	-£1,153,708	-£1,463,592	-£1,346,505
10%	75%	£732,084	£743,601	£744,180	£755,697	£727,003	£739,099
15%	75%	£613,850	£631,126	£631,995	£649,270	£606,229	£624,373
20%	75%	£495,616	£518,651	£519,809	£542,844	£485,455	£509,647
25%	75%	£377,383	£406,177	£407,623	£436,417	£364,680	£394,921
30%	75%	£259,149	£293,701	£295,438	£329,990	£243,906	£280,196
35%	75%	£140,916	£181,226	£183,253	£223,563	£123,132	£165,470
40%	75%	£22,682	£68,752	£71,067	£117,137	£2,359	£50,744
45%	75%	-£97,114	-£44,439	-£41,791	£10,710	-£120,352	-£65,028
50%	75%	-£217,282	-£158,753	-£155,811	-£97,282	-£243,102	-£181,631
10%	60%	£738,026	£756,454	£747,703	£766,131	£729,897	£739,574
15%	60%	£622,763	£650,406	£637,279	£664,920	£610,569	£625,085
20%	60%	£507,501	£544,357	£526,855	£563,711	£491,242	£510,596
25%	60%	£392,239	£438,308	£416,431	£462,500	£371,915	£396,107
30%	60%	£276,975	£332,260	£306,007	£361,291	£252,588	£281,619
35%	60%	£161,713	£226,211	£195,583	£260,080	£133,261	£167,130
40%	60%	£46,451	£120,163	£85,159	£158,871	£13,933	£52,641
45%	60%	-£69,937	£14,114	-£25,678	£57,661	-£107,118	-£62,859
50%	60%	-£187.085	-£93.439	-£137.908	-£44.262	-£228.396	-£179.220

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£930,449	-£930,449				-£930,449
10%	71%	-£1,165,501	-£1,152,338	-£1,153,982	-£1,140,818	-£1,171,308	-£1,159,788
15%	71%	-£1,283,028	-£1,263,284				-£1,274,457
20%	71%	-£1,400,554	-£1,374,228	-£1,377,513	-£1,351,188	-£1,412,167	-£1,389,127
25%	71%	-£1,518,080	-£1,485,173				-£1,503,796
30%	71%	-£1,635,607	-£1,596,118	-£1,601,045	-£1,561,557	-£1,653,027	-£1,618,465
35%	71%	-£1,753,133	-£1,707,063				-£1,733,135
40%	71%	-£1,870,659	-£1,818,007			-£1,893,885	-£1,847,804
45%	71%	-£1,989,644	-£1,929,443				-£1,963,512
50%	71%	-£2,109,092	-£2,042,202				-£2,080,057
100%	71%	-£3,303,576	-£3,169,795		-£3,052,708		-£3,245,505
10%	75%	-£1,166,916	-£1,155,399	-£1,154,820	-£1,143,303	-£1,171,997	-£1,159,901
15%	75%	-£1,285,150	-£1,267,874				-£1,274,627
20%	75%	-£1,403,384	-£1,380,349	-£1,379,191	-£1,356,156	-£1,413,545	-£1,389,353
25%	75%	-£1,521,617	-£1,492,823	-£1,491,377	-£1,462,583	-£1,534,320	-£1,504,079
30%	75%	-£1,639,851	-£1,605,299				-£1,618,804
35%	75%	-£1,758,084	-£1,717,774	-£1,715,747	-£1,675,437	-£1,775,868	-£1,733,530
40%	75%	-£1,876,318	-£1,830,248				-£1,848,256
45%	75%	-£1,996,114	-£1,943,439	-£1,940,791	-£1,888,290		-£1,964,028
50%	75%	-£2,116,282	-£2,057,753				-£2,080,631
10%	60%	-£1,160,974	-£1,142,546				-£1,159,426
15%	60%	-£1,276,237	-£1,248,594				-£1,273,915
20%	60%	-£1,391,499	-£1,354,643				-£1,388,404
25%	60%	-£1,506,761	-£1,460,692				-£1,502,893
30%	60%	-£1,622,025	-£1,566,740	-£1,592,993	-£1,537,709	-£1,646,412	-£1,617,381
35%	60%	-£1,737,287	-£1,672,789				-£1,731,870
40%	60%	-£1,852,549	-£1,778,837				-£1,846,359
45%	60%	-£1,968,937	-£1,884,886				-£1,961,859
50%	60%	-£2.086.085	-£1,992,439			-£2.127.396	-£2.078.220

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

		SR and SO at	SR and SO at GLA	LAR and SO at	LAR and SO at		
	% of AH as	council Income	Income	council Income	GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	-£557,507	-£557,507	-£557,507	-£557,507	-£557,507	-£557,507
10%	71%	-£792,559	-£779,396				-£786,845
15%	71%	-£910,085	-£890,341		-£873,061	-£918,796	-£901,514
20%	71%	-£1,027,611	-£1,001,286	-£1,004,570	-£978,245	-£1,039,225	-£1,016,184
25%	71%	-£1,145,137	-£1,112,230				-£1,130,854
30%	71%	-£1,262,664	-£1,223,176	-£1,228,103	-£1,188,614	-£1,280,084	-£1,245,523
35%	71%	-£1,380,190	-£1,334,120				-£1,360,193
40%	71%	-£1,497,716	-£1,445,065	-£1,451,635	-£1,398,984	-£1,520,943	-£1,474,862
45%	71%	-£1,616,702	-£1,556,500		-£1,504,169		-£1,590,569
50%	71%	-£1,736,149	-£1,669,260	-£1,677,606	-£1,610,716	-£1,765,657	-£1,707,114
100%	71%	-£2,930,633	-£2,796,853		-£2,679,766		-£2,872,563
10%	75%	-£793,974	-£782,456		-£770,360	-£799,055	-£786,959
15%	75%	-£912,207	-£894,931				-£901,684
20%	75%	-£1,030,441	-£1,007,407	-£1,006,248	-£983,214	-£1,040,602	-£1,016,411
25%	75%	-£1,148,674	-£1,119,881				-£1,131,136
30%	75%	-£1,266,908	-£1,232,356	-£1,230,620	-£1,196,068	-£1,282,151	-£1,245,861
35%	75%	-£1,385,142	-£1,344,831				-£1,360,588
40%	75%	-£1,503,376	-£1,457,306	-£1,454,990	-£1,408,920	-£1,523,699	-£1,475,313
45%	75%	-£1,623,172	-£1,570,496				-£1,591,086
50%	75%	-£1,743,340	-£1,684,810	-£1,681,869	-£1,623,339	-£1,769,159	-£1,707,688
10%	60%	-£788,031	-£769,604				-£786,484
15%	60%	-£903,294	-£875,652	-£888,779	-£861,137	-£915,488	-£900,972

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£91,804	£91,804	£91,804	£91,804	£91,804	£91,804
10%	71%	-£143,249	-£130,085	-£131,729	-£118,566	-£149,055	-£137,535
15%	71%	-£260,775	-£241,031	-£243,494	-£223,751	-£269,485	-£252,204
20%	71%	-£378,301	-£351,976				-£366,874
25%	71%	-£495,827	-£462,920	-£467,027	-£434,120	-£510,344	-£481,544
30%	71%	-£613,354	-£573,866				-£596,213
35%	71%	-£730,880	-£684,810	-£690,559	-£644,489	-£751,203	-£710,882
40%	71%	-£848,406	-£795,755				-£825,551
45%	71%	-£967,391	-£907,190	-£914,702	-£854,858	-£993,948	-£941,259
50%	71%	-£1,086,839	-£1,019,949	-£1,028,296	-£961,405		-£1,057,804
100%	71%	-£2,281,323	-£2,147,543	-£2,164,236	-£2,030,456	-£2,340,339	-£2,223,252
10%	75%	-£144,664	-£133,146	-£132,567	-£121,050	-£149,744	-£137,648
15%	75%	-£262,897	-£245,621	-£244,752	-£227,477	-£270,518	-£252,374
20%	75%	-£381,131	-£358,096	-£356,938	-£333,904	-£391,292	-£367,100
25%	75%	-£499,364	-£470,571				-£481,826
30%	75%	-£617,598	-£583,046	-£581,310	-£546,757	-£632,841	-£596,551
35%	75%	-£735,831	-£695,521				-£711,278
40%	75%	-£854,065	-£807,995	-£805,680	-£759,610	-£874,389	-£826,003
45%	75%	-£973,861	-£921,186				-£941,775
50%	75%	-£1,094,029	-£1,035,500	-£1,032,558	-£974,029	-£1,119,849	-£1,058,378
10%	60%	-£138,721	-£120,293	-£129,044	-£110,616	-£146,850	-£137,173
15%	60%	-£253,984	-£226,341	-£239,468	-£211,827	-£266,178	-£251,662
20%	60%	-£369,246	-£332,391		-£313,036		-£366,151
25%	60%	-£484,509	-£438,440	-£460,316	-£414,247	-£504,832	-£480,640
30%	60%	-£599,772	-£544,488				-£595,128
35%	60%	-£715,034	-£650,537	-£681,164	-£616,667	-£743,487	-£709,617
40%	60%	-£830,296	-£756,585				-£824,106
45%	60%	-£946,684	-£862,634	-£902,425		-£983,865	-£939,606
50%	60%	-£1 063 832	-£970 186			-£1 105 144	-£1 055 967

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%		£385 684	£385 684	£385 684	£385 684	£385 684	
	71%						£385,684
10%	71%	£150,632	£163,795	£162,152	£175,315	£144,826	£156,346
15%	71%	£33,106	£52,850	£50,386	£70,130	£24,396	£41,677
20%	71%	-£84,420	-£58,095	-£61,379	-£35,054	-£96,034	-£72,993
25%	71%	-£201,946	-£169,039	-£173,146	-£140,239	-£216,463	-£187,663
30%	71%	-£319,473	-£279,985	-£284,912	-£245,423	-£336,893	-£302,332
35%	71%		-£390,929	-£396,678	-£350,608		-£417,002
40%	71%		-£501,874				
45%	71%		-£613,309				
50%	71%	-£792,958	-£726,068		-£667,524	-£822,466	
100%	71%	-£1,987,442	-£1,853,662	-£1,870,355	-£1,736,575	-£2,046,458	-£1,929,372
10%	75%	£149,217	£160,735	£161,314	£172,831	£144,137	£156,232
15%	75%	£30,984	£48,260	£49,128	£66,404	£23,363	£41,507
20%	75%	-£87,250	-£64,216	-£63,057	-£40,023	-£97,411	-£73,219
25%	75%	-£205,483	-£176,690	-£175,243	-£146,450	-£218,186	-£187,945
30%	75%	-£323,717	-£289,165	-£287,429	-£252,876	-£338,960	-£302,670
35%	75%		-£401,640				
40%	75%		-£514,115		-£465,729	-£580,508	
45%	75%		-£627,305				
50%	75%		-£741,619				
10%	60%	£155.160	£173.587	£164.837	£183.264	£147.030	£156,708
15%	60%	£39,897	£67,539	£54,412	£82,054	£27,703	£42,219
20%	60%	-£75.365	-£38.510	-£56.011	-£19.156	-£91.624	-£72,270
25%	60%	-£190,628	-£144,559	-£166,435	-£120,366	-£210,951	-£186,759
30%	60%	-£305.891	-£250.607	-£276.860	-£221.575	-£330,278	-£301,247
35%	60%	-£421.153	-£356.656	-£387,283	-£322.786		-£415.736
40%	60%		-£462,704		-£423,995		-£530,225
45%	60%	-£652,803	-£568,753	-£608,544	-£525,206		-£645,725
50%	60%		-£676.305	-£720,774	-£627 129		-£762.086

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£603,542	£603,542	£603,542	£603,542	£603,542	£603,542
10%	71%	£368,490	£381,653	£380,010	£393,173	£362,683	£374,203
15%	71%	£250,964	£270,707	£268,244	£287,988	£242,253	£259,534
20%	71%	£133,437	£159,763	£156,478	£182,803	£121,824	£144,864
25%	71%	£15,911	£48,818	£44,711	£77,618	£1,395	£30,195
30%	71%	-£101,616	-£62,127	-£67,054	-£27,566	-£119,036	-£84,474
35%	71%	-£219,142	-£173,072	-£178,821	-£132,751	-£239,465	-£199,144
40%	71%	-£336,668	-£284,016	-£290,587	-£237,935	-£359,894	-£313,813
45%	71%	-£455,653		-£402,964			
50%	71%	-£575,101	-£508,211	-£516,558	-£449,667		-£546,066
100%	71%	-£1,769,585	-£1,635,804				-£1,711,514
10%	75%	£367,075	£378,592	£379,172	£390,688	£361,994	£374,090
15%	75%	£248,842	£266,117	£266,986	£284,261	£241,220	£259,364
20%	75%	£130,607	£153,642	£154,800	£177,835	£120,446	£144,638
25%	75%	£12,374	£41,168	£42,614	£71,408	-£329	£29,913
30%	75%	-£105,860	-£71,308	-£69,571	-£35,019	-£121,103	-£84,813
35%	75%	-£224,093	-£183,783	-£181,756	-£141,446	-£241,876	-£199,539
40%	75%	-£342,327	-£296,257	-£293,942	-£247,872	-£362,650	-£314,265
45%	75%	-£462,123	-£409,448			-£485,361	
50%	75%	-£582,291			-£462,291	-£608,111	-£546,640
10%	60%	£373,017	£391,445	£382,695	£401,122	£364,888	£374,565
15%	60%	£257,754	£285,397	£272,270	£299,911	£245,560	£260,076
20%	60%	£142,492	£179,348	£161,846	£198,702	£126,233	£145,587
25%	60%	£27,230	£73,299	£51,423	£97,492	£6,907	£31,098
30%	60%	-£88,033	-£32,749	-£59,002	-£3,718	-£112,421	-£83,390
35%	60%	-£203,296	-£138,798	-£169,426	-£104,928	-£231,748	-£197,879
40%	60%	-£318,558	-£244,846	-£279,849	-£206,138	-£351,076	-£312,367
45%	60%	-£434,946	-£350,895		-£307,348		-£427,868
50%	60%	-£552,094	-£458,448				-£544,229

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£825,408	£825,408	£825,408	£825,408	£825,408	£825,408
10%	71%	£590,356	£603,519	£601,876	£615,039	£584,550	£596,070
15%	71%	£472,830	£492,574	£490,110	£509,854	£464,120	£481,401
20%	71%	£355,304	£381,629	£378,345	£404,670	£343,690	£366,731
25%	71%	£237,778	£270,685	£266,578	£299,485	£223,261	£252,061
30%	71%	£120,251	£159,739	£154,812	£194,301	£102,831	£137,392
35%	71%	£2,725	£48,795	£43,046	£89,116	-£17,599	£22,722
40%	71%	-£114,801	-£62,150	-£68,720	-£16,069	-£138,028	-£91,946
45%	71%	-£233,787	-£173,585	-£181,097	-£121,254	-£260,344	-£207,654
50%	71%	-£353,234	-£286,344	-£294,691	-£227,800	-£382,742	-£324,199
100%	71%	-£1,547,718	-£1,413,938			-£1,606,734	
10%	75%	£588,941	£600,459	£601,038	£612,555	£583,861	£595,956
15%	75%	£470,708	£487,984	£488,852	£506,128	£463,087	£481,231
20%	75%	£352,474	£375,508	£376,667	£399,701	£342,313	£366,505
25%	75%	£234,241	£263,034	£264,481	£293,274	£221,538	£251,779
30%	75%	£116,007	£150,559	£152,295	£186,848	£100,764	£137,054
35%	75%	-£2,226	£38,084	£40,111	£80,421	-£20,010	£22,327
40%	75%	-£120,461	-£74,391	-£72,075	-£26,005	-£140,784	-£92,398
45%	75%	-£240,256	-£187,581	-£184,933	-£132,432	-£263,495	-£208,171
50%	75%	-£360,424	-£301,895	-£298,954	-£240,424	-£386,244	-£324,773
10%	60%	£594,884	£613,311	£604,561	£622,988	£586,754	£596,432
15%	60%	£479,621	£507,263	£494,136	£521,778	£467,427	£481,943
20%	60%	£364,359	£401,214	£383,713	£420,568	£348,100	£367,454
25%	60%	£249,096	£295,165	£273,289	£319,358	£228,773	£252,965
30%	60%	£133,833	£189,117	£162,864	£218,149	£109,446	£138,477
35%	60%	£18,571	£83,068	£52,441	£116,938	-£9,882	£23,988
40%	60%	-£96,691	-£22,980	-£57,983	£15,729	-£129,209	-£90,501
45%	60%	-£213,079	-£129,029	-£168,820	-£85,482	-£250,260	-£206,001
50%	60%	-£330.227	-£236.581	-£281.050	-£187.405		

£17,299,000

Delichmark 23 - H	ign						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£378,953	£378,953	£378,953	£378,953	£378,953	£378,953
10%	71%	£143.901	£157.064	£155.421	£168,584	£138.095	£149.615
15%	71%	£26,375	£46,119	£43,655	£63,399	£17,665	£34,946
20%	71%	-£91.151	-£64.826	-£68.110	-£41.785	-£102.765	-£79.724
25%	71%	-£208,677	-£175,770	-£179,877	-£146,970	-£223,194	-£194,394
30%	71%	-£326,204	-£286,716	-£291,643	-£252,154	-£343,624	-£309,063
35%	71%	-£443,730	-£397,660	-£403,409	-£357,339		-£423,732
40%	71%	-£561,256	-£508,605		-£462,523		
45%	71%	-£680,241	-£620,040				
50%	71%	-£799,689	-£732,799	-£741,146	-£674,255		-£770,654
100%	71%	-£1.994.173	-£1.860.393				
10%	75%	£142,486	£154,004	£154,583	£166,100	£137,406	£149,502
15%	75%	£24,253	£41,529	£42,397	£59,673	£16,632	£34,776
20%	75%	-£93,981	-£70,947	-£69,788	-£46,754	-£104,142	-£79,950
25%	75%	-£212,214	-£183,421	-£181,974	-£153,181	-£224,917	-£194,676
30%	75%	-£330,448	-£295,896	-£294,160	-£259,607	-£345,691	-£309,401
35%	75%	-£448,681	-£408,371				
40%	75%	-£566,915	-£520,845	-£518,530	-£472,460	-£587,239	-£538,853
45%	75%	-£686,711	-£634,036				
50%	75%	-£806,879	-£748,350	-£745,409	-£686,879		-£771,228
10%	60%	£148,429	£166,856	£158,106	£176,534	£140,300	£149,977
15%	60%	£33,166	£60,808	£47,681	£75,323	£20,972	£35,488
20%	60%	-£82,096	-£45,241	-£62,742	-£25,886	-£98,355	-£79,001
25%	60%	-£197,359	-£151,290	-£173,166	-£127,097	-£217,682	-£193,490
30%	60%	-£312,622	-£257,338	-£283,591	-£228,306		-£307,978
35%	60%	-£427,884	-£363,387				
40%	60%	-£543,146	-£469,435				
45%	60%	-£659,534	-£575,484			-£696,715	-£652,456

45% 60% -659, 534 50% 60% -676,682

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£684,249	£684,249	£684,249	£684,249	£684,249	£684,249
10%	71%	£449,197	£462,360	£460,717	£473,880	£443,391	£454,911
15%	71%	£331,671	£351,415	£348,951	£368,695	£322,961	£340,242
20%	71%	£214,145	£240,470	£237,186	£263,511	£202,531	£225,572
25%	71%	£96,619	£129,526	£125,419	£158,326	£82,102	£110,902
30%	71%	-£20,908	£18,580	£13,653	£53,142	-£38,328	-£3,767
35%	71%	-£138,434	-£92,364	-£98,113	-£52,043	-£158,758	-£118,437
40%	71%	-£255,960	-£203,309	-£209,879	-£157,228	-£279,187	-£233,105
45%	71%	-£374,946	-£314,744	-£322,256	-£262,413		
50%	71%	-£494,393	-£427,503				
100%	71%	-£1,688,877	-£1,555,097	-£1,571,790	-£1,438,010	-£1,747,893	-£1,630,807
10%	75%	£447,782	£459,300	£459,879	£471,396	£442,702	£454,797
15%	75%	£329,549	£346,825	£347,693	£364,969	£321,928	£340,072
20%	75%	£211,315	£234,349	£235,508	£258,542	£201,154	£225,346
25%	75%	£93,082	£121,875	£123,322	£152,115	£80,379	£110,620
30%	75%	-£25,152	£9,400	£11,136	£45,689	-£40,395	-£4,105
35%	75%	-£143,385	-£103,075	-£101,048	-£60,738	-£161,169	-£118,832
40%	75%	-£261,620	-£215,550	-£213,234	-£167,164	-£281,943	-£233,557
45%	75%	-£381,415	-£328,740		-£273,591	-£404,654	-£349,330
50%	75%	-£501,583	-£443,054	-£440,113		-£527,403	-£465,932
10%	60%	£453,725	£472,152	£463,402	£481,829	£445,595	£455,273
15%	60%	£338,462	£366,104	£352,977	£380,619	£326,268	£340,784
20%	60%	£223,200	£260,055	£242,554	£279,409	£206,941	£226,295
25%	60%	£107,937	£154,006	£132,130	£178,199	£87,614	£111,806
30%	60%	-£7,326	£47,958	£21,705	£76,990	-£31,713	-£2,682
35%	60%	-£122,588	-£58,091	-£88,718	-£24,221	-£151,041	-£117,171
40%	60%	-£237,850	-£164,139	-£199,142	-£125,430	-£270,368	-£231,660
45%	60%	-£354,238	-£270,188	-£309,979	-£226,641		
50%	60%	-£471.386	-£377.740		-£328.564		

Residual Land values compared to benchmark land values Benchmark Z3 - Low

,, ,	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£825,408	£825,408	£825,408	£825,408	£825,408	£825,408
10%	71%	£590,356	£603,519	£601,876	£615,039	£584,550	£596,070
15%	71%	£472,830	£492,574	£490,110	£509,854	£464,120	£481,401
20%	71%	£355,304	£381,629	£378,345	£404,670	£343,690	£366,731
25%	71%	£237,778	£270,685	£266,578	£299,485	£223,261	£252,061
30%	71%	£120,251	£159,739	£154,812	£194,301	£102,831	£137,392
35%	71%	£2,725	£48,795	£43,046	£89,116	-£17,599	£22,722
40%	71%	-£114,801	-£62,150	-£68,720	-£16,069	-£138,028	-£91,946
45%	71%	-£233,787	-£173,585	-£181,097	-£121,254	-£260,344	-£207,654
50%	71%	-£353,234	-£286,344	-£294,691	-£227,800	-£382,742	-£324,199
100%	71%	-£1,547,718	-£1,413,938				-£1,489,648
10%	75%	£588.941	£600.459	£601.038	£612.555	£583.861	£595.956
15%	75%	£470,708	£487,984	£488,852	£506,128	£463,087	£481,231
20%	75%	£352.474	£375.508	£376,667	£399.701	£342.313	£366,505
25%	75%	£234,241	£263,034	£264,481	£293,274	£221,538	£251,779
30%	75%	£116.007	£150.559	£152,295	£186.848	£100.764	£137.054
35%	75%	-£2,226	£38,084	£40,111	£80,421	-£20,010	£22,327
40%	75%	-£120.461	-£74.391	-£72.075	-£26.005	-£140.784	-£92,398
45%	75%	-£240,256	-£187,581	-£184,933	-£132,432	-£263,495	-£208,171
50%	75%	-£360.424	-£301.895	-£298.954	-£240.424	-£386,244	-£324.773
10%	60%	£594.884	£613.311	£604.561	£622.988	£586,754	£596,432
15%	60%	£479.621	£507,263	£494,136	£521.778	£467.427	£481,943
20%	60%	£364.359	£401,214	£383,713	£420.568	£348.100	£367,454
25%	60%	£249.096	£295.165	£273,289	£319.358	£228,773	£252,965
30%	60%	£133.833	£189.117	£162.864	£218.149	£109.446	£138,477
35%	60%	£18.571	£83.068	£52,441	£116.938	-£9.882	£23,988
40%	60%	-£96.691	-£22.980	-£57.983	£15.729	-£129,209	-£90.501
45%	60%	-£213.079	-£129.029	-£168.820	-£85.482	-£250.260	-£206.001
60%	60%	£220 227	£226 594	£291 0E0	C197 40E	6271 620	6222.262

£27,943,000

£13,474,000

9 0.02 Ha

CIL Zone	3
Value Area	Low
	0'
	0'

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£646,639	£646,639	£646,639	£646,639	£646,639	£646,639
10%	71%	£441,077	£451,842	£455,298	£466,063	£432,170	£446,392
15%	71%	£338,296	£354,444	£359,628	£375,776	£324,935	£346,267
20%	71%	£235,515	£257,046	£263,957	£285,487	£217,701	£246,143
25%	71%	£132,734	£159,647	£168,287	£195,200	£110,466	£146,019
30%	71%	£29,953	£62,248	£72,617	£104,912	£3,232	£45,895
35%	71%	-£74,019	-£35,724	-£23,431	£14,624	-£105,704	-£55,116
40%	71%	-£178,482	-£134,716	-£120,666	-£76,901	-£214,692	-£156,877
45%	71%	-£282,944	-£233,707	-£217,902	-£168,666	-£323,681	-£258,638
50%	71%	-£387,405	-£332,699	-£315,137	-£260,430	-£432,669	-£360,400
100%	71%	-£1,432,026	-£1,322,613	-£1,287,489	-£1,178,075	-£1,522,553	-£1,378,015
10%	75%	£439,527	£448,947	£454,459	£463,879	£431,733	£446,666
15%	75%	£335,971	£350,100	£358,370	£372,499	£324,281	£346,679
20%	75%	£232,415	£251,254	£262,280	£281,119	£216,828	£246,692
25%	75%	£128,859	£152,408	£166,190	£189,738	£109,375	£146,706
30%	75%	£25,303	£53,562	£70,099	£98,359	£1,923	£46,719
35%	75%	-£79,533	-£46,025	-£26,415	£6,979	-£107,256	-£54,139
40%	75%	-£184,782	-£146,488	-£124,076	-£85,782	-£216,466	-£155,760
45%	75%	-£290,032	-£246,950	-£221,738	-£178,656	-£325,677	-£257,383
50%	75%	-£395,282	-£347,413	-£319,399	-£271,531	-£434,887	-£359,005
10%	60%	£446,037	£461,108	£457,982	£473,054	£433,567	£445,513
15%	60%	£345,736	£368,342	£363,654	£386,261	£327,030	£344,949
20%	60%	£245,434	£275,577	£269,326	£299,468	£220,494	£244,386
25%	60%	£145,133	£182,811	£174,997	£212,676	£113,958	£143,822
30%	60%	£44,831	£90,045	£80,669	£125,883	£7,422	£43,260
35%	60%	-£56,377	-£2,764	-£13,883	£39,090	-£100,735	-£58,241
40%	60%	-£158,319	-£97,047	-£109,754	-£48,483	-£209,014	-£160,449
45%	60%	-£260,261	-£191,330	-£205,625	-£136,695	-£317,292	-£262,657
50%	60%	-£362.202	-£285.613	-£301.496	-£224.906	-£425.571	-£364.865

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£1,252,361	-£1,252,361	-£1,252,361	-£1,252,361	-£1,252,361	-£1,252,361
10%	71%	-£1,457,923	-£1,447,158	-£1,443,702	-£1,432,937	-£1,466,830	-£1,452,608
15%	71%	-£1,560,704			-£1,523,224		
20%	71%	-£1,663,485	-£1,641,954	-£1,635,043	-£1,613,513	-£1,681,299	-£1,652,857
25%	71%	-£1,766,266			-£1,703,800	-£1,788,534	
30%	71%	-£1,869,047	-£1,836,752	-£1,826,383	-£1,794,088	-£1,895,768	-£1,853,105
35%	71%	-£1,973,019			-£1,884,376	-£2,004,704	
40%	71%	-£2,077,482			-£1,975,901		
45%	71%	-£2,181,944			-£2,067,666		-£2,157,638
50%	71%	-£2,286,405			-£2,159,430		
100%	71%	-£3,331,026			-£3,077,075		
10%	75%	-£1,459,473	-£1,450,053	-£1,444,541	-£1,435,121	-£1,467,267	-£1,452,334
15%	75%	-£1,563,029			-£1,526,501		
20%	75%	-£1,666,585	-£1,647,746	-£1,636,720	-£1,617,881	-£1,682,172	-£1,652,308
25%	75%	-£1,770,141	-£1,746,592	-£1,732,810	-£1,709,262	-£1,789,625	-£1,752,294
30%	75%	-£1,873,697			-£1,800,641		
35%	75%	-£1,978,533	-£1,945,025	-£1,925,415	-£1,892,021	-£2,006,256	-£1,953,139
40%	75%	-£2,083,782			-£1,984,782		
45%	75%	-£2,189,032	-£2,145,950	-£2,120,738	-£2,077,656	-£2,224,677	-£2,156,383
50%	75%	-£2,294,282			-£2,170,531		-£2,258,005
10%	60%	-£1,452,963	-£1,437,892	-£1,441,018	-£1,425,946	-£1,465,433	-£1,453,487
15%	60%	-£1,553,264			-£1,512,739		
20%	60%	-£1,653,566			-£1,599,532	-£1,678,506	-£1,654,614
25%	60%	-£1,753,867			-£1,686,324		
30%	60%	-£1,854,169	-£1,808,955	-£1,818,331	-£1,773,117	-£1,891,578	-£1,855,740
35%	60%	-£1,955,377			-£1,859,910		
40%	60%	-£2,057,319			-£1,947,483	-£2,108,014	
45%	60%	-£2,159,261			-£2,035,695		
50%	60%	-£2 261 202			-£2 123 906		

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£879,419	-£879,419	-£879,419	-£879,419	-£879,419	-£879,419
10%	71%	-£1.084.981	-£1.074.215				
15%	71%	-£1,187,762	-£1,171,614				
20%	71%	-£1,290,542	-£1,269,012				-£1,279,914
25%	71%	-£1,393,323	-£1,366,410				
30%	71%	-£1,496,104	-£1,463,809		-£1,421,146		
35%	71%	-£1,600,077	-£1,561,782				
40%	71%	-£1,704,539	-£1,660,774	-£1,646,724			
45%	71%	-£1,809,001	-£1,759,765				-£1,784,696
50%	71%	-£1,913,463	-£1,858,757	-£1,841,194			
100%	71%	-£2,958,084	-£2,848,670				
10%	75%	-£1,086,531	-£1,077,111		-£1,062,178	-£1,094,324	
15%	75%	-£1.190.086	-£1,175,957				
20%	75%	-£1,293,642	-£1,274,803	-£1,263,778			-£1,279,365
25%	75%	-£1,397,199	-£1.373.649				
30%	75%	-£1,500,754	-£1,472,496				
35%	75%	-£1.605.590	-£1.572.082			-£1.633.314	-£1,580,196
40%	75%	-£1,710,840	-£1,672,545	-£1,650,134		-£1,742,524	-£1,681,818
45%	75%	-£1.816.090	-£1.773.008		-£1.704.714	-£1.851.734	
50%	75%	-£1,921,340	-£1,873,471				
10%	60%	-£1,080,020	-£1,064,949		-£1,053,004		
15%	60%	-£1,180,322	-£1,157,715	-£1,162,404	-£1,139,796	-£1,199,027	
20%	60%	-£1,280,623	-£1,250,480				-£1,281,672
25%	60%	-£1,380,925	-£1,343,246			-£1,412,100	
30%	60%	-£1,481,226	-£1,436,012				
35%	60%	-£1,582,435	-£1,528,822				
40%	60%	-£1,684,377	-£1,623,104				
45%	60%	-£1,786,318	-£1,717,387				-£1,788,714
50%	60%	-£1,888,260	-£1,811,670				

Residual Land values compared to benchmark land values Benchmark Z1 - Low

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds LAR and SO at council Income thresholds thresholds thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£63.773	f63.773	f63 773	£63.773	F63 773	£63.773
10%	71%	-£141 790	-£131 024	-£127.568	-£116.803	-£150 697	-£136 475
15%	71%	-£244.571	-£228.423	-£223.239	-£207.091	-£257.931	-£236,599
20%	71%	-£347,351	-£325,821	-£318,909	-£297.379	-£365,166	-£336,723
25%	71%	-£450,132	-£423,219	-£414,579	-£387,666	-£472,400	-£436,847
30%	71%	-£552,913	-£520.618	-£510,250	-£477.955		-£536,971
35%	71%	-£656,885	-£618.591	-£606,297	-£568,242		-£637,982
40%	71%	-£761.348	-£717.583	-£703.533	-£659.767		-£739,743
45%	71%	-£865.810	-£816.574	-£800.768	-£751.532		-£841.505
50%	71%	-£970,272	-£915.566				
100%	71%	-£2 014 893	-£1 905 479				
10%	75%	-£143.340	-£133.920	-£128.407	-£118.987	-£151.133	-£136,200
15%	75%	-£246.895	-£232.766	-F224 497	-£210.367	-£258 586	-£236 187
20%	75%	-£350.451	-£331,612	-£320,586	-£301.748	-£366,038	-£336,174
25%	75%	-£454.008	-£430.458		-£393.128		
30%	75%	-£557,563	-£529,304				
35%	75%	-£662.399	-£628.891				
40%	75%	-£767.649	-£729.354				
45%	75%	-£872.899	-£829.817				
50%	75%	-£978,149	-£930,280				
10%	60%	-£136,829	-£121,758	-£124,884	-£109,813	-£149,300	-£137,354
15%	60%	-£237,131	-£214,524	-£219,213	-£196,605	-£255,836	-£237,917
20%	60%	-£337,432	-£307,289	-£313,540	-£283,398		
25%	60%	-£437,734	-£400,055	-£407,869	-£370,191		-£439,044
30%	60%	-£538,035	-£492,821	-£502,198	-£456,984	-£575,445	
35%	60%	-£639,244	-£585,631				
40%	60%	-£741,185	-£679,913		-£631,349	-£791,880	-£743,315
45%	60%	-£843,127	-£774,196				
50%	60%	-£945.069	-£868 479				

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£281,630	£281.630	£281.630	£281.630	£281,630	£281.630
10%	71%	£76.068	£86.834	£90,290	£101,054	£67,161	£81.383
15%	71%	-£26,713	-£10.565	-£5,381	£10.767	-£40.074	-£18,741
20%	71%	-£129.494	-£107.963	-£101.052	-£79.521	-£147.308	-£118.866
25%	71%	-£232,275	-£205,362	-£196,722	-£169,809	-£254,543	-£218,990
30%	71%	-£335.056	-£302.761	-£292.392	-£260.097		-£319.114
35%	71%	-£439,028	-£400,733	-£388,440			-£420,125
40%	71%	-£543,491	-£499,725		-£441,910		-£521,886
45%	71%	-£647,953	-£598,716		-£533,674		-£623,647
50%	71%	-£752,414	-£697,708	-£680,146	-£625,439	-£797,678	-£725,409
100%	71%	-£1,797,035	-£1,687,622				-£1,743,024
10%	75%	£74,518	£83,938	£89,451	£98,870	£66,725	£81,657
15%	75%	-£29,038	-£14,908	-£6,639	£7,490	-£40,728	-£18,330
20%	75%	-£132,593	-£113,755	-£102,729	-£83,890	-£148,181	-£118,316
25%	75%	-£236,150	-£212,601	-£198,819	-£175,270	-£255,634	-£218,303
30%	75%	-£339,706	-£311,447	-£294,909	-£266,650	-£363,086	-£318,290
35%	75%	-£444,541	-£411,034				-£419,148
40%	75%	-£549,791	-£511,497	-£489,085	-£450,790	-£581,475	-£520,769
45%	75%	-£655,041	-£611,959				-£622,392
50%	75%	-£760,291	-£712,422	-£684,408	-£636,540	-£799,896	-£724,014
10%	60%	£81,028	£96,099	£92,974	£108,045	£68,558	£80,504
15%	60%	-£19,273	£3,333	-£1,355	£21,252	-£37,979	-£20,060
20%	60%	-£119,575	-£89,432	-£95,683	-£65,541	-£144,515	-£120,623
25%	60%	-£219,876	-£182,198	-£190,012	-£152,333	-£251,051	-£221,187
30%	60%	-£320,178	-£274,963	-£284,340	-£239,126		-£321,749
35%	60%	-£421,386	-£367,773				-£423,250
40%	60%	-£523,328	-£462,056	-£474,763	-£413,492	-£574,023	-£525,457
45%	60%	-£625,269	-£556,339				-£627,666
50%	60%	-£727 211	-£650 622				-£729 874

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£503,497	£503,497	£503,497	£503,497	£503,497	£503,497
10%	71%	£297,934	£308,700	£312,156	£322,921	£289,027	£303,249
15%	71%	£195,153	£211,301	£216,485	£232,633	£181,793	£203,125
20%	71%	£92,373	£113,903	£120,815	£142,345	£74,558	£103,001
25%	71%	-£10,408	£16,505	£25,145	£52,058	-£32,676	£2,877
30%	71%	-£113,189	-£80,894	-£70,526	-£38,231	-£139,911	-£97,247
35%	71%	-£217,161	-£178,867	-£166,573	-£128,518	-£248,847	-£198,258
40%	71%	-£321,624	-£277,859	-£263,809	-£220,043	-£357,835	-£300,019
45%	71%	-£426,086		-£361,044	-£311,808		-£401,781
50%	71%	-£530,548	-£475,842	-£458,279	-£403,573	-£575,812	-£503,543
100%	71%	-£1,575,169					
10%	75%	£296,384	£305,804	£311,317	£320,737	£288,591	£303,524
15%	75%	£192,829	£206,958	£215,227	£229,357	£181,138	£203,537
20%	75%	£89,273	£108,112	£119,138	£137,976	£73,686	£103,550
25%	75%	-£14,284	£9,266	£23,048	£46,596	-£33,767	£3,563
30%	75%	-£117,839	-£89,580	-£73,043	-£44,783	-£141,220	-£96,424
35%	75%	-£222,675	-£189,167	-£169,558	-£136,164	-£250,399	-£197,281
40%	75%	-£327,925	-£289,630	-£267,219	-£228,924	-£359,609	-£298,903
45%	75%	-£433,175					
50%	75%	-£538,425	-£490,556	-£462,542	-£414,674	-£578,030	-£502,148
10%	60%	£302,895	£317,966	£314,840	£329,911	£290,424	£302,370
15%	60%	£202,593	£225,200	£220,511	£243,119	£183,888	£201,807
20%	60%	£102,292	£132,435	£126,184	£156,326	£77,352	£101,243
25%	60%	£1,990	£39,669	£31,855	£69,533	-£29,185	£680
30%	60%	-£98,311	-£53,097	-£62,474	-£17,260	-£135,721	-£99,883
35%	60%	-£199,520	-£145,907	-£157,025	-£104,052	-£243,877	-£201,384
40%	60%	-£301,461	-£240,189	-£252,896	-£191,625		-£303,591
45%	60%	-£403,403	-£334,472	-£348,767	-£279,838		-£405,799
50%	60%	-£505.345				-£568.714	

£17,299,000

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds thresholds LAR and SO at GLA Income thresholds SR and LLR rented 40% 45% 50% 100%

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£362,338	£362,338	£362,338	£362,338	£362,338	£362,338
10%	71%	£156,775	£167,541	£170,997	£181,762	£147,868	£162,090
15%	71%	£53,994	£70,142	£75,326	£91,474	£40,634	£61,966
20%	71%	-£48,786	-£27,256	-£20,344	£1,186	-£66,601	-£38,158
25%	71%	-£151,567	-£124,654	-£116,014	-£89,101	-£173,835	-£138,282
30%	71%	-£254,348	-£222,053	-£211,685	-£179,390	-£281,070	-£238,406
35%	71%	-£358,320	-£320,026	-£307,732	-£269,677	-£390,006	-£339,417
40%	71%	-£462,783	-£419,018	-£404,968		-£498,994	-£441,178
45%	71%	-£567,245	-£518,009				-£542,940
50%	71%	-£671,707	-£617,001		-£544,732		-£644,702
100%	71%	-£1,716,328	-£1,606,914	-£1,571,790	-£1,462,377	-£1,806,854	-£1,662,317
10%	75%	£155,225	£164,645	£170,158	£179,578	£147,432	£162,365
15%	75%	£51,670	£65,799	£74,068	£88,198	£39,979	£62,378
20%	75%	-£51,886	-£33,047	-£22,021	-£3,183	-£67,473	-£37,609
25%	75%	-£155,443	-£131,893	-£118,111	-£94,563	-£174,926	-£137,596
30%	75%	-£258,998	-£230,739	-£214,202	-£185,942	-£282,379	-£237,583
35%	75%	-£363,834	-£330,326	-£310,717	-£277,323	-£391,558	-£338,440
40%	75%	-£469,084	-£430,789	-£408,378			-£440,062
45%	75%	-£574,334	-£531,252				-£541,684
50%	75%	-£679,584	-£631,715				-£643,307
10%	60%	£161,736	£176,807	£173,681	£188,752	£149,265	£161,211
15%	60%	£61,434	£84,041	£79,352	£101,960	£42,729	£60,648
20%	60%	-£38,867	-£8,724	-£14,975	£15,167	-£63,807	-£39,916
25%	60%	-£139,169	-£101,490	-£109,304	-£71,626	-£170,344	-£140,479
30%	60%	-£239,470	-£194,256	-£203,633	-£158,419	-£276,880	-£241,042
35%	60%	-£340,679	-£287,066	-£298,184	-£245,211	-£385,036	-£342,543
40%	60%	-£442,620	-£381,348		-£332,784		-£444,750
45%	60%	-£544,562	-£475,631			-£601,594	-£546,958
50%	60%	-£646.504	-£569.914				-£649.166

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£503,497	£503,497	£503,497	£503,497	£503,497	£503,497
10%	71%	£297,934	£308,700	£312,156	£322,921	£289,027	£303,249
15%	71%	£195,153	£211,301	£216,485	£232,633	£181,793	£203,125
20%	71%	£92,373	£113,903	£120,815	£142,345	£74,558	£103,001
25%	71%	-£10,408	£16,505	£25,145	£52,058	-£32,676	£2,877
30%	71%	-£113,189	-£80,894	-£70,526	-£38,231	-£139,911	-£97,247
35%	71%	-£217,161	-£178,867	-£166,573	-£128,518	-£248,847	-£198,258
40%	71%	-£321,624	-£277,859	-£263,809	-£220,043		-£300,019
45%	71%	-£426,086	-£376,850	-£361,044	-£311,808	-£466,823	-£401,781
50%	71%	-£530,548	-£475,842	-£458,279	-£403,573	-£575,812	-£503,543
100%	71%	-£1,575,169	-£1,465,755	-£1,430,631	-£1,321,218		
10%	75%	£296,384	£305,804	£311,317	£320,737	£288,591	£303,524
15%	75%	£192,829	£206,958	£215,227	£229,357	£181,138	£203,537
20%	75%	£89,273	£108,112	£119,138	£137,976	£73,686	£103,550
25%	75%	-£14,284	£9,266	£23,048	£46,596	-£33,767	£3,563
30%	75%	-£117,839	-£89,580	-£73,043	-£44,783	-£141,220	-£96,424
35%	75%	-£222,675	-£189,167	-£169,558	-£136,164	-£250,399	-£197,281
40%	75%	-£327,925	-£289,630	-£267,219	-£228,924	-£359,609	-£298,903
45%	75%	-£433,175	-£390,093				
50%	75%	-£538,425	-£490,556	-£462,542	-£414,674	-£578,030	-£502,148
10%	60%	£302,895	£317,966	£314,840	£329,911	£290,424	£302,370
15%	60%	£202,593	£225,200	£220,511	£243,119	£183,888	£201,807
20%	60%	£102,292	£132,435	£126,184	£156,326	£77,352	£101,243
25%	60%	£1,990	£39,669	£31,855	£69,533	-£29,185	£680
30%	60%	-£98,311	-£53,097	-£62,474	-£17,260	-£135,721	-£99,883
35%	60%	-£199,520	-£145,907	-£157,025	-£104,052	-£243,877	-£201,384
40%	60%	-£301,461	-£240,189	-£252,896	-£191,625		-£303,591
45%	60%	-£403,403	-£334,472		-£279,838		
50%	60%	-£505,345	-£428,755	-£444,638	-£368,049	-£568,714	

£27,943,000

£13,474,000

No Units 9
Site Area 0.04 Ha

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,359,759	£6,359,759	£6,359,759	£6,359,759	£6,359,759	£6,359,759
10%	71%	£5,605,620	£5,624,755	£5,606,895	£5,626,030	£5,608,453	£5,609,727
15%	71%	£5,228,551	£5,257,254	£5,230,463	£5,259,166	£5,232,799	£5,234,711
20%	71%	£4,851,482	£4,889,752	£4,854,032	£4,892,302	£4,857,145	£4,859,695
25%	71%	£4,474,413	£4,522,250	£4,477,600	£4,525,437	£4,481,492	£4,484,680
30%	71%	£4,097,343	£4,154,748	£4,101,168	£4,158,573	£4,105,838	£4,109,663
35%	71%	£3,720,275	£3,787,246	£3,724,736	£3,791,709	£3,730,186	£3,734,648
40%	71%	£3,343,205	£3,419,745	£3,348,305	£3,424,845	£3,354,532	£3,359,632
45%	71%	£2,966,136	£3,052,243	£2,971,873	£3,057,981	£2,978,879	£2,984,615
50%	71%	£2,589,066	£2,684,742	£2,595,441	£2,691,115	£2,603,225	£2,609,600
100%	71%	-£1,200,951	-£1,006,472	-£1,187,993	-£993,515	-£1,172,171	-£1,159,213
10%	75%	£5,604,783	£5,621,527	£5,606,122	£5,622,865	£5,607,262	£5,608,600
15%	75%	£5,227,295	£5,252,410	£5,229,304	£5,254,418	£5,231,012	£5,233,021
20%	75%	£4,849,807	£4,883,294	£4,852,485	£4,885,971	£4,854,764	£4,857,440
25%	75%	£4,472,320	£4,514,177	£4,475,666	£4,517,524	£4,478,514	£4,481,861
30%	75%	£4,094,832	£4,145,062	£4,098,848	£4,149,078	£4,102,266	£4,106,282
35%	75%	£3,717,344	£3,775,945	£3,722,030	£3,780,630	£3,726,017	£3,730,702
40%	75%	£3,339,856	£3,406,829	£3,345,212	£3,412,183	£3,349,767	£3,355,123
45%	75%	£2,962,368	£3,037,712	£2,968,393	£3,043,737	£2,973,519	£2,979,542
50%	75%	£2,584,882	£2,668,597	£2,591,574	£2,675,290	£2,597,270	£2,603,963
10%	60%	£5,608,299	£5,635,088	£5,609,370	£5,636,159	£5,612,264	£5,613,334
15%	60%	£5,232,570	£5,272,753	£5,234,175	£5,274,359	£5,238,516	£5,240,122
20%	60%	£4,856,839	£4,910,417	£4,858,981	£4,912,559	£4,864,768	£4,866,910
25%	60%	£4,481,109	£4,548,082	£4,483,787	£4,550,759	£4,491,021	£4,493,698
30%	60%	£4,105,380	£4,185,746	£4,108,592	£4,188,959	£4,117,273	£4,120,486
35%	60%	£3,729,650	£3,823,411	£3,733,398	£3,827,159	£3,743,525	£3,747,274
40%	60%	£3,353,919	£3,461,075	£3,358,204	£3,465,359	£3,369,777	£3,374,061
45%	60%	£2,978,190	£3,098,740	£2,983,009	£3,103,559	£2,996,030	£3,000,849
50%	60%	£2.602.460	£2.736.404	£2.607.814	£2.741.759	£2 622 282	£2.627.637

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,759,759	£2,759,759	£2,759,759	£2,759,759	£2,759,759	£2,759,759
10%	71%	£2,005,620	£2,024,755	£2,006,895	£2,026,030	£2,008,453	£2,009,727
15%	71%	£1,628,551	£1,657,254	£1,630,463	£1,659,166	£1,632,799	£1,634,711
20%	71%	£1,251,482	£1,289,752	£1,254,032	£1,292,302	£1,257,145	£1,259,695
25%	71%	£874,413	£922,250	£877,600	£925,437	£881,492	£884,680
30%	71%	£497,343	£554,748	£501,168	£558,573	£505,838	£509,663
35%	71%	£120,275	£187,246	£124,736	£191,709	£130,186	£134,648
40%	71%	-£256,795	-£180,255	-£251,695	-£175,155	-£245,468	-£240,368
45%	71%	-£633,864	-£547,757		-£542,019		
50%	71%	-£1,010,934	-£915,258	-£1,004,559	-£908,885	-£996,775	-£990,400
100%	71%		-£4,606,472				
10%	75%	£2,004,783	£2,021,527	£2,006,122	£2,022,865	£2,007,262	£2,008,600
15%	75%	£1,627,295	£1,652,410	£1,629,304	£1,654,418	£1,631,012	£1,633,021
20%	75%	£1,249,807	£1,283,294	£1,252,485	£1,285,971	£1,254,764	£1,257,440
25%	75%	£872,320	£914,177	£875,666	£917,524	£878,514	£881,861
30%	75%	£494,832	£545,062	£498,848	£549,078	£502,266	£506,282
35%	75%	£117,344	£175,945	£122,030	£180,630	£126,017	£130,702
40%	75%	-£260,144	-£193,171	-£254,788	-£187,817	-£250,233	-£244,877
45%	75%		-£562,288		-£556,263		
50%	75%	-£1,015,118	-£931,403				-£996,037
10%	60%	£2,008,299	£2,035,088	£2,009,370	£2,036,159	£2,012,264	£2,013,334
15%	60%	£1,632,570	£1,672,753	£1,634,175	£1,674,359	£1,638,516	£1,640,122
20%	60%	£1,256,839	£1,310,417	£1,258,981	£1,312,559	£1,264,768	£1,266,910
25%	60%	£881,109	£948,082	£883,787	£950,759	£891,021	£893,698
30%	60%	£505,380	£585,746	£508,592	£588,959	£517,273	£520,486
35%	60%	£129,650	£223,411	£133,398	£227,159	£143,525	£147,274
40%	60%	-£246,081	-£138,925	-£241,796	-£134,641	-£230,223	-£225,939
45%	60%		-£501,260		-£496,441		-£599,151
50%	60%		-£863.596				

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,466,759	£3,466,759	£3,466,759	£3,466,759	£3,466,759	£3,466,759
10%	71%	£2,712,620	£2,731,755	£2,713,895	£2,733,030	£2,715,453	£2,716,727
15%	71%	£2,335,551	£2,364,254	£2,337,463	£2,366,166	£2,339,799	£2,341,711
20%	71%	£1,958,482	£1,996,752	£1,961,032	£1,999,302	£1,964,145	£1,966,695
25%	71%	£1,581,413	£1,629,250	£1,584,600	£1,632,437	£1,588,492	£1,591,680
30%	71%	£1,204,343	£1,261,748	£1,208,168	£1,265,573	£1,212,838	£1,216,663
35%	71%	£827,275	£894,246	£831,736	£898,709	£837,186	£841,648
40%	71%	£450,205	£526,745	£455,305	£531,845	£461,532	£466,632
45%	71%	£73,136	£159,243	£78,873	£164,981	£85,879	£91,615
50%	71%	-£303,934	-£208,258	-£297,559	-£201,885	-£289,775	-£283,400
100%	71%						
10%	75%	£2,711,783	£2,728,527	£2,713,122	£2,729,865	£2,714,262	£2,715,600
15%	75%	£2,334,295	£2,359,410	£2,336,304	£2,361,418	£2,338,012	£2,340,021
20%	75%	£1,956,807	£1,990,294	£1,959,485	£1,992,971	£1,961,764	£1,964,440
25%	75%	£1,579,320	£1,621,177	£1,582,666	£1,624,524	£1,585,514	£1,588,861
30%	75%	£1,201,832	£1,252,062	£1,205,848	£1,256,078	£1,209,266	£1,213,282
35%	75%	£824,344	£882,945	£829,030	£887,630	£833,017	£837,702
40%	75%	£446,856	£513,829	£452,212	£519,183	£456,767	£462,123
45%	75%	£69,368	£144,712	£75,393	£150,737	£80,519	£86,542
50%	75%	-£308,118	-£224,403	-£301,426	-£217,710	-£295,730	-£289,037
10%	60%	£2,715,299	£2,742,088	£2,716,370	£2,743,159	£2,719,264	£2,720,334
15%	60%	£2,339,570	£2,379,753	£2,341,175	£2,381,359	£2,345,516	£2,347,122
20%	60%	£1,963,839	£2,017,417	£1,965,981	£2,019,559	£1,971,768	£1,973,910
25%	60%	£1,588,109	£1,655,082	£1,590,787	£1,657,759	£1,598,021	£1,600,698
30%	60%	£1,212,380	£1,292,746	£1,215,592	£1,295,959	£1,224,273	£1,227,486
35%	60%	£836,650	£930,411	£840,398	£934,159	£850,525	£854,274
40%	60%	£460,919	£568,075	£465,204	£572,359	£476,777	£481,061
45%	60%	£85,190	£205,740	£90,009	£210,559	£103,030	£107,849
50%	60%	-£290.540	-£156.596	-£285.186	-£151,241	-£270.718	-£265.363

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,697,679	£4,697,679	£4,697,679	£4,697,679	£4,697,679	£4,697,679
10%	71%	£3,943,540	£3,962,675	£3,944,815	£3,963,950	£3,946,373	£3,947,647
15%	71%	£3,566,471	£3,595,174	£3,568,383	£3,597,086	£3,570,719	£3,572,631
20%	71%	£3,189,402	£3,227,672	£3,191,952	£3,230,222	£3,195,065	£3,197,615
25%	71%	£2,812,333	£2,860,170	£2,815,520	£2,863,357	£2,819,412	£2,822,600
30%	71%	£2,435,263	£2,492,668	£2,439,088	£2,496,493	£2,443,758	£2,447,583
35%	71%	£2,058,195	£2,125,166	£2,062,656	£2,129,629	£2,068,106	£2,072,568
40%	71%	£1,681,125	£1,757,665	£1,686,225	£1,762,765	£1,692,452	£1,697,552
45%	71%	£1,304,056	£1,390,163	£1,309,793	£1,395,901	£1,316,799	£1,322,535
50%	71%	£926,986	£1,022,662	£933,361	£1,029,035	£941,145	£947,520
100%	71%	-£2,863,031	-£2,668,552	-£2,850,073	-£2,655,595	-£2,834,251	-£2,821,293
10%	75%	£3,942,703	£3,959,447	£3,944,042	£3,960,785	£3,945,182	£3,946,520
15%	75%	£3,565,215	£3,590,330	£3,567,224	£3,592,338	£3,568,932	£3,570,941
20%	75%	£3,187,727	£3,221,214	£3,190,405	£3,223,891	£3,192,684	£3,195,360
25%	75%	£2,810,240	£2,852,097	£2,813,586	£2,855,444	£2,816,434	£2,819,781
30%	75%	£2,432,752	£2,482,982	£2,436,768	£2,486,998	£2,440,186	£2,444,202
35%	75%	£2,055,264	£2,113,865	£2,059,950	£2,118,550	£2,063,937	£2,068,622
40%	75%	£1,677,776	£1,744,749	£1,683,132	£1,750,103	£1,687,687	£1,693,043
45%	75%	£1,300,288	£1,375,632	£1,306,313	£1,381,657	£1,311,439	£1,317,462
50%	75%	£922,802	£1,006,517	£929,494	£1,013,210	£935,190	£941,883
10%	60%	£3,946,219	£3,973,008	£3,947,290	£3,974,079	£3,950,184	£3,951,254
15%	60%	£3,570,490	£3,610,673	£3,572,095	£3,612,279	£3,576,436	£3,578,042
20%	60%	£3,194,759	£3,248,337	£3,196,901	£3,250,479	£3,202,688	£3,204,830
25%	60%	£2,819,029	£2,886,002	£2,821,707	£2,888,679	£2,828,941	£2,831,618
30%	60%	£2,443,300	£2,523,666	£2,446,512	£2,526,879	£2,455,193	£2,458,406
35%	60%	£2,067,570	£2,161,331	£2,071,318	£2,165,079	£2,081,445	£2,085,194
40%	60%	£1,691,839	£1,798,995	£1,696,124	£1,803,279	£1,707,697	£1,711,981
45%	60%	£1,316,110	£1,436,660	£1,320,929	£1,441,479	£1,333,950	£1,338,769
50%	60%	£940.380	£1.074.324	£945.734	£1.079.679	£960,202	£965.557

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,254,799	£5,254,799	£5,254,799	£5,254,799	£5,254,799	£5,254,799
10%	71%	£4,500,660	£4,519,795	£4,501,935	£4,521,070	£4,503,493	£4,504,767
15%	71%	£4,123,591	£4,152,294	£4,125,503	£4,154,206	£4,127,839	£4,129,751
20%	71%	£3,746,522	£3,784,792	£3,749,072	£3,787,342	£3,752,185	£3,754,735
25%	71%	£3,369,453	£3,417,290	£3,372,640	£3,420,477	£3,376,532	£3,379,720
30%	71%	£2,992,383	£3,049,788	£2,996,208	£3,053,613	£3,000,878	£3,004,703
35%	71%	£2,615,315	£2,682,286	£2,619,776	£2,686,749	£2,625,226	£2,629,688
40%	71%	£2,238,245	£2,314,785	£2,243,345	£2,319,885	£2,249,572	£2,254,672
45%	71%	£1,861,176	£1,947,283	£1,866,913	£1,953,021	£1,873,919	£1,879,655
50%	71%	£1,484,106	£1,579,782	£1,490,481	£1,586,155	£1,498,265	£1,504,640
100%	71%						
10%	75%	£4,499,823	£4,516,567	£4,501,162	£4,517,905	£4,502,302	£4,503,640
15%	75%	£4,122,335	£4,147,450	£4,124,344	£4,149,458	£4,126,052	£4,128,061
20%	75%	£3,744,847	£3,778,334	£3,747,525	£3,781,011	£3,749,804	£3,752,480
25%	75%	£3,367,360	£3,409,217	£3,370,706	£3,412,564	£3,373,554	£3,376,901
30%	75%	£2,989,872	£3,040,102	£2,993,888	£3,044,118	£2,997,306	£3,001,322
35%	75%	£2,612,384	£2,670,985	£2,617,070	£2,675,670	£2,621,057	£2,625,742
40%	75%	£2,234,896	£2,301,869	£2,240,252	£2,307,223	£2,244,807	£2,250,163
45%	75%	£1,857,408	£1,932,752	£1,863,433	£1,938,777	£1,868,559	£1,874,582
50%	75%	£1,479,922	£1,563,637	£1,486,614	£1,570,330	£1,492,310	£1,499,003
10%	60%	£4,503,339	£4,530,128	£4,504,410	£4,531,199	£4,507,304	£4,508,374
15%	60%	£4,127,610	£4,167,793	£4,129,215	£4,169,399	£4,133,556	£4,135,162
20%	60%	£3,751,879	£3,805,457	£3,754,021	£3,807,599	£3,759,808	£3,761,950
25%	60%	£3,376,149	£3,443,122	£3,378,827	£3,445,799	£3,386,061	£3,388,738
30%	60%	£3,000,420	£3,080,786	£3,003,632	£3,083,999	£3,012,313	£3,015,526
35%	60%	£2,624,690	£2,718,451	£2,628,438	£2,722,199	£2,638,565	£2,642,314
40%	60%	£2,248,959	£2,356,115	£2,253,244	£2,360,399	£2,264,817	£2,269,101
45%	60%	£1,873,230	£1,993,780	£1,878,049	£1,998,599	£1,891,070	£1,895,889
50%	60%	£1,497,500	£1.631.444	£1.502.854	£1.636.799	£1.517.322	£1.522.677

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,667,799	£5,667,799	£5,667,799	£5,667,799	£5,667,799	£5,667,799
10%	71%	£4,913,660	£4,932,795	£4,914,935	£4,934,070	£4,916,493	£4,917,767
15%	71%	£4,536,591	£4,565,294	£4,538,503	£4,567,206	£4,540,839	£4,542,751
20%	71%	£4,159,522	£4,197,792	£4,162,072	£4,200,342	£4,165,185	£4,167,735
25%	71%	£3,782,453	£3,830,290	£3,785,640	£3,833,477	£3,789,532	£3,792,720
30%	71%	£3,405,383	£3,462,788	£3,409,208	£3,466,613	£3,413,878	£3,417,703
35%	71%	£3,028,315	£3,095,286	£3,032,776	£3,099,749	£3,038,226	£3,042,688
40%	71%	£2,651,245	£2,727,785	£2,656,345	£2,732,885	£2,662,572	£2,667,672
45%	71%	£2,274,176	£2,360,283	£2,279,913	£2,366,021	£2,286,919	£2,292,655
50%	71%	£1,897,106	£1,992,782	£1,903,481	£1,999,155	£1,911,265	£1,917,640
100%	71%	-£1,892,911	-£1,698,432				
10%	75%	£4,912,823	£4,929,567	£4,914,162	£4,930,905	£4,915,302	£4,916,640
15%	75%	£4,535,335	£4,560,450	£4,537,344	£4,562,458	£4,539,052	£4,541,061
20%	75%	£4,157,847	£4,191,334	£4,160,525	£4,194,011	£4,162,804	£4,165,480
25%	75%	£3,780,360	£3,822,217	£3,783,706	£3,825,564	£3,786,554	£3,789,901
30%	75%	£3,402,872	£3,453,102	£3,406,888	£3,457,118	£3,410,306	£3,414,322
35%	75%	£3,025,384	£3,083,985	£3,030,070	£3,088,670	£3,034,057	£3,038,742
40%	75%	£2,647,896	£2,714,869	£2,653,252	£2,720,223	£2,657,807	£2,663,163
45%	75%	£2,270,408	£2,345,752	£2,276,433	£2,351,777	£2,281,559	£2,287,582
50%	75%	£1,892,922	£1,976,637	£1,899,614	£1,983,330	£1,905,310	£1,912,003
10%	60%	£4,916,339	£4,943,128	£4,917,410	£4,944,199	£4,920,304	£4,921,374
15%	60%	£4,540,610	£4,580,793	£4,542,215	£4,582,399	£4,546,556	£4,548,162
20%	60%	£4,164,879	£4,218,457	£4,167,021	£4,220,599	£4,172,808	£4,174,950
25%	60%	£3,789,149	£3,856,122	£3,791,827	£3,858,799	£3,799,061	£3,801,738
30%	60%	£3,413,420	£3,493,786	£3,416,632	£3,496,999	£3,425,313	£3,428,526
35%	60%	£3,037,690	£3,131,451	£3,041,438	£3,135,199	£3,051,565	£3,055,314
40%	60%	£2,661,959	£2,769,115	£2,666,244	£2,773,399	£2,677,817	£2,682,101
45%	60%	£2,286,230	£2,406,780	£2,291,049	£2,411,599	£2,304,070	£2,308,889
M04	60%	£1 010 E00	62 044 444	C1 01E 9E4	£2 040 700	£4 020 222	£1 02E 677

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,088,399	£6,088,399	£6,088,399	£6,088,399	£6,088,399	£6,088,399
10%	71%	£5,334,260	£5,353,395	£5,335,535	£5,354,670	£5,337,093	£5,338,367
15%	71%	£4,957,191	£4,985,894	£4,959,103	£4,987,806	£4,961,439	£4,963,351
20%	71%	£4,580,122	£4,618,392	£4,582,672	£4,620,942	£4,585,785	£4,588,335
25%	71%	£4,203,053	£4,250,890	£4,206,240	£4,254,077	£4,210,132	£4,213,320
30%	71%	£3,825,983	£3,883,388	£3,829,808	£3,887,213	£3,834,478	£3,838,303
35%	71%	£3,448,915	£3,515,886	£3,453,376	£3,520,349	£3,458,826	£3,463,288
40%	71%	£3,071,845	£3,148,385	£3,076,945	£3,153,485	£3,083,172	£3,088,272
45%	71%	£2,694,776	£2,780,883	£2,700,513	£2,786,621	£2,707,519	£2,713,255
50%	71%	£2,317,706	£2,413,382	£2,324,081	£2,419,755	£2,331,865	£2,338,240
100%	71%	-£1,472,311	-£1,277,832			-£1,443,531	
10%	75%	£5,333,423	£5,350,167	£5,334,762	£5,351,505	£5,335,902	£5,337,240
15%	75%	£4,955,935	£4,981,050	£4,957,944	£4,983,058	£4,959,652	£4,961,661
20%	75%	£4,578,447	£4,611,934	£4,581,125	£4,614,611	£4,583,404	£4,586,080
25%	75%	£4,200,960	£4,242,817	£4,204,306	£4,246,164	£4,207,154	£4,210,501
30%	75%	£3,823,472	£3,873,702	£3,827,488	£3,877,718	£3,830,906	£3,834,922
35%	75%	£3,445,984	£3,504,585	£3,450,670	£3,509,270	£3,454,657	£3,459,342
40%	75%	£3,068,496	£3,135,469	£3,073,852	£3,140,823	£3,078,407	£3,083,763
45%	75%	£2,691,008	£2,766,352	£2,697,033	£2,772,377	£2,702,159	£2,708,182
50%	75%	£2,313,522	£2,397,237	£2,320,214	£2,403,930	£2,325,910	£2,332,603
10%	60%	£5,336,939	£5,363,728	£5.338.010	£5,364,799	£5.340.904	£5.341.974
15%	60%	£4,961,210	£5,001,393	£4,962,815	£5,002,999	£4,967,156	£4,968,762
20%	60%	£4,585,479	£4,639,057	£4,587,621	£4,641,199	£4,593,408	£4,595,550
25%	60%	£4,209,749	£4,276,722	£4,212,427	£4,279,399	£4,219,661	£4,222,338
30%	60%	£3,834,020	£3,914,386	£3,837,232	£3,917,599	£3,845,913	£3,849,126
35%	60%	£3,458,290	£3,552,051	£3,462,038	£3,555,799	£3,472,165	£3,475,914
40%	60%	£3,082,559	£3,189,715	£3,086,844	£3,193,999	£3,098,417	£3,102,701
45%	60%	£2,706,830	£2,827,380	£2,711,649	£2,832,199	£2,724,670	£2,729,489
50%	60%	£2.331.100	£2.465.044	£2.336.454	£2,470,399	£2,350,922	£2.356,277

£17,299,000

£27,943,000

% of AH	% of AH as rented	council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,242,039	£5,242,039	£5,242,039	£5,242,039	£5,242,039	£5,242,039
10%	71%	£4,487,900	£4,507,035	£4,489,175	£4,508,310	£4,490,733	£4,492,007
15%	71%	£4,110,831	£4,139,534	£4,112,743	£4,141,446	£4,115,079	£4,116,991
20%	71%	£3,733,762	£3,772,032	£3,736,312	£3,774,582	£3,739,425	£3,741,975
25%	71%	£3,356,693	£3,404,530	£3,359,880	£3,407,717	£3,363,772	£3,366,960
30%	71%	£2,979,623	£3,037,028	£2,983,448	£3,040,853	£2,988,118	£2,991,943
35%	71%	£2,602,555	£2,669,526	£2,607,016	£2,673,989	£2,612,466	£2,616,928
40%	71%	£2,225,485	£2,302,025	£2,230,585	£2,307,125	£2,236,812	£2,241,912
45%	71%	£1,848,416	£1,934,523	£1,854,153	£1,940,261	£1,861,159	£1,866,895
50%	71%	£1,471,346	£1,567,022	£1,477,721	£1,573,395	£1,485,505	£1,491,880
100%	71%						
10%	75%	£4,487,063	£4,503,807	£4,488,402	£4,505,145	£4,489,542	£4,490,880
15%	75%	£4,109,575	£4,134,690	£4,111,584	£4,136,698	£4,113,292	£4,115,301
20%	75%	£3,732,087	£3,765,574	£3,734,765	£3,768,251	£3,737,044	£3,739,720
25%	75%	£3,354,600	£3,396,457	£3,357,946	£3,399,804	£3,360,794	£3,364,141
30%	75%	£2,977,112	£3,027,342	£2,981,128	£3,031,358	£2,984,546	£2,988,562
35%	75%	£2,599,624	£2,658,225	£2,604,310	£2,662,910	£2,608,297	£2,612,982
40%	75%	£2,222,136	£2,289,109	£2,227,492	£2,294,463	£2,232,047	£2,237,403
45%	75%	£1,844,648	£1,919,992	£1,850,673	£1,926,017	£1,855,799	£1,861,822
50%	75%	£1,467,162	£1,550,877	£1,473,854	£1,557,570	£1,479,550	£1,486,243
10%	60%	£4,490,579	£4,517,368	£4,491,650	£4,518,439	£4,494,544	£4,495,614
15%	60%	£4,114,850	£4,155,033	£4,116,455	£4,156,639	£4,120,796	£4,122,402
20%	60%	£3,739,119	£3,792,697	£3,741,261	£3,794,839	£3,747,048	£3,749,190
25%	60%	£3,363,389	£3,430,362	£3,366,067	£3,433,039	£3,373,301	£3,375,978
30%	60%	£2,987,660	£3,068,026	£2,990,872	£3,071,239	£2,999,553	£3,002,766
35%	60%	£2,611,930	£2,705,691	£2,615,678	£2,709,439	£2,625,805	£2,629,554
40%	60%	£2,236,199	£2,343,355	£2,240,484	£2,347,639	£2,252,057	£2,256,341
45%	60%	£1,860,470	£1,981,020	£1,865,289	£1,985,839	£1,878,310	£1,883,129
50%	60%	£1,484,740	£1,618,684	£1,490,094	£1,624,039	£1,504,562	£1,509,917

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£5.820.799	£5.820.799	£5.820,799	£5.820.799	£5.820.799	£5.820.799
10%	71%	£5,066,660	£5,085,795	£5,067,935	£5,087,070	£5,069,493	£5,070,767
15%	71%	£4.689.591	£4.718.294	£4.691.503	£4,720,206	£4,693,839	£4,695,751
20%	71%	£4,312,522	£4,350,792	£4,315,072	£4,353,342	£4,318,185	£4,320,735
25%	71%	£3,935,453	£3,983,290	£3,938,640	£3,986,477	£3,942,532	£3,945,720
30%	71%	£3,558,383	£3,615,788	£3,562,208	£3,619,613	£3,566,878	£3,570,703
35%	71%	£3,181,315	£3,248,286	£3,185,776	£3,252,749	£3,191,226	£3,195,688
40%	71%	£2,804,245	£2,880,785	£2,809,345	£2,885,885	£2,815,572	£2,820,672
45%	71%	£2,427,176	£2,513,283	£2,432,913	£2,519,021	£2,439,919	£2,445,655
50%	71%	£2,050,106	£2,145,782	£2,056,481	£2,152,155	£2,064,265	£2,070,640
100%	71%	-£1,739,911	-£1,545,432	-£1,726,953	-£1,532,475	-£1,711,131	-£1,698,173
10%	75%	£5,065,823	£5,082,567	£5,067,162	£5,083,905	£5,068,302	£5,069,640
15%	75%	£4,688,335	£4,713,450	£4,690,344	£4,715,458	£4,692,052	£4,694,061
20%	75%	£4,310,847	£4,344,334	£4,313,525	£4,347,011	£4,315,804	£4,318,480
25%	75%	£3,933,360	£3,975,217	£3,936,706	£3,978,564	£3,939,554	£3,942,901
30%	75%	£3,555,872	£3,606,102	£3,559,888	£3,610,118	£3,563,306	£3,567,322
35%	75%	£3,178,384	£3,236,985	£3,183,070	£3,241,670	£3,187,057	£3,191,742
40%	75%	£2,800,896	£2,867,869	£2,806,252	£2,873,223	£2,810,807	£2,816,163
45%	75%	£2,423,408	£2,498,752	£2,429,433	£2,504,777	£2,434,559	£2,440,582
50%	75%	£2,045,922	£2,129,637	£2,052,614	£2,136,330	£2,058,310	£2,065,003
10%	60%	£5,069,339	£5,096,128	£5,070,410	£5,097,199	£5,073,304	£5,074,374
15%	60%	£4,693,610	£4,733,793	£4,695,215	£4,735,399	£4,699,556	£4,701,162
20%	60%	£4,317,879	£4,371,457	£4,320,021	£4,373,599	£4,325,808	£4,327,950
25%	60%	£3,942,149	£4,009,122	£3,944,827	£4,011,799	£3,952,061	£3,954,738
30%	60%	£3,566,420	£3,646,786	£3,569,632	£3,649,999	£3,578,313	£3,581,526
35%	60%	£3,190,690	£3,284,451	£3,194,438	£3,288,199	£3,204,565	£3,208,314
40%	60%	£2,814,959	£2,922,115	£2,819,244	£2,926,399	£2,830,817	£2,835,101
45%	60%	£2,439,230	£2,559,780	£2,444,049	£2,564,599	£2,457,070	£2,461,889
50%	60%	£2.062.E00	£2 107 444	62.060.064	£2 202 700	£2 083 322	£2 088 677

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,088,399	£6,088,399	£6,088,399	£6,088,399	£6,088,399	£6,088,399
10%	71%	£5,334,260	£5,353,395	£5,335,535	£5,354,670	£5,337,093	£5,338,367
15%	71%	£4,957,191	£4,985,894	£4,959,103	£4,987,806	£4,961,439	£4,963,351
20%	71%	£4,580,122	£4,618,392	£4,582,672	£4,620,942	£4,585,785	£4,588,335
25%	71%	£4,203,053	£4,250,890	£4,206,240	£4,254,077	£4,210,132	£4,213,320
30%	71%	£3,825,983	£3,883,388	£3,829,808	£3,887,213	£3,834,478	£3,838,303
35%	71%	£3,448,915	£3,515,886	£3,453,376	£3,520,349	£3,458,826	£3,463,288
40%	71%	£3,071,845	£3,148,385	£3,076,945	£3,153,485	£3,083,172	£3,088,272
45%	71%	£2,694,776	£2,780,883	£2,700,513	£2,786,621	£2,707,519	£2,713,255
50%	71%	£2,317,706	£2,413,382	£2,324,081	£2,419,755	£2,331,865	£2,338,240
100%	71%	-£1,472,311	-£1,277,832	-£1,459,353	-£1,264,875	-£1,443,531	-£1,430,573
10%	75%	£5,333,423	£5,350,167	£5,334,762	£5,351,505	£5,335,902	£5,337,240
15%	75%	£4,955,935	£4,981,050	£4,957,944	£4,983,058	£4,959,652	£4,961,661
20%	75%	£4,578,447	£4,611,934	£4,581,125	£4,614,611	£4,583,404	£4,586,080
25%	75%	£4,200,960	£4,242,817	£4,204,306	£4,246,164	£4,207,154	£4,210,501
30%	75%	£3,823,472	£3,873,702	£3,827,488	£3,877,718	£3,830,906	£3,834,922
35%	75%	£3,445,984	£3,504,585	£3,450,670	£3,509,270	£3,454,657	£3,459,342
40%	75%	£3,068,496	£3,135,469	£3,073,852	£3,140,823	£3,078,407	£3,083,763
45%	75%	£2,691,008	£2,766,352	£2,697,033	£2,772,377	£2,702,159	£2,708,182
50%	75%	£2,313,522	£2,397,237	£2,320,214	£2,403,930	£2,325,910	£2,332,603
10%	60%	£5,336,939	£5,363,728	£5,338,010	£5,364,799	£5,340,904	£5,341,974
15%	60%	£4,961,210	£5,001,393	£4,962,815	£5,002,999	£4,967,156	£4,968,762
20%	60%	£4,585,479	£4,639,057	£4,587,621	£4,641,199	£4,593,408	£4,595,550
25%	60%	£4,209,749	£4,276,722	£4,212,427	£4,279,399	£4,219,661	£4,222,338
30%	60%	£3.834.020	£3.914.386	£3.837.232	£3.917.599	£3.845.913	£3,849,126
35%	60%	£3,458,290	£3,552,051	£3,462,038	£3,555,799	£3,472,165	£3,475,914
40%	60%	£3.082.559	£3.189.715	£3.086.844	£3.193.999	£3.098.417	£3,102,701
45%	60%	£2,706,830	£2,827,380	£2,711,649	£2,832,199	£2,724,670	£2,729,489
E09/	600/	£2 224 400	CO 40E 044	CO 226 454	£2.470.200	£2.2E0.022	CO 056 077

£13,474,000

9 0.04 Ha

	CIL Zone	1
	Value Area	Med
Sales value inflation		

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,372,105	£3,372,105	£3,372,105	£3,372,105	£3,372,105	£3,372,105
10%	71%	£2,915,933	£2,935,067	£2,918,006	£2,937,141	£2,918,646	£2,920,719
15%	71%	£2,687,847	£2,716,549	£2,690,957	£2,719,660	£2,691,916	£2,695,027
20%	71%	£2,459,760	£2,498,030	£2,463,908	£2,502,178	£2,465,188	£2,469,335
25%	71%	£2,231,675	£2,279,513	£2,236,859	£2,284,696	£2,238,458	£2,243,642
30%	71%	£2,003,589	£2,060,994	£2,009,810	£2,067,215	£2,011,729	£2,017,950
35%	71%	£1,775,503	£1,842,475	£1,782,761	£1,849,733	£1,785,000	£1,792,257
40%	71%	£1,547,417	£1,623,957	£1,555,712	£1,632,252	£1,558,270	£1,566,564
45%	71%	£1,319,332	£1,405,439	£1,328,663	£1,414,770	£1,331,541	£1,340,872
50%	71%	£1,091,246	£1,186,921	£1,101,614	£1,197,288	£1,104,811	£1,115,180
100%	71%	-£1,209,069	-£1,014,590	-£1,187,993	-£993,515	-£1,181,493	-£1,160,417
10%	75%	£2,915,056	£2,931,799	£2,917,233	£2,933,976	£2,917,429	£2,919,606
15%	75%	£2,686,531	£2,711,646	£2,689,797	£2,714,911	£2,690,092	£2,693,358
20%	75%	£2,458,006	£2,491,493	£2,462,362	£2,495,848	£2,462,755	£2,467,109
25%	75%	£2,229,483	£2,271,340	£2,234,926	£2,276,784	£2,235,418	£2,240,861
30%	75%	£2,000,958	£2,051,188	£2,007,490	£2,057,719	£2,008,081	£2,014,612
35%	75%	£1,772,434	£1,831,034	£1,780,054	£1,838,655	£1,780,743	£1,788,364
40%	75%	£1,543,909	£1,610,882	£1,552,619	£1,619,590	£1,553,405	£1,562,115
45%	75%	£1,315,385	£1,390,729	£1,325,183	£1,400,527	£1,326,068	£1,335,866
50%	75%	£1,086,861	£1,170,576	£1,097,747	£1,181,463	£1,098,731	£1,109,618
10%	60%	£2,918,739	£2,945,528	£2,920,481	£2,947,270	£2,922,538	£2,924,280
15%	60%	£2,692,056	£2,732,240	£2,694,669	£2,734,852	£2,697,754	£2,700,367
20%	60%	£2,465,374	£2,518,952	£2,468,858	£2,522,436	£2,472,971	£2,476,454
25%	60%	£2,238,691	£2,305,664	£2,243,045	£2,310,018	£2,248,187	£2,252,542
30%	60%	£2,012,008	£2,092,375	£2,017,234	£2,097,600	£2,023,404	£2,028,629
35%	60%	£1,785,326	£1,879,087	£1,791,422	£1,885,183	£1,798,621	£1,804,717
40%	60%	£1,558,643	£1,665,799	£1,565,611	£1,672,766	£1,573,838	£1,580,804
45%	60%	£1,331,960	£1,452,511	£1,339,798	£1,460,349	£1,349,054	£1,356,892
50%	60%	£1.105.278	£1.239.223	£1.113.987	£1,247,931	£1.124.271	£1.132.980

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£227,895	-£227,895	-£227,895	-£227,895	-£227,895	-£227,895
10%	71%	-£684,067	-£664,933	-£681,994		-£681,354	-£679,281
15%	71%		-£883,451			-£908,084	-£904,973
20%	71%	-£1,140,240	-£1,101,970	-£1,136,092	-£1,097,822	-£1,134,812	-£1,130,665
25%	71%		-£1,320,487	-£1,363,141	-£1,315,304	-£1,361,542	-£1,356,358
30%	71%	-£1,596,411	-£1,539,006	-£1,590,190			-£1,582,050
35%	71%		-£1,757,525				-£1,807,743
40%	71%		-£1,976,043	-£2,044,288	-£1,967,748	-£2,041,730	-£2,033,436
45%	71%		-£2,194,561				-£2,259,128
50%	71%	-£2,508,754	-£2,413,079	-£2,498,386	-£2,402,712	-£2,495,189	-£2,484,820
100%	71%		-£4,614,590				-£4,760,417
10%	75%	-£684,944	-£668,201	-£682,767	-£666,024	-£682,571	-£680,394
15%	75%		-£888,354				-£906,642
20%	75%	-£1,141,994	-£1,108,507	-£1,137,638	-£1,104,152	-£1,137,245	-£1,132,891
25%	75%	-£1,370,517	-£1,328,660	-£1,365,074	-£1,323,216	-£1,364,582	-£1,359,139
30%	75%		-£1,548,812	-£1,592,510			-£1,585,388
35%	75%	-£1,827,566	-£1,768,966	-£1,819,946	-£1,761,345	-£1,819,257	-£1,811,636
40%	75%		-£1,989,118				-£2,037,885
45%	75%		-£2,209,271	-£2,274,817	-£2,199,473		-£2,264,134
50%	75%		-£2,429,424				-£2,490,382
10%	60%	-£681,261	-£654,472	-£679,519	-£652,730	-£677,462	-£675,720
15%	60%	-£907,944	-£867,760		-£865,148	-£902,246	-£899,633
20%	60%	-£1,134,626	-£1,081,048	-£1,131,142	-£1,077,564	-£1,127,029	-£1,123,546
25%	60%		-£1,294,336				-£1,347,458
30%	60%	-£1,587,992	-£1,507,625	-£1,582,766	-£1,502,400	-£1,576,596	-£1,571,371
35%	60%	-£1,814,674	-£1,720,913				-£1,795,283
40%	60%	-£2,041,357	-£1,934,201		-£1,927,234		-£2,019,196
45%	60%		-£2,147,489				-£2,243,108
50%	60%		-£2.360,777				-£2.467.020

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£479,105	£479,105	£479,105	£479,105	£479,105	£479,105
10%	71%	£22,933	£42,067	£25,006	£44,141	£25,646	£27,719
15%	71%	-£205,153	-£176,451	-£202,043	-£173,340	-£201,084	-£197,973
20%	71%	-£433,240	-£394,970	-£429,092	-£390,822	-£427,812	-£423,665
25%	71%		-£613,487				-£649,358
30%	71%	-£889,411	-£832,006	-£883,190	-£825,785	-£881,271	-£875,050
35%	71%		-£1,050,525	-£1,110,239			-£1,100,743
40%	71%	-£1,345,583	-£1,269,043	-£1,337,288	-£1,260,748	-£1,334,730	-£1,326,436
45%	71%		-£1,487,561	-£1,564,337	-£1,478,230	-£1,561,459	-£1,552,128
50%	71%	-£1,801,754	-£1,706,079	-£1,791,386	-£1,695,712	-£1,788,189	-£1,777,820
100%	71%	-£4,102,069	-£3,907,590				-£4,053,417
10%	75%	£22,056	£38,799	£24,233	£40,976	£24,429	£26,606
15%	75%	-£206,469	-£181,354	-£203,203	-£178,089	-£202,908	-£199,642
20%	75%	-£434,994	-£401,507	-£430,638	-£397,152	-£430,245	-£425,891
25%	75%		-£621,660				-£652,139
30%	75%	-£892,042	-£841,812	-£885,510	-£835,281	-£884,919	-£878,388
35%	75%		-£1,061,966				-£1,104,636
40%	75%	-£1,349,091	-£1,282,118	-£1,340,381	-£1,273,410	-£1,339,595	-£1,330,885
45%	75%		-£1,502,271				-£1,557,134
50%	75%	-£1,806,139	-£1,722,424	-£1,795,253	-£1,711,537	-£1,794,269	-£1,783,382
10%	60%	£25,739	£52,528	£27,481	£54,270	£29,538	£31,280
15%	60%	-£200,944	-£160,760	-£198,331	-£158,148	-£195,246	-£192,633
20%	60%	-£427,626	-£374,048	-£424,142	-£370,564	-£420,029	-£416,546
25%	60%		-£587,336		-£582,982		-£640,458
30%	60%		-£800,625	-£875,766	-£795,400	-£869,596	-£864,371
35%	60%	-£1,107,674	-£1,013,913				-£1,088,283
40%	60%		-£1,227,201	-£1,327,389	-£1,220,234		-£1,312,196
45%	60%		-£1,440,489				-£1,536,108
50%	60%		-£1.653.777				-£1.760.020

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,710,025	£1,710,025	£1,710,025	£1,710,025	£1,710,025	£1,710,025
10%	71%	£1,253,853	£1,272,987	£1,255,926	£1,275,061	£1,256,566	£1,258,639
15%	71%	£1,025,767	£1,054,469	£1,028,877	£1,057,580	£1,029,836	£1,032,947
20%	71%	£797,680	£835,950	£801,828	£840,098	£803,108	£807,255
25%	71%	£569,595	£617,433	£574,779	£622,616	£576,378	£581,562
30%	71%	£341,509	£398,914	£347,730	£405,135	£349,649	£355,870
35%	71%	£113,423	£180,395	£120,681	£187,653	£122,920	£130,177
40%	71%	-£114.663	-£38.123	-£106.368	-£29.828	-£103.810	-£95.516
45%	71%	-£342,748	-£256,641	-£333,417	-£247,310	-£330,539	-£321,208
50%	71%	-£570.834	-£475.159	-£560,466	-£464.792	-£557,269	-£546.900
100%	71%		-£2,676,670				
10%	75%	£1.252.976	£1,269,719	£1,255,153	£1.271.896	£1,255,349	£1,257,526
15%	75%	£1,024,451	£1,049,566	£1,027,717	£1,052,831	£1,028,012	£1,031,278
20%	75%	£795.926	£829.413	£800.282	£833.768	£800.675	£805.029
25%	75%	£567,403	£609,260	£572,846	£614,704	£573,338	£578,781
30%	75%	£338.878	£389,108	£345.410	£395,639	£346,001	£352.532
35%	75%	£110,354	£168,954	£117,974	£176,575	£118,663	£126,284
40%	75%	-£118.171	-£51.198	-£109.461	-£42.490	-£108.675	-£99.965
45%	75%	-£346,695	-£271,351	-£336,897	-£261,553	-£336,012	-£326,214
50%	75%	-£575.219	-£491.504	-£564.333	-£480.617	-£563.349	-£552.462
10%	60%	£1,256,659	£1,283,448	£1,258,401	£1,285,190	£1,260,458	£1,262,200
15%	60%	£1,029,976	£1,070,160	£1,032,589	£1,072,772	£1,035,674	£1,038,287
20%	60%	£803.294	£856.872	£806,778	£860.356	£810.891	£814.374
25%	60%	£576,611	£643,584	£580,965	£647,938	£586,107	£590,462
30%	60%	£349.928	£430,295	£355.154	£435.520	£361.324	£366,549
35%	60%	£123,246	£217,007	£129,342	£223,103	£136,541	£142,637
40%	60%	-£103.437	£3.719	-£96,469	£10.686	-£88,242	-£81.276
45%	60%	-£330.120	-£209.569	-£322.282	-£201.731	-£313.026	-£305.188
						7,000	

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,267,145	£2,267,145	£2,267,145	£2,267,145	£2,267,145	£2,267,145
10%	71%	£1,810,973	£1,830,107	£1,813,046	£1,832,181	£1,813,686	£1,815,759
15%	71%	£1,582,887	£1,611,589	£1,585,997	£1,614,700	£1,586,956	£1,590,067
20%	71%	£1,354,800	£1,393,070	£1,358,948	£1,397,218	£1,360,228	£1,364,375
25%	71%	£1,126,715	£1,174,553	£1,131,899	£1,179,736	£1,133,498	£1,138,682
30%	71%	£898,629	£956,034	£904,850	£962,255	£906,769	£912,990
35%	71%	£670,543	£737,515	£677,801	£744,773	£680,040	£687,297
40%	71%	£442,457	£518,997	£450,752	£527,292	£453,310	£461,604
45%	71%	£214,372	£300,479	£223,703	£309,810	£226,581	£235,912
50%	71%	-£13,714	£81,961	-£3,346	£92,328	-£149	£10,220
100%	71%		-£2,119,550		-£2,098,475		-£2,265,377
10%	75%	£1,810,096	£1,826,839	£1,812,273	£1,829,016	£1,812,469	£1,814,646
15%	75%	£1,581,571	£1,606,686	£1,584,837	£1,609,951	£1,585,132	£1,588,398
20%	75%	£1,353,046	£1,386,533	£1,357,402	£1,390,888	£1,357,795	£1,362,149
25%	75%	£1,124,523	£1,166,380	£1,129,966	£1,171,824	£1,130,458	£1,135,901
30%	75%	£895,998	£946,228	£902,530	£952,759	£903,121	£909,652
35%	75%	£667,474	£726,074	£675,094	£733,695	£675,783	£683,404
40%	75%	£438,949	£505,922	£447,659	£514,630	£448,445	£457,155
45%	75%	£210,425	£285,769	£220,223	£295,567	£221,108	£230,906
50%	75%	-£18,099	£65,616	-£7,213	£76,503	-£6,229	£4,658
10%	60%	£1,813,779	£1,840,568	£1,815,521	£1,842,310	£1,817,578	£1,819,320
15%	60%	£1,587,096	£1,627,280	£1,589,709	£1,629,892	£1,592,794	£1,595,407
20%	60%	£1,360,414	£1,413,992	£1,363,898	£1,417,476	£1,368,011	£1,371,494
25%	60%	£1,133,731	£1,200,704	£1,138,085	£1,205,058	£1,143,227	£1,147,582
30%	60%	£907,048	£987,415	£912,274	£992,640	£918,444	£923,669
35%	60%	£680,366	£774,127	£686,462	£780,223	£693,661	£699,757
40%	60%	£453,683	£560,839	£460,651	£567,806	£468,878	£475,844
45%	60%	£227,000	£347,551	£234,838	£355,389	£244,094	£251,932
50%	60%	£318	£134,263	£9.027	£142.971	£19.311	£28.020

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,680,145	£2,680,145	£2,680,145	£2,680,145	£2,680,145	£2,680,145
10%	71%	£2,223,973	£2,243,107	£2,226,046	£2,245,181	£2,226,686	£2,228,759
15%	71%	£1,995,887	£2,024,589	£1,998,997	£2,027,700	£1,999,956	£2,003,067
20%	71%	£1,767,800	£1,806,070	£1,771,948	£1,810,218	£1,773,228	£1,777,375
25%	71%	£1,539,715	£1,587,553	£1,544,899	£1,592,736	£1,546,498	£1,551,682
30%	71%	£1,311,629	£1,369,034	£1,317,850	£1,375,255	£1,319,769	£1,325,990
35%	71%	£1,083,543	£1,150,515	£1,090,801	£1,157,773	£1,093,040	£1,100,297
40%	71%	£855,457	£931,997	£863,752	£940,292	£866,310	£874,604
45%	71%	£627,372	£713,479	£636,703	£722,810	£639,581	£648,912
50%	71%	£399,286	£494,961	£409,654	£505,328	£412,851	£423,220
100%	71%		-£1,706,550				-£1,852,377
10%	75%	£2,223,096	£2,239,839	£2,225,273	£2,242,016	£2,225,469	£2,227,646
15%	75%	£1,994,571	£2,019,686	£1,997,837	£2,022,951	£1,998,132	£2,001,398
20%	75%	£1,766,046	£1,799,533	£1,770,402	£1,803,888	£1,770,795	£1,775,149
25%	75%	£1,537,523	£1,579,380	£1,542,966	£1,584,824	£1,543,458	£1,548,901
30%	75%	£1,308,998	£1,359,228	£1,315,530	£1,365,759	£1,316,121	£1,322,652
35%	75%	£1,080,474	£1,139,074	£1,088,094	£1,146,695	£1,088,783	£1,096,404
40%	75%	£851,949	£918,922	£860,659	£927,630	£861,445	£870,155
45%	75%	£623,425	£698,769	£633,223	£708,567	£634,108	£643,906
50%	75%	£394,901	£478,616	£405,787	£489,503	£406,771	£417,658
10%	60%	£2,226,779	£2,253,568	£2,228,521	£2,255,310	£2,230,578	£2,232,320
15%	60%	£2,000,096	£2,040,280	£2,002,709	£2,042,892	£2,005,794	£2,008,407
20%	60%	£1,773,414	£1,826,992	£1,776,898	£1,830,476	£1,781,011	£1,784,494
25%	60%	£1,546,731	£1,613,704	£1,551,085	£1,618,058	£1,556,227	£1,560,582
30%	60%	£1,320,048	£1,400,415	£1,325,274	£1,405,640	£1,331,444	£1,336,669
35%	60%	£1,093,366	£1,187,127	£1,099,462	£1,193,223	£1,106,661	£1,112,757
40%	60%	£866,683	£973,839	£873,651	£980,806	£881,878	£888,844
45%	60%	£640,000	£760,551	£647,838	£768,389	£657,094	£664,932
50%	60%	£413.318	£547,263	£422.027	£555.971	£432.311	£441.020

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,100,745	£3,100,745	£3,100,745	£3,100,745	£3,100,745	£3,100,745
10%	71%	£2,644,573	£2,663,707	£2,646,646	£2,665,781	£2,647,286	£2,649,359
15%	71%	£2,416,487	£2,445,189	£2,419,597	£2,448,300	£2,420,556	£2,423,667
20%	71%	£2,188,400	£2,226,670	£2,192,548	£2,230,818	£2,193,828	£2,197,975
25%	71%	£1,960,315	£2,008,153	£1,965,499	£2,013,336	£1,967,098	£1,972,282
30%	71%	£1,732,229	£1,789,634	£1,738,450	£1,795,855	£1,740,369	£1,746,590
35%	71%	£1,504,143	£1,571,115	£1,511,401	£1,578,373	£1,513,640	£1,520,897
40%	71%	£1,276,057	£1,352,597	£1,284,352	£1,360,892	£1,286,910	£1,295,204
45%	71%	£1,047,972	£1,134,079	£1,057,303	£1,143,410	£1,060,181	£1,069,512
50%	71%	£819,886	£915,561	£830,254	£925,928	£833,451	£843,820
100%	71%		-£1,285,950				-£1,431,777
10%	75%	£2,643,696	£2,660,439	£2,645,873	£2,662,616	£2,646,069	£2,648,246
15%	75%	£2,415,171	£2,440,286	£2,418,437	£2,443,551	£2,418,732	£2,421,998
20%	75%	£2,186,646	£2,220,133	£2,191,002	£2,224,488	£2,191,395	£2,195,749
25%	75%	£1,958,123	£1,999,980	£1,963,566	£2,005,424	£1,964,058	£1,969,501
30%	75%	£1,729,598	£1,779,828	£1,736,130	£1,786,359	£1,736,721	£1,743,252
35%	75%	£1,501,074	£1,559,674	£1,508,694	£1,567,295	£1,509,383	£1,517,004
40%	75%	£1,272,549	£1,339,522	£1,281,259	£1,348,230	£1,282,045	£1,290,755
45%	75%	£1,044,025	£1,119,369	£1,053,823	£1,129,167	£1,054,708	£1,064,506
50%	75%	£815,501	£899,216	£826,387	£910,103	£827,371	£838,258
10%	60%	£2,647,379	£2,674,168	£2,649,121	£2,675,910	£2,651,178	£2,652,920
15%	60%	£2,420,696	£2,460,880	£2,423,309	£2,463,492	£2,426,394	£2,429,007
20%	60%	£2,194,014	£2,247,592	£2,197,498	£2,251,076	£2,201,611	£2,205,094
25%	60%	£1,967,331	£2,034,304	£1,971,685	£2,038,658	£1,976,827	£1,981,182
30%	60%	£1,740,648	£1,821,015	£1,745,874	£1,826,240	£1,752,044	£1,757,269
35%	60%	£1,513,966	£1,607,727	£1,520,062	£1,613,823	£1,527,261	£1,533,357
40%	60%	£1,287,283	£1,394,439	£1,294,251	£1,401,406	£1,302,478	£1,309,444
45%	60%	£1,060,600	£1,181,151	£1,068,438	£1,188,989	£1,077,694	£1,085,532

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,254,385	£2,254,385	£2,254,385	£2,254,385	£2,254,385	£2,254,385
10%	71%	£1,798,213	£1,817,347	£1,800,286	£1,819,421	£1,800,926	£1,802,999
15%	71%	£1,570,127	£1,598,829	£1,573,237	£1,601,940	£1,574,196	£1,577,307
20%	71%	£1,342,040	£1,380,310	£1,346,188	£1,384,458	£1,347,468	£1,351,615
25%	71%	£1,113,955	£1,161,793	£1,119,139	£1,166,976	£1,120,738	£1,125,922
30%	71%	£885,869	£943,274	£892,090	£949,495	£894,009	£900,230
35%	71%	£657,783	£724,755	£665,041	£732,013	£667,280	£674,537
40%	71%	£429,697	£506,237	£437,992	£514,532	£440,550	£448,844
45%	71%	£201,612	£287,719	£210,943	£297,050	£213,821	£223,152
50%	71%	-£26,474	£69,201	-£16,106	£79,568	-£12,909	-£2,540
100%	71%		-£2,132,310		-£2,111,235		-£2,278,137
10%	75%	£1,797,336	£1,814,079	£1,799,513	£1,816,256	£1,799,709	£1,801,886
15%	75%	£1,568,811	£1,593,926	£1,572,077	£1,597,191	£1,572,372	£1,575,638
20%	75%	£1,340,286	£1,373,773	£1,344,642	£1,378,128	£1,345,035	£1,349,389
25%	75%	£1,111,763	£1,153,620	£1,117,206	£1,159,064	£1,117,698	£1,123,141
30%	75%	£883,238	£933,468	£889,770	£939,999	£890,361	£896,892
35%	75%	£654,714	£713.314	£662.334	£720.935	£663.023	£670,644
40%	75%	£426,189	£493,162	£434,899	£501,870	£435,685	£444,395
45%	75%	£197,665	£273,009	£207,463	£282,807	£208,348	£218,146
50%	75%	-£30,859	£52,856	-£19,973	£63,743	-£18,989	-£8,102
10%	60%	£1,801,019	£1,827,808	£1,802,761	£1,829,550	£1,804,818	£1,806,560
15%	60%	£1,574,336	£1,614,520	£1,576,949	£1,617,132	£1,580,034	£1,582,647
20%	60%	£1,347,654	£1,401,232	£1,351,138	£1,404,716	£1,355,251	£1,358,734
25%	60%	£1,120,971	£1,187,944	£1,125,325	£1,192,298	£1,130,467	£1,134,822
30%	60%	£894,288	£974,655	£899,514	£979,880	£905,684	£910,909
35%	60%	£667,606	£761,367	£673,702	£767,463	£680,901	£686,997
40%	60%	£440,923	£548,079	£447,891	£555,046	£456,118	£463,084
45%	60%	£214,240	£334,791	£222,078	£342,629	£231,334	£239,172
50%	60%	-£12.442	£121.503	-£3.733	£130.211	£6.551	£15,260

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,833,145	£2,833,145	£2,833,145	£2,833,145	£2,833,145	£2,833,145
10%	71%	£2,376,973	£2,396,107	£2,379,046	£2,398,181	£2,379,686	£2,381,759
15%	71%	£2,148,887	£2,177,589	£2,151,997	£2,180,700	£2,152,956	£2,156,067
20%	71%	£1,920,800	£1,959,070	£1,924,948	£1,963,218	£1,926,228	£1,930,375
25%	71%	£1,692,715	£1,740,553	£1,697,899	£1,745,736	£1,699,498	£1,704,682
30%	71%	£1,464,629	£1,522,034	£1,470,850	£1,528,255	£1,472,769	£1,478,990
35%	71%	£1,236,543	£1,303,515	£1,243,801	£1,310,773	£1,246,040	£1,253,297
40%	71%	£1,008,457	£1,084,997	£1,016,752	£1,093,292	£1,019,310	£1,027,604
45%	71%	£780,372	£866,479	£789,703	£875,810	£792,581	£801,912
50%	71%	£552,286	£647,961	£562,654	£658,328	£565,851	£576,220
100%	71%	-£1,748,029	-£1,553,550	-£1,726,953	-£1,532,475	-£1,720,453	-£1,699,377
10%	75%	£2,376,096	£2,392,839	£2,378,273	£2,395,016	£2,378,469	£2,380,646
15%	75%	£2,147,571	£2,172,686	£2,150,837	£2,175,951	£2,151,132	£2,154,398
20%	75%	£1,919,046	£1,952,533	£1,923,402	£1,956,888	£1,923,795	£1,928,149
25%	75%	£1,690,523	£1,732,380	£1,695,966	£1,737,824	£1,696,458	£1,701,901
30%	75%	£1,461,998	£1,512,228	£1,468,530	£1,518,759	£1,469,121	£1,475,652
35%	75%	£1,233,474	£1,292,074	£1,241,094	£1,299,695	£1,241,783	£1,249,404
40%	75%	£1,004,949	£1,071,922	£1,013,659	£1,080,630	£1,014,445	£1,023,155
45%	75%	£776,425	£851,769	£786,223	£861,567	£787,108	£796,906
50%	75%	£547,901	£631,616	£558,787	£642,503	£559,771	£570,658
10%	60%	£2,379,779	£2,406,568	£2,381,521	£2,408,310	£2,383,578	£2,385,320
15%	60%	£2,153,096	£2,193,280	£2,155,709	£2,195,892	£2,158,794	£2,161,407
20%	60%	£1,926,414	£1,979,992	£1,929,898	£1,983,476	£1,934,011	£1,937,494
25%	60%	£1,699,731	£1,766,704	£1,704,085	£1,771,058	£1,709,227	£1,713,582
30%	60%	£1,473,048	£1,553,415	£1,478,274	£1,558,640	£1,484,444	£1,489,669
35%	60%	£1,246,366	£1,340,127	£1,252,462	£1,346,223	£1,259,661	£1,265,757
40%	60%	£1,019,683	£1,126,839	£1,026,651	£1,133,806	£1,034,878	£1,041,844
45%	60%	£793,000	£913,551	£800,838	£921,389	£810,094	£817,932
50%	60%	£566.318	£700,263	£575.027	£708.971	£585.311	£594.020

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,100,745	£3,100,745	£3,100,745	£3,100,745	£3,100,745	£3,100,745
10%	71%	£2,644,573	£2,663,707	£2,646,646	£2,665,781	£2,647,286	£2,649,359
15%	71%	£2,416,487	£2,445,189	£2,419,597	£2,448,300	£2,420,556	£2,423,667
20%	71%	£2,188,400	£2,226,670	£2,192,548	£2,230,818	£2,193,828	£2,197,975
25%	71%	£1,960,315	£2,008,153	£1,965,499	£2,013,336	£1,967,098	£1,972,282
30%	71%	£1,732,229	£1,789,634	£1,738,450	£1,795,855	£1,740,369	£1,746,590
35%	71%	£1,504,143	£1,571,115	£1,511,401	£1,578,373	£1,513,640	£1,520,897
40%	71%	£1,276,057	£1,352,597	£1,284,352	£1,360,892	£1,286,910	£1,295,204
45%	71%	£1,047,972	£1,134,079	£1,057,303	£1,143,410	£1,060,181	£1,069,512
50%	71%	£819,886	£915,561	£830,254	£925,928	£833,451	£843,820
100%	71%	-£1,480,429	-£1,285,950	-£1,459,353		-£1,452,853	-£1,431,777
10%	75%	£2,643,696	£2,660,439	£2,645,873	£2,662,616	£2,646,069	£2,648,246
15%	75%	£2,415,171	£2,440,286	£2,418,437	£2,443,551	£2,418,732	£2,421,998
20%	75%	£2,186,646	£2,220,133	£2,191,002	£2,224,488	£2,191,395	£2,195,749
25%	75%	£1,958,123	£1,999,980	£1,963,566	£2,005,424	£1,964,058	£1,969,501
30%	75%	£1,729,598	£1,779,828	£1,736,130	£1,786,359	£1,736,721	£1,743,252
35%	75%	£1,501,074	£1,559,674	£1,508,694	£1,567,295	£1,509,383	£1,517,004
40%	75%	£1,272,549	£1,339,522	£1,281,259	£1,348,230	£1,282,045	£1,290,755
45%	75%	£1,044,025	£1,119,369	£1,053,823	£1,129,167	£1,054,708	£1,064,506
50%	75%	£815,501	£899,216	£826,387	£910,103	£827,371	£838,258
10%	60%	£2,647,379	£2,674,168	£2,649,121	£2,675,910	£2,651,178	£2,652,920
15%	60%	£2,420,696	£2,460,880	£2,423,309	£2,463,492	£2,426,394	£2,429,007
20%	60%	£2,194,014	£2,247,592	£2,197,498	£2,251,076	£2,201,611	£2,205,094
25%	60%	£1,967,331	£2,034,304	£1,971,685	£2,038,658	£1,976,827	£1,981,182
30%	60%	£1,740,648	£1,821,015	£1,745,874	£1,826,240	£1,752,044	£1,757,269
35%	60%	£1,513,966	£1,607,727	£1,520,062	£1,613,823	£1,527,261	£1,533,357
40%	60%	£1,287,283	£1,394,439	£1,294,251	£1,401,406	£1,302,478	£1,309,444
45%	60%	£1,060,600	£1,181,151	£1,068,438	£1,188,989	£1,077,694	£1,085,532
EON/	60%	£022 040	0007.000	0040.007	£076 £74	C0E0 044	0004 000

£13,474,000

9 0.04 Ha

	CIL Zone	1
	Value Area	Low
Sales value inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,382,815	£2,382,815	£2,382,815	£2,382,815	£2,382,815	£2,382,815
10%	71%	£2,024,260	£2,043,395	£2,027,645	£2,046,780	£2,026,973	£2,030,358
15%	71%	£1,844,983	£1,873,684	£1,850,061	£1,878,763	£1,849,053	£1,854,131
20%	71%	£1,665,705	£1,703,975	£1,672,476	£1,710,747	£1,671,131	£1,677,903
25%	71%	£1,486,427	£1,534,265	£1,494,892	£1,542,729	£1,493,210	£1,501,675
30%	71%	£1,307,151	£1,364,555	£1,317,307	£1,374,712	£1,315,290	£1,325,447
35%	71%	£1,127,873	£1,194,844	£1,139,722	£1,206,695	£1,137,369	£1,149,219
40%	71%	£948,595	£1,025,135	£962,138	£1,038,678	£959,448	£972,991
45%	71%	£769,318	£855,425	£784,554	£870,660	£781,528	£796,763
50%	71%	£590,041	£685,715	£606,969	£702,643	£603,607	£620,535
100%	71%	-£1,222,405	-£1,027,925	-£1,187,993	-£993,515	-£1,194,829	-£1,160,417
10%	75%	£2,023,317	£2,040,060	£2,026,872	£2,043,615	£2,025,691	£2,029,246
15%	75%	£1,843,569	£1,868,683	£1,848,901	£1,874,015	£1,847,130	£1,852,462
20%	75%	£1,663,819	£1,697,306	£1,670,930	£1,704,415	£1,668,568	£1,675,678
25%	75%	£1,484,071	£1,525,928	£1,492,959	£1,534,816	£1,490,006	£1,498,894
30%	75%	£1,304,322	£1,354,551	£1,314,987	£1,365,216	£1,311,444	£1,322,109
35%	75%	£1,124,574	£1,183,174	£1,137,016	£1,195,616	£1,132,882	£1,145,326
40%	75%	£944,825	£1,011,797	£959,045	£1,026,017	£954,321	£968,541
45%	75%	£765,076	£840,420	£781,074	£856,418	£775,760	£791,756
50%	75%	£585,328	£669,043	£603,102	£686,818	£597,198	£614,973
10%	60%	£2,027,276	£2,054,065	£2,030,120	£2,056,909	£2,031,075	£2,033,919
15%	60%	£1,849,507	£1,889,691	£1,853,773	£1,893,956	£1,855,205	£1,859,470
20%	60%	£1,671,738	£1,725,316	£1,677,426	£1,731,004	£1,679,334	£1,685,022
25%	60%	£1,493,969	£1,560,941	£1,501,078	£1,568,051	£1,503,465	£1,510,574
30%	60%	£1,316,199	£1,396,566	£1,324,731	£1,405,098	£1,327,595	£1,336,126
35%	60%	£1,138,431	£1,232,192	£1,148,384	£1,242,145	£1,151,725	£1,161,678
40%	60%	£960,661	£1,067,817	£972,037	£1,079,193	£975,855	£987,231
45%	60%	£782,892	£903,442	£795,689	£916,240	£799,985	£812,783
50%	60%	£605.122	£739.067	£619.342	£753,287	£624.115	£638.335

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£1,217,185	-£1,217,185	-£1,217,185	-£1,217,185	-£1,217,185	-£1,217,185
10%	71%	-£1,575,740	-£1,556,605	-£1,572,355	-£1,553,220	-£1,573,027	-£1,569,642
15%	71%	-£1,755,017	-£1,726,316				
20%	71%	-£1,934,295	-£1,896,025	-£1,927,524	-£1,889,253	-£1,928,869	-£1,922,097
25%	71%	-£2,113,573	-£2,065,735				
30%	71%	-£2,292,849	-£2,235,445				
35%	71%	-£2,472,127	-£2,405,156				
40%	71%	-£2,651,405	-£2,574,865	-£2,637,862	-£2,561,322	-£2,640,552	-£2,627,009
45%	71%	-£2,830,682	-£2,744,575				
50%	71%	-£3,009,959	-£2,914,285			-£2,996,393	
100%	71%	-£4,822,405	-£4,627,925				
10%	75%	-£1,576,683	-£1,559,940	-£1,573,128	-£1,556,385	-£1,574,309	-£1,570,754
15%	75%	-£1,756,431	-£1,731,317				
20%	75%	-£1,936,181	-£1,902,694	-£1,929,070	-£1,895,585	-£1,931,432	-£1,924,322
25%	75%	-£2,115,929	-£2,074,072	-£2,107,041	-£2,065,184	-£2,109,994	-£2,101,106
30%	75%	-£2,295,678	-£2,245,449		-£2,234,784		
35%	75%	-£2,475,426	-£2,416,826	-£2,462,984	-£2,404,384	-£2,467,118	-£2,454,674
40%	75%	-£2,655,175	-£2,588,203				
45%	75%	-£2,834,924	-£2,759,580	-£2,818,926			
50%	75%	-£3,014,672	-£2,930,957				
10%	60%	-£1,572,724	-£1,545,935			-£1,568,925	
15%	60%	-£1,750,493	-£1,710,309		-£1,706,044	-£1,744,795	
20%	60%	-£1,928,262	-£1,874,684	-£1,922,574	-£1,868,996	-£1,920,666	-£1,914,978
25%	60%	-£2,106,031	-£2,039,059				
30%	60%	-£2,283,801	-£2,203,434		-£2,194,902	-£2,272,405	-£2,263,874
35%	60%	-£2.461.569	-£2.367.808				
40%	60%	-£2,639,339	-£2,532,183	-£2,627,963			
45%	60%	-£2,817,108	-£2,696,558				-£2,787,217
50%	60%	-£2.994.878	-£2.860.933				

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£510,185	-£510,185	-£510,185	-£510,185	-£510,185	-£510,185
10%	71%	-£868,740	-£849,605		-£846,220		-£862,642
15%	71%	-£1,048,017	-£1,019,316			-£1,043,947	
20%	71%	-£1,227,295	-£1,189,025	-£1,220,524			-£1,215,097
25%	71%	-£1,406,573	-£1,358,735	-£1,398,108		-£1,399,790	
30%	71%	-£1,585,849	-£1,528,445	-£1,575,693	-£1,518,288	-£1,577,710	-£1,567,553
35%	71%	-£1,765,127	-£1,698,156			-£1,755,631	-£1,743,781
40%	71%	-£1,944,405	-£1,867,865	-£1,930,862		-£1,933,552	
45%	71%	-£2,123,682	-£2,037,575	-£2,108,446	-£2,022,340	-£2,111,472	-£2,096,237
50%	71%	-£2,302,959	-£2,207,285	-£2,286,031	-£2,190,357	-£2,289,393	-£2,272,465
100%	71%	-£4,115,405	-£3,920,925				-£4,053,417
10%	75%	-£869,683	-£852,940	-£866,128		-£867,309	-£863,754
15%	75%	-£1,049,431	-£1,024,317				
20%	75%	-£1,229,181	-£1,195,694				
25%	75%	-£1,408,929	-£1.367.072		-£1.358.184		-£1,394,106
30%	75%	-£1,588,678	-£1,538,449	-£1,578,013	-£1,527,784	-£1,581,556	-£1,570,891
35%	75%	-£1,768,426	-£1,709,826	-£1,755,984	-£1,697,384	-£1,760,118	-£1,747,674
40%	75%	-£1,948,175	-£1,881,203	-£1,933,955	-£1,866,983	-£1,938,679	-£1,924,459
45%	75%	-£2,127,924	-£2,052,580				-£2,101,244
50%	75%	-£2,307,672	-£2,223,957	-£2,289,898	-£2,206,182	-£2,295,802	
10%	60%	-£865,724	-£838,935				
15%	60%	-£1,043,493	-£1,003,309	-£1,039,227	-£999,044	-£1,037,795	-£1,033,530
20%	60%	-£1,221,262	-£1,167,684	-£1,215,574	-£1,161,996		-£1,207,978
25%	60%	-£1,399,031	-£1,332,059	-£1,391,922	-£1,324,949	-£1,389,535	-£1,382,426
30%	60%	-£1,576,801	-£1,496,434	-£1,568,269	-£1,487,902	-£1,565,405	-£1,556,874
35%	60%	-£1,754,569	-£1,660,808				
40%	60%	-£1,932,339	-£1,825,183	-£1,920,963		-£1,917,145	-£1,905,769
45%	60%	-£2,110,108	-£1,989,558				

45% 50% -22,110,10
50% 60% -22,287,87

Residual Land values compared to benchmark land values

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£720,735	£720,735	£720,735	£720,735	£720,735	£720,735
10%	71%	£362,180	£381,315	£365,565	£384,700	£364,893	£368,278
15%	71%	£182,903	£211,604	£187,981	£216,683	£186,973	£192,051
20%	71%	£3.625	£41.895	£10.396	£48.667	£9.051	£15.823
25%	71%	-£175,653	-£127,815	-£167,188	-£119,351	-£168,870	-£160,405
30%	71%	-£354.929	-£297.525	-£344.773	-£287,368	-£346.790	-£336.633
35%	71%	-£534,207	-£467,236	-£522,358	-£455,385	-£524,711	-£512,861
40%	71%	-£713.485	-£636.945				
45%	71%	-£892,762	-£806,655				
50%	71%	-£1.072.039	-£976.365				
100%	71%	-£2,884,485	-£2,690,005				
10%	75%	£361.237	£377.980	£364.792	£381.535	£363.611	£367.166
15%	75%	£181,489	£206,603	£186,821	£211,935	£185,050	£190,382
20%	75%	£1.739	£35.226	£8.850	£42.335	£6.488	£13.598
25%	75%	-£178,009	-£136,152	-£169,121	-£127,264	-£172,074	-£163,186
30%	75%	-£357.758	-£307.529	-£347.093	-£296.864	-£350.636	-£339.971
35%	75%	-£537,506	-£478,906	-£525,064	-£466,464	-£529,198	-£516,754
40%	75%	-£717.255	-£650.283		-£636,063		
45%	75%	-£897,004	-£821,660				
50%	75%	-£1.076.752	-£993.037				
10%	60%	£365,196	£391,985	£368,040	£394,829	£368,995	£371,839
15%	60%	£187,427	£227,611	£191,693	£231,876	£193,125	£197,390
20%	60%	£9,658	£63.236	£15.346	£68.924	£17.254	£22.942
25%	60%	-£168,111	-£101,139	-£161,002	-£94,029	-£158,615	-£151,506
30%	60%	-£345.881	-£265.514	-£337.349	-£256.982	-£334.485	-£325,954
35%	60%	-£523,649	-£429,888	-£513,696	-£419,935	-£510,355	-£500,402
40%	60%	-£701.419	-£594.263	-£690.043	-£582.887	-£686,225	-£674.849
45%	60%	-£879,188	-£758.638		-£745.840		
E001	0000	C4 OEC OEO	0000.040		0000.700		C4 000 745

£90,000,000

£72,325,000

£41,552,000

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at lacome thresholds thresholds LAR and SO at CLA Income thresholds thresholds % of AH as SR and LLR LAR and LLR

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,690,855	£1,690,855	£1,690,855	£1,690,855	£1,690,855	£1,690,855
10%	71%	£1,332,300	£1,351,435	£1,335,685	£1,354,820	£1,335,013	£1,338,398
15%	71%	£1,153,023	£1,181,724	£1,158,101	£1,186,803	£1,157,093	£1,162,171
20%	71%	£973,745	£1,012,015	£980,516	£1,018,787	£979,171	£985,943
25%	71%	£794,467	£842,305	£802,932	£850,769	£801,250	£809,715
30%	71%	£615,191	£672,595	£625,347	£682,752	£623,330	£633,487
35%	71%	£435,913	£502,884	£447,762	£514,735	£445,409	£457,259
40%	71%	£256,635	£333,175	£270,178	£346,718	£267,488	£281,031
45%	71%	£77,358	£163,465	£92,594	£178,700	£89,568	£104,803
50%	71%	-£101,919	-£6,245	-£84,991	£10,683	-£88,353	-£71,425
100%	71%	-£1,914,365					
10%	75%	£1,331,357	£1,348,100	£1,334,912	£1,351,655	£1,333,731	£1,337,286
15%	75%	£1,151,609	£1,176,723	£1,156,941	£1,182,055	£1,155,170	£1,160,502
20%	75%	£971,859	£1,005,346	£978,970	£1,012,455	£976,608	£983,718
25%	75%	£792,111	£833,968	£800,999	£842,856	£798,046	£806,934
30%	75%	£612,362	£662,591	£623,027	£673,256	£619,484	£630,149
35%	75%	£432,614	£491,214	£445,056	£503,656	£440,922	£453,366
40%	75%	£252,865	£319,837	£267,085	£334,057	£262,361	£276,581
45%	75%	£73,116	£148,460	£89,114	£164,458	£83,800	£99,796
50%	75%	-£106,632	-£22,917	-£88,858	-£5,142	-£94,762	-£76,987
10%	60%	£1,335,316	£1,362,105	£1,338,160	£1,364,949	£1,339,115	£1,341,959
15%	60%	£1,157,547	£1,197,731	£1,161,813	£1,201,996	£1,163,245	£1,167,510
20%	60%	£979,778	£1,033,356	£985,466	£1,039,044	£987,374	£993,062
25%	60%	£802,009	£868,981	£809,118	£876,091	£811,505	£818,614
30%	60%	£624,239	£704,606	£632,771	£713,138	£635,635	£644,166
35%	60%	£446,471	£540,232	£456,424	£550,185	£459,765	£469,718
40%	60%	£268,701	£375,857	£280,077	£387,233	£283,895	£295,271
45%	60%	£90,932	£211,482	£103,729	£224,280	£108,025	£120,823
50%	60%	-£86.838	£47.107	-£72.618	£61.327	-£67.845	-£53.625

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,111,455	£2,111,455	£2,111,455	£2,111,455	£2,111,455	£2,111,455
10%	71%	£1,752,900	£1,772,035	£1,756,285	£1,775,420	£1,755,613	£1,758,998
15%	71%	£1,573,623	£1,602,324	£1,578,701	£1,607,403	£1,577,693	£1,582,771
20%	71%	£1,394,345	£1,432,615	£1,401,116	£1,439,387	£1,399,771	£1,406,543
25%	71%	£1,215,067	£1,262,905	£1,223,532	£1,271,369	£1,221,850	£1,230,315
30%	71%	£1,035,791	£1,093,195	£1,045,947	£1,103,352	£1,043,930	£1,054,087
35%	71%	£856,513	£923,484	£868,362	£935,335	£866,009	£877,859
40%	71%	£677,235	£753,775	£690,778	£767,318	£688,088	£701,631
45%	71%	£497,958	£584,065	£513,194	£599,300	£510,168	£525,403
50%	71%	£318,681	£414,355	£335,609	£431,283	£332,247	£349,175
100%	71%	-£1,493,765	-£1,299,285		-£1,264,875		
10%	75%	£1,751,957	£1,768,700	£1,755,512	£1,772,255	£1,754,331	£1,757,886
15%	75%	£1,572,209	£1,597,323	£1,577,541	£1,602,655	£1,575,770	£1,581,102
20%	75%	£1,392,459	£1,425,946	£1,399,570	£1,433,055	£1,397,208	£1,404,318
25%	75%	£1,212,711	£1,254,568	£1,221,599	£1,263,456	£1,218,646	£1,227,534
30%	75%	£1,032,962	£1,083,191	£1,043,627	£1,093,856	£1,040,084	£1,050,749
35%	75%	£853,214	£911,814	£865,656	£924,256	£861,522	£873,966
40%	75%	£673,465	£740,437	£687,685	£754,657	£682,961	£697,181
45%	75%	£493,716	£569,060	£509,714	£585,058	£504,400	£520,396
50%	75%	£313,968	£397,683	£331,742	£415,458	£325,838	£343,613
10%	60%	£1,755,916	£1,782,705	£1,758,760	£1,785,549	£1,759,715	£1,762,559
15%	60%	£1,578,147	£1,618,331	£1,582,413	£1,622,596	£1,583,845	£1,588,110
20%	60%	£1,400,378	£1,453,956	£1,406,066	£1,459,644	£1,407,974	£1,413,662
25%	60%	£1,222,609	£1,289,581	£1,229,718	£1,296,691	£1,232,105	£1,239,214
30%	60%	£1,044,839	£1,125,206	£1,053,371	£1,133,738	£1,056,235	£1,064,766
35%	60%	£867,071	£960,832	£877,024	£970,785	£880,365	£890,318
40%	60%	£689,301	£796,457	£700,677	£807,833	£704,495	£715,871
45%	60%	£511,532	£632,082	£524,329	£644,880	£528,625	£541,423
50%	60%	£333.762	£467.707	£347 982	£481.927	£352 755	£366.975

£27,624,000

£17,299,000

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,265,095	£1,265,095	£1,265,095	£1,265,095	£1,265,095	£1,265,095
10%	71%	£906,540	£925,675	£909,925	£929,060	£909,253	£912,638
15%	71%	£727,263	£755,964	£732,341	£761,043	£731,333	£736,411
20%	71%	£547,985	£586,255	£554,756	£593,027	£553,411	£560,183
25%	71%	£368,707	£416,545	£377,172	£425,009	£375,490	£383,955
30%	71%	£189,431	£246,835	£199,587	£256,992	£197,570	£207,727
35%	71%	£10,153	£77,124	£22,002	£88,975	£19,649	£31,499
40%	71%	-£169,125	-£92,585	-£155,582	-£79,042	-£158,272	-£144,729
45%	71%	-£348,402	-£262,295	-£333,166	-£247,060	-£336,192	-£320,957
50%	71%	-£527,679	-£432,005	-£510,751	-£415,077	-£514,113	-£497,185
100%	71%	-£2,340,125	-£2,145,645		-£2,111,235		-£2,278,137
10%	75%	£905,597	£922,340	£909,152	£925,895	£907,971	£911,526
15%	75%	£725,849	£750,963	£731,181	£756,295	£729,410	£734,742
20%	75%	£546,099	£579,586	£553,210	£586,695	£550,848	£557,958
25%	75%	£366,351	£408,208	£375,239	£417,096	£372,286	£381,174
30%	75%	£186,602	£236,831	£197,267	£247,496	£193,724	£204,389
35%	75%	£6,854	£65,454	£19,296	£77,896	£15,162	£27,606
40%	75%	-£172,895	-£105,923	-£158,675	-£91,703	-£163,399	-£149,179
45%	75%	-£352.644	-£277.300	-£336.646	-£261.302	-£341.960	-£325.964
50%	75%	-£532,392	-£448,677	-£514,618	-£430,902	-£520,522	-£502,747
10%	60%	£909.556	£936.345	£912.400	£939.189	£913.355	£916.199
15%	60%	£731,787	£771,971	£736,053	£776,236	£737,485	£741,750
20%	60%	£554,018	£607,596	£559,706	£613,284	£561,614	£567,302
25%	60%	£376,249	£443,221	£383,358	£450,331	£385,745	£392,854
30%	60%	£198,479	£278,846	£207,011	£287,378	£209,875	£218,406
35%	60%	£20,711	£114,472	£30,664	£124,425	£34,005	£43,958
40%	60%	-£157,059	-£49,903	-£145,683	-£38,527	-£141,865	-£130,489
45%	60%	-£334,828	-£214,278	-£322,031	-£201,480	-£317,735	-£304,937
50%	60%	-£512.598	-£378.653	-£498.378	-£364.433	-£493.605	-£479.385

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,843,855	£1,843,855	£1,843,855	£1,843,855	£1,843,855	£1,843,855
10%	71%	£1,485,300	£1,504,435	£1,488,685	£1,507,820	£1,488,013	£1,491,398
15%	71%	£1,306,023	£1,334,724	£1,311,101	£1,339,803	£1,310,093	£1,315,171
20%	71%	£1,126,745	£1,165,015	£1,133,516	£1,171,787	£1,132,171	£1,138,943
25%	71%	£947,467	£995,305	£955,932	£1,003,769	£954,250	£962,715
30%	71%	£768,191	£825,595	£778,347	£835,752	£776,330	£786,487
35%	71%	£588,913	£655,884	£600,762	£667,735	£598,409	£610,259
40%	71%	£409,635	£486,175	£423,178	£499,718	£420,488	£434,031
45%	71%	£230,358	£316,465	£245,594	£331,700	£242,568	£257,803
50%	71%	£51,081	£146,755	£68,009	£163,683	£64,647	£81,575
100%	71%	-£1,761,365	-£1,566,885	-£1,726,953	-£1,532,475	-£1,733,789	-£1,699,377
10%	75%	£1,484,357	£1,501,100	£1,487,912	£1,504,655	£1,486,731	£1,490,286
15%	75%	£1,304,609	£1,329,723	£1,309,941	£1,335,055	£1,308,170	£1,313,502
20%	75%	£1,124,859	£1,158,346	£1,131,970	£1,165,455	£1,129,608	£1,136,718
25%	75%	£945,111	£986,968	£953,999	£995,856	£951,046	£959,934
30%	75%	£765.362	£815.591	£776.027	£826.256	£772,484	£783.149
35%	75%	£585,614	£644,214	£598,056	£656,656	£593,922	£606,366
40%	75%	£405.865	£472.837	£420.085	£487.057	£415.361	£429.581
45%	75%	£226,116	£301,460	£242,114	£317,458	£236,800	£252,796
50%	75%	£46,368	£130,083	£64,142	£147,858	£58,238	£76,013
10%	60%	£1,488,316	£1,515,105	£1,491,160	£1,517,949	£1,492,115	£1,494,959
15%	60%	£1,310,547	£1,350,731	£1,314,813	£1,354,996	£1,316,245	£1,320,510
20%	60%	£1,132,778	£1,186,356	£1,138,466	£1,192,044	£1,140,374	£1,146,062
25%	60%	£955,009	£1,021,981	£962,118	£1,029,091	£964,505	£971,614
30%	60%	£777,239	£857,606	£785,771	£866,138	£788,635	£797,166
35%	60%	£599,471	£693,232	£609,424	£703,185	£612,765	£622,718
40%	60%	£421,701	£528,857	£433,077	£540,233	£436,895	£448,271
45%	60%	£243,932	£364,482	£256,729	£377,280	£261,025	£273,823
50%	60%	£66,162	£200.107	£80.382	£214.327	£85,155	£99.375

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£2,111,455	£2,111,455	£2,111,455	£2,111,455	£2,111,455	£2,111,455
10%	71%	£1,752,900	£1,772,035	£1,756,285	£1,775,420	£1,755,613	£1,758,998
15%	71%	£1,573,623	£1,602,324	£1,578,701	£1,607,403	£1,577,693	£1,582,771
20%	71%	£1,394,345	£1,432,615	£1,401,116	£1,439,387	£1,399,771	£1,406,543
25%	71%	£1,215,067	£1,262,905	£1,223,532	£1,271,369	£1,221,850	£1,230,315
30%	71%	£1,035,791	£1,093,195	£1,045,947	£1,103,352	£1,043,930	£1,054,087
35%	71%	£856,513	£923,484	£868,362	£935,335	£866,009	£877,859
40%	71%	£677,235	£753,775	£690,778	£767,318	£688,088	£701,631
45%	71%	£497,958	£584,065	£513,194	£599,300	£510,168	£525,403
50%	71%	£318,681	£414,355	£335,609	£431,283	£332,247	£349,175
100%	71%	-£1,493,765	-£1,299,285	-£1,459,353	-£1,264,875	-£1,466,189	-£1,431,777
10%	75%	£1,751,957	£1,768,700	£1,755,512	£1,772,255	£1,754,331	£1,757,886
15%	75%	£1,572,209	£1,597,323	£1,577,541	£1,602,655	£1,575,770	£1,581,102
20%	75%	£1,392,459	£1,425,946	£1,399,570	£1,433,055	£1,397,208	£1,404,318
25%	75%	£1,212,711	£1,254,568	£1,221,599	£1,263,456	£1,218,646	£1,227,534
30%	75%	£1,032,962	£1,083,191	£1,043,627	£1,093,856	£1,040,084	£1,050,749
35%	75%	£853,214	£911,814	£865,656	£924,256	£861,522	£873,966
40%	75%	£673,465	£740.437	£687.685	£754.657	£682.961	£697,181
45%	75%	£493,716	£569,060	£509,714	£585,058	£504,400	£520,396
50%	75%	£313.968	£397.683	£331.742	£415.458	£325.838	£343,613
10%	60%	£1.755.916	£1.782.705	£1.758.760	£1.785.549	£1,759,715	£1,762,559
15%	60%	£1.578.147	£1.618.331	£1.582.413	£1.622.596	£1,583,845	£1,588,110
20%	60%	£1,400,378	£1.453.956	£1,406,066	£1,459,644	£1.407.974	£1,413,662
25%	60%	£1,222,609	£1,289,581	£1,229,718	£1,296,691	£1,232,105	£1,239,214
30%	60%	£1.044.839	£1.125.206	£1.053.371	£1.133.738	£1.056.235	£1,064,766
35%	60%	£867.071	£960.832	£877.024	£970.785	£880.365	£890.318
40%	60%	£689,301	£796.457	£700.677	£807.833	£704,495	£715.871
45%	60%	£511.532	£632.082	£524.329	£644.880	£528.625	£541.423
50%	60%	£333.762	£467.707	£347 982	£481 927	£352 755	£366 975

£13,474,000

9 0.04 Ha

	CIL Zone	2
	Value Area	High
Sales value inflation Build cost inflation		

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,593,811	£2,593,811	£2,593,811	£2,593,811	£2,593,811	£2,593,811
10%	71%	£2,214,288	£2,233,792	£2,217,542	£2,237,045	£2,211,519	£2,214,773
15%	71%	£2,024,526	£2,053,781	£2,029,408	£2,058,663	£2,020,373	£2,025,255
20%	71%	£1,834,764	£1,873,771	£1,841,273	£1,880,280	£1,829,227	£1,835,736
25%	71%	£1,645,003	£1,693,761	£1,653,139	£1,701,897	£1,638,080	£1,646,217
30%	71%	£1,455,242	£1,513,752	£1,465,004	£1,523,514	£1,446,935	£1,456,698
35%	71%	£1,265,480	£1,333,741	£1,276,871	£1,345,132	£1,255,789	£1,267,180
40%	71%	£1,075,718	£1,153,731	£1,088,736	£1,166,749	£1,064,642	£1,077,660
45%	71%	£885,956	£973,721	£900,602	£988,366	£873,496	£888,142
50%	71%	£696,195	£793,712	£712,467	£809,983	£682,351	£698,623
100%	71%	-£1,221,071	-£1,022,848	-£1,187,993	-£989,771	-£1,249,212	-£1,216,135
10%	75%	£2,213,352	£2,230,417	£2,216,768	£2,233,834	£2,210,929	£2,214,346
15%	75%	£2,023,122	£2,048,721	£2,028,248	£2,053,846	£2,019,488	£2,024,613
20%	75%	£1,832,893	£1,867,023	£1,839,727	£1,873,858	£1,828,047	£1,834,882
25%	75%	£1,642,663	£1,685,326	£1,651,206	£1,693,869	£1,636,606	£1,645,149
30%	75%	£1,452,433	£1,503,629	£1,462,685	£1,513,881	£1,445,165	£1,455,417
35%	75%	£1,262,204	£1,321,932	£1,274,163	£1,333,892	£1,253,724	£1,265,684
40%	75%	£1,071,973	£1,140,236	£1,085,643	£1,153,905	£1,062,282	£1,075,952
45%	75%	£881,744	£958,539	£897,122	£973,916	£870,842	£886,219
50%	75%	£691,514	£776,842	£708,601	£793,928	£679,401	£696,486
10%	60%	£2,217,283	£2,244,588	£2,220,017	£2,247,321	£2,213,407	£2,216,140
15%	60%	£2,029,019	£2,069,977	£2,033,120	£2,074,077	£2,023,204	£2,027,305
20%	60%	£1,840,755	£1,895,365	£1,846,223	£1,900,832	£1,833,003	£1,838,470
25%	60%	£1,652,491	£1,720,753	£1,659,326	£1,727,588	£1,642,800	£1,649,634
30%	60%	£1,464,228	£1,546,141	£1,472,429	£1,554,343	£1,452,598	£1,460,800
35%	60%	£1,275,964	£1,371,530	£1,285,532	£1,381,098	£1,262,396	£1,271,965
40%	60%	£1,087,700	£1,196,918	£1,098,635	£1,207,853	£1,072,194	£1,083,129
45%	60%	£899,436	£1,022,306	£911,737	£1,034,609	£881,992	£894,294
50%	60%	£711.172	£847.695	£724.841	£861.364	£691.790	£705.459

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,006,189	-£1,006,189	-£1,006,189	-£1,006,189	-£1,006,189	-£1,006,189
10%	71%	-£1,385,712	-£1,366,208	-£1,382,458	-£1,362,955	-£1,388,481	-£1,385,227
15%	71%	-£1,575,474	-£1,546,219				-£1,574,745
20%	71%	-£1,765,236	-£1,726,229	-£1,758,727	-£1,719,720	-£1,770,773	-£1,764,264
25%	71%	-£1,954,997	-£1,906,239				-£1,953,783
30%	71%	-£2,144,758	-£2,086,248				-£2,143,302
35%	71%	-£2,334,520	-£2,266,259				-£2,332,820
40%	71%	-£2,524,282	-£2,446,269		-£2,433,251		-£2,522,340
45%	71%	-£2,714,044	-£2,626,279		-£2,611,634	-£2,726,504	-£2,711,858
50%	71%	-£2,903,805	-£2,806,288		-£2,790,017		-£2,901,377
100%	71%	-£4,821,071	-£4,622,848				-£4,816,135
10%	75%	-£1,386,648	-£1,369,583	-£1,383,232	-£1,366,166	-£1,389,071	-£1,385,654
15%	75%	-£1,576,878	-£1,551,279		-£1,546,154		-£1,575,387
20%	75%	-£1,767,107	-£1,732,977	-£1,760,273	-£1,726,142	-£1,771,953	-£1,765,118
25%	75%	-£1,957,337	-£1,914,674	-£1,948,794	-£1,906,131	-£1,963,394	-£1,954,851
30%	75%	-£2,147,567	-£2,096,371				-£2,144,583
35%	75%	-£2,337,796	-£2,278,068	-£2,325,837	-£2,266,108	-£2,346,276	-£2,334,316
40%	75%	-£2,528,027	-£2,459,764				-£2,524,048
45%	75%	-£2,718,256	-£2,641,461	-£2,702,878	-£2,626,084		-£2,713,781
50%	75%	-£2,908,486	-£2,823,158				-£2,903,514
10%	60%	-£1,382,717	-£1,355,412	-£1,379,983	-£1,352,679	-£1,386,593	-£1,383,860
15%	60%	-£1,570,981	-£1,530,023				-£1,572,695
20%	60%	-£1,759,245	-£1,704,635	-£1,753,777	-£1,699,168	-£1,766,997	-£1,761,530
25%	60%	-£1,947,509	-£1,879,247				-£1,950,366
30%	60%	-£2,135,772	-£2,053,859	-£2,127,571	-£2,045,657	-£2,147,402	-£2,139,200
35%	60%	-£2,324,036	-£2,228,470				-£2,328,035
40%	60%	-£2,512,300	-£2,403,082	-£2,501,365	-£2,392,147	-£2,527,806	-£2,516,871
45%	60%	-£2,700,564	-£2,577,694				-£2,705,706
50%	60%	-£2.888.828	-£2.752.305				-£2,894,541

Residual Land	values compared to
Benchmark Z1	- Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£299,189	-£299,189	-£299,189	-£299,189	-£299,189	-£299,189
10%	71%	-£678,712	-£659,208			-£681,481	
15%	71%	-£868,474	-£839,219				
20%	71%	-£1,058,236	-£1,019,229		-£1,012,720		-£1,057,264
25%	71%	-£1,247,997	-£1,199,239				
30%	71%	-£1,437,758	-£1,379,248	-£1,427,996	-£1,369,486	-£1,446,065	-£1,436,302
35%	71%	-£1,627,520	-£1,559,259				
40%	71%	-£1,817,282	-£1,739,269	-£1,804,264	-£1,726,251	-£1,828,358	-£1,815,340
45%	71%	-£2,007,044	-£1,919,279		-£1,904,634	-£2,019,504	
50%	71%	-£2,196,805	-£2,099,288	-£2,180,533		-£2,210,649	-£2,194,377
100%	71%	-£4,114,071	-£3,915,848			-£4,142,212	-£4,109,135
10%	75%	-£679,648	-£662,583		-£659,166		-£678,654
15%	75%	-£869,878	-£844,279		-£839,154	-£873,512	
20%	75%	-£1,060,107	-£1,025,977	-£1,053,273	-£1,019,142	-£1,064,953	-£1,058,118
25%	75%	-£1,250,337	-£1,207,674	-£1,241,794		-£1,256,394	
30%	75%	-£1,440,567	-£1,389,371	-£1,430,315	-£1,379,119	-£1,447,835	-£1,437,583
35%	75%	-£1,630,796	-£1,571,068		-£1,559,108		
40%	75%	-£1,821,027	-£1,752,764	-£1,807,357	-£1,739,095	-£1,830,718	-£1,817,048
45%	75%	-£2,011,256	-£1,934,461		-£1,919,084		
50%	75%	-£2,201,486	-£2,116,158	-£2,184,399			-£2,196,514
10%	60%	-£675,717	-£648,412				
15%	60%	-£863,981	-£823,023			-£869,796	
20%	60%	-£1,052,245	-£997,635				
25%	60%	-£1,240,509	-£1,172,247				
30%	60%	-£1,428,772	-£1,346,859	-£1,420,571	-£1,338,657	-£1,440,402	-£1,432,200
35%	60%	-£1,617,036	-£1,521,470			-£1,630,604	
40%	60%	-£1,805,300	-£1,696,082	-£1,794,365	-£1,685,147	-£1,820,806	-£1,809,871
45%	60%	-£1,993,564	-£1,870,694				-£1,998,706
50%	60%	-£2 181 828	-£2 045 305				

enchmark land values

Residual Land values compared to be
Ponchmark 71 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LI
0%	71%	£931,731	£931,731	£931,731	£931,731	£931,731	£931,731
10%	71%	£552,208	£571,712	£555,462	£574,965	£549,439	£552,693
15%	71%	£362,446	£391,701	£367,328	£396,583	£358,293	£363,175
20%	71%	£172,684	£211,691	£179,193	£218,200	£167,147	£173,656
25%	71%	-£17,077	£31,681	-£8,941	£39,817	-£24,000	-£15,863
30%	71%	-£206,838	-£148,328	-£197,076	-£138,566	-£215,145	-£205,382
35%	71%	-£396,600	-£328,339	-£385,209	-£316,948	-£406,291	-£394,900
40%	71%	-£586,362	-£508,349	-£573,344	-£495,331	-£597,438	-£584,420
45%	71%	-£776,124	-£688,359	-£761,478	-£673,714	-£788,584	-£773,938
50%	71%		-£868,368		-£852,097		
100%	71%		-£2,684,928	-£2,850,073	-£2,651,851		
10%	75%	£551,272	£568,337	£554,688	£571,754	£548,849	£552,266
15%	75%	£361,042	£386,641	£366,168	£391,766	£357,408	£362,533
20%	75%	£170,813	£204,943	£177,647	£211,778	£165,967	£172,802
25%	75%	-£19,417	£23,246	-£10,874	£31,789	-£25,474	-£16,931
30%	75%	-£209,647	-£158,451	-£199,395	-£148,199	-£216,915	-£206,663
35%	75%	-£399,876	-£340,148	-£387,917	-£328,188	-£408,356	-£396,396
40%	75%	-£590.107	-£521.844	-£576.437	-£508.175	-£599.798	-£586.128
45%	75%		-£703,541		-£688,164	-£791,238	-£775,861
50%	75%		-£885,238		-£868,152		-£965,594
10%	60%	£555,203	£582,508	£557,937	£585,241	£551,327	£554,060
15%	60%	£366.939	£407.897	£371.040	£411.997	£361.124	£365,225
20%	60%	£178.675	£233,285	£184.143	£238.752	£170.923	£176,390
25%	60%	-£9,589	£58,673	-£2,754	£65,508	-£19,280	-£12,446
30%	60%	-£197.852	-£115.939	-£189.651	-£107.737	-£209.482	-£201,280
35%	60%	-£386,116	-£290,550	-£376,548	-£280,982	-£399,684	-£390,115
40%	60%	-£574.380	-£465.162	-£563.445	-£454.227	-£589.886	-£578.951
45%	60%	-£762.644	-£639.774		-£627.471		-£767,786
50%	60%		-£814.385		-£800.716		-£956 621

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLE
		£1 488 851				5K dilu LLK £1 488 851	£1 488 851
0%	71%		£1,488,851	£1,488,851	£1,488,851		
10%	71%	£1,109,328	£1,128,832	£1,112,582	£1,132,085	£1,106,559	£1,109,813
15%	71%	£919,566	£948,821	£924,448	£953,703	£915,413	£920,295
20%	71%	£729,804	£768,811	£736,313	£775,320	£724,267	£730,776
25%	71%	£540,043	£588,801	£548,179	£596,937	£533,120	£541,257
30%	71%	£350,282	£408,792	£360,044	£418,554	£341,975	£351,738
35%	71%	£160,520	£228,781	£171,911	£240,172	£150,829	£162,220
40%	71%	-£29,242	£48,771	-£16,224	£61,789	-£40,318	-£27,300
45%	71%	-£219,004	-£131,239	-£204,358	-£116,594	-£231,464	-£216,818
50%	71%	-£408,765	-£311,248	-£392,493	-£294,977	-£422,609	-£406,337
100%	71%	-£2,326,031	-£2,127,808		-£2,094,731		-£2,321,095
10%	75%	£1,108,392	£1,125,457	£1,111,808	£1,128,874	£1,105,969	£1,109,386
15%	75%	£918,162	£943,761	£923,288	£948,886	£914,528	£919,653
20%	75%	£727,933	£762,063	£734,767	£768,898	£723,087	£729,922
25%	75%	£537,703	£580,366	£546,246	£588,909	£531,646	£540,189
30%	75%	£347,473	£398,669	£357,725	£408,921	£340,205	£350,457
35%	75%	£157,244	£216,972	£169,203	£228,932	£148,764	£160,724
40%	75%	-£32,987	£35,276	-£19,317	£48,945	-£42,678	-£29,008
45%	75%	-£223.216	-£146.421	-£207.838	-£131.044	-£234.118	-£218.741
50%	75%	-£413,446	-£328,118	-£396,359	-£311,032	-£425,559	-£408,474
10%	60%	£1.112.323	£1.139.628	£1.115.057	£1.142.361	£1.108.447	£1,111,180
15%	60%	£924,059	£965,017	£928,160	£969,117	£918,244	£922,345
20%	60%	£735,795	£790.405	£741.263	£795.872	£728.043	£733.510
25%	60%	£547,531	£615,793	£554,366	£622,628	£537,840	£544,674
30%	60%	£359,268	£441.181	£367.469	£449.383	£347.638	£355.840
35%	60%	£171.004	£266.570	£180.572	£276.138	£157,436	£167,005
40%	60%	-£17.260	£91.958	-£6.325	£102.893	-£32.766	-£21,831
45%	60%	-£205.524	-£82.654	-£193.223	-£70.351	-£222.968	-£210.666
50%	60%	-£393 788	-£257 265	-£380 119	-£243.596	-£413.170	-£399.501

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,901,851	£1,901,851	£1,901,851	£1,901,851	£1,901,851	£1,901,851
10%	71%	£1,522,328	£1,541,832	£1,525,582	£1,545,085	£1,519,559	£1,522,813
15%	71%	£1,332,566	£1,361,821	£1,337,448	£1,366,703	£1,328,413	£1,333,295
20%	71%	£1,142,804	£1,181,811	£1,149,313	£1,188,320	£1,137,267	£1,143,776
25%	71%	£953,043	£1,001,801	£961,179	£1,009,937	£946,120	£954,257
30%	71%	£763,282	£821,792	£773,044	£831,554	£754,975	£764,738
35%	71%	£573,520	£641,781	£584,911	£653,172	£563,829	£575,220
40%	71%	£383,758	£461,771	£396,776	£474,789	£372,682	£385,700
45%	71%	£193,996	£281,761	£208,642	£296,406	£181,536	£196,182
50%	71%	£4,235	£101,752	£20,507	£118,023	-£9,609	£6,663
100%	71%	-£1,913,031	-£1,714,808	-£1,879,953	-£1,681,731	-£1,941,172	-£1,908,095
10%	75%	£1,521,392	£1,538,457	£1,524,808	£1,541,874	£1,518,969	£1,522,386
15%	75%	£1,331,162	£1,356,761	£1,336,288	£1,361,886	£1,327,528	£1,332,653
20%	75%	£1,140,933	£1,175,063	£1,147,767	£1,181,898	£1,136,087	£1,142,922
25%	75%	£950,703	£993,366	£959,246	£1,001,909	£944,646	£953,189
30%	75%	£760,473	£811,669	£770,725	£821,921	£753,205	£763,457
35%	75%	£570,244	£629,972	£582,203	£641,932	£561,764	£573,724
40%	75%	£380,013	£448,276	£393,683	£461,945	£370,322	£383,992
45%	75%	£189,784	£266,579	£205,162	£281,956	£178,882	£194,259
50%	75%	-£446	£84,882	£16,641	£101,968	-£12,559	£4,526
10%	60%	£1,525,323	£1,552,628	£1,528,057	£1,555,361	£1,521,447	£1,524,180
15%	60%	£1,337,059	£1,378,017	£1,341,160	£1,382,117	£1,331,244	£1,335,345
20%	60%	£1,148,795	£1,203,405	£1,154,263	£1,208,872	£1,141,043	£1,146,510
25%	60%	£960,531	£1,028,793	£967,366	£1,035,628	£950,840	£957,674
30%	60%	£772,268	£854,181	£780,469	£862,383	£760,638	£768,840
35%	60%	£584,004	£679,570	£593,572	£689,138	£570,436	£580,005
40%	60%	£395,740	£504,958	£406,675	£515,893	£380,234	£391,169
45%	60%	£207,476	£330,346	£219,777	£342,649	£190,032	£202,334
50%	60%	£19.212	£155.735	£32.881	£169.404	-£170	£13,499

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,322,451	£2,322,451	£2,322,451	£2,322,451	£2,322,451	£2,322,451
10%	71%	£1,942,928	£1,962,432	£1,946,182	£1,965,685	£1,940,159	£1,943,413
15%	71%	£1,753,166	£1,782,421	£1,758,048	£1,787,303	£1,749,013	£1,753,895
20%	71%	£1,563,404	£1,602,411	£1,569,913	£1,608,920	£1,557,867	£1,564,376
25%	71%	£1,373,643	£1,422,401	£1,381,779	£1,430,537	£1,366,720	£1,374,857
30%	71%	£1,183,882	£1,242,392	£1,193,644	£1,252,154	£1,175,575	£1,185,338
35%	71%	£994,120	£1,062,381	£1,005,511	£1,073,772	£984,429	£995,820
40%	71%	£804,358	£882,371	£817,376	£895,389	£793,282	£806,300
45%	71%	£614,596	£702,361	£629,242	£717,006	£602,136	£616,782
50%	71%	£424,835	£522,352	£441,107	£538,623	£410,991	£427,263
100%	71%	-£1,492,431					-£1,487,495
10%	75%	£1,941,992	£1,959,057	£1,945,408	£1,962,474	£1,939,569	£1,942,986
15%	75%	£1,751,762	£1,777,361	£1,756,888	£1,782,486	£1,748,128	£1,753,253
20%	75%	£1,561,533	£1,595,663	£1,568,367	£1,602,498	£1,556,687	£1,563,522
25%	75%	£1,371,303	£1,413,966	£1,379,846	£1,422,509	£1,365,246	£1,373,789
30%	75%	£1,181,073	£1,232,269	£1,191,325	£1,242,521	£1,173,805	£1,184,057
35%	75%	£990,844	£1,050,572	£1,002,803	£1,062,532	£982,364	£994,324
40%	75%	£800,613	£868,876	£814,283	£882,545	£790,922	£804,592
45%	75%	£610,384	£687,179	£625,762	£702,556	£599,482	£614,859
50%	75%	£420,154	£505,482	£437,241	£522,568	£408,041	£425,126
10%	60%	£1,945,923	£1,973,228	£1,948,657	£1,975,961	£1,942,047	£1,944,780
15%	60%	£1,757,659	£1,798,617	£1,761,760	£1,802,717	£1,751,844	£1,755,945
20%	60%	£1,569,395	£1,624,005	£1,574,863	£1,629,472	£1,561,643	£1,567,110
25%	60%	£1,381,131	£1,449,393	£1,387,966	£1,456,228	£1,371,440	£1,378,274
30%	60%	£1,192,868	£1,274,781	£1,201,069	£1,282,983	£1,181,238	£1,189,440
35%	60%	£1,004,604	£1,100,170	£1,014,172	£1,109,738	£991,036	£1,000,605
40%	60%	£816,340	£925,558	£827,275	£936,493	£800,834	£811,769
45%	60%	£628,076	£750,946	£640,377	£763,249	£610,632	£622,934
50%	60%	£439,812	£576,335	£453,481	£590,004	£420,430	£434,099

£17,299,000

enchinark 23 - F		SR and SO at	SR and SO at GLA	LAR and SO at	LAR and SO at		
	% of AH as	council Income	Income	council Income	GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	£1,476,091	£1,476,091	£1,476,091	£1,476,091	£1,476,091	£1,476,091
10%	71%	£1,096,568	£1,116,072	£1,099,822	£1,119,325	£1,093,799	£1,097,053
15%	71%	£906,806	£936,061	£911,688	£940,943	£902,653	£907,535
20%	71%	£717,044	£756,051	£723,553	£762,560	£711,507	£718,016
25%	71%	£527,283	£576,041	£535,419	£584,177	£520,360	£528,497
30%	71%	£337,522	£396,032	£347,284	£405,794	£329,215	£338,978
35%	71%	£147,760	£216,021	£159,151	£227,412	£138,069	£149,460
40%	71%	-£42,002	£36,011	-£28,984	£49,029	-£53,078	-£40,060
45%	71%	-£231.764	-£143.999	-£217.118	-£129.354	-£244.224	-£229.578
50%	71%	-£421,525	-£324,008	-£405,253	-£307,737	-£435,369	-£419,097
100%	71%	-£2.338.791	-£2.140.568		-£2.107.491		
10%	75%	£1,095,632	£1,112,697	£1,099,048	£1,116,114	£1,093,209	£1,096,626
15%	75%	£905.402	£931.001	£910.528	£936.126	£901.768	£906.893
20%	75%	£715,173	£749,303	£722,007	£756,138	£710,327	£717,162
25%	75%	£524,943	£567.606	£533,486	£576.149	£518.886	£527.429
30%	75%	£334,713	£385,909	£344,965	£396,161	£327,445	£337,697
35%	75%	£144,484	£204.212	£156,443	£216.172	£136.004	£147.964
40%	75%	-£45,747	£22,516	-£32,077	£36,185	-£55,438	-£41,768
45%	75%	-£235,976	-£159,181	-£220,598	-£143,804	-£246,878	-£231,501
50%	75%	-£426,206	-£340,878	-£409,119	-£323,792	-£438,319	-£421,234
10%	60%	£1,099,563	£1,126,868	£1,102,297	£1,129,601	£1,095,687	£1,098,420
15%	60%	£911,299	£952,257	£915,400	£956,357	£905,484	£909,585
20%	60%	£723,035	£777,645	£728,503	£783,112	£715,283	£720,750
25%	60%	£534,771	£603,033	£541,606	£609,868	£525,080	£531,914
30%	60%	£346,508	£428,421	£354,709	£436,623	£334,878	£343,080
35%	60%	£158,244	£253,810	£167,812	£263,378	£144,676	£154,245
40%	60%	-£30,020	£79,198	-£19,085	£90,133	-£45,526	-£34,591
45%	60%	-£218,284	-£95,414	-£205,983	-£83,111	-£235,728	-£223,426

45% 60% -2218,284 50% 60% -2406,548 Residual Land values compared to benchmark land values Benchmark 23 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,054,851	£2,054,851	£2,054,851	£2,054,851	£2,054,851	£2,054,851
10%	71%	£1,675,328	£1,694,832	£1,678,582	£1,698,085	£1,672,559	£1,675,813
15%	71%	£1,485,566	£1,514,821	£1,490,448	£1,519,703	£1,481,413	£1,486,295
20%	71%	£1,295,804	£1,334,811	£1,302,313	£1,341,320	£1,290,267	£1,296,776
25%	71%	£1,106,043	£1,154,801	£1,114,179	£1,162,937	£1,099,120	£1,107,257
30%	71%	£916,282	£974,792	£926,044	£984,554	£907,975	£917,738
35%	71%	£726,520	£794,781	£737,911	£806,172	£716,829	£728,220
40%	71%	£536,758	£614,771	£549,776	£627,789	£525,682	£538,700
45%	71%	£346,996	£434,761	£361,642	£449,406	£334,536	£349,182
50%	71%	£157,235	£254,752	£173,507	£271,023	£143,391	£159,663
100%	71%	-£1,760,031	-£1,561,808			-£1,788,172	
10%	75%	£1,674,392	£1,691,457	£1,677,808	£1,694,874	£1,671,969	£1,675,386
15%	75%	£1,484,162	£1,509,761	£1,489,288	£1,514,886	£1,480,528	£1,485,653
20%	75%	£1,293,933	£1,328,063	£1,300,767	£1,334,898	£1,289,087	£1,295,922
25%	75%	£1,103,703	£1,146,366	£1,112,246	£1,154,909	£1,097,646	£1,106,189
30%	75%	£913.473	£964.669	£923.725	£974.921	£906.205	£916.457
35%	75%	£723,244	£782,972	£735,203	£794,932	£714,764	£726,724
40%	75%	£533.013	£601.276	£546.683	£614.945	£523.322	£536,992
45%	75%	£342,784	£419,579	£358,162	£434,956	£331,882	£347,259
50%	75%	£152.554	£237.882	£169.641	£254.968	£140,441	£157.526
10%	60%	£1,678,323	£1,705,628	£1,681,057	£1,708,361	£1,674,447	£1,677,180
15%	60%	£1,490,059	£1.531.017	£1,494,160	£1.535.117	£1,484,244	£1,488,345
20%	60%	£1,301,795	£1,356,405	£1,307,263	£1,361,872	£1,294,043	£1,299,510
25%	60%	£1,113,531	£1,181,793	£1,120,366	£1,188,628	£1,103,840	£1,110,674
30%	60%	£925,268	£1,007,181	£933,469	£1,015,383	£913,638	£921,840
35%	60%	£737,004	£832.570	£746.572	£842.138	£723,436	£733,005
40%	60%	£548,740	£657,958	£559,675	£668,893	£533,234	£544,169
45%	60%	£360.476	£483.346	£372,777	£495.649	£343.032	£355,334
50%	60%	£172 212	£308 735	£185.881	£322.404	£152.830	£166 400

#37% 50% E300,4/6

50% 60% £172,212

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,322,451	£2,322,451	£2,322,451	£2,322,451	£2,322,451	£2,322,451
10%	71%	£1,942,928	£1,962,432	£1,946,182	£1,965,685	£1,940,159	£1,943,413
15%	71%	£1,753,166	£1,782,421	£1,758,048	£1,787,303	£1,749,013	£1,753,895
20%	71%	£1,563,404	£1,602,411	£1,569,913	£1,608,920	£1,557,867	£1,564,376
25%	71%	£1,373,643	£1,422,401	£1,381,779	£1,430,537	£1,366,720	£1,374,857
30%	71%	£1,183,882	£1,242,392	£1,193,644	£1,252,154	£1,175,575	£1,185,338
35%	71%	£994,120	£1,062,381	£1,005,511	£1,073,772	£984,429	£995,820
40%	71%	£804,358	£882,371	£817,376	£895,389	£793,282	£806,300
45%	71%	£614,596	£702,361	£629,242	£717,006	£602,136	£616,782
50%	71%	£424,835	£522,352	£441,107	£538,623	£410,991	£427,263
100%	71%	-£1,492,431	-£1,294,208	-£1,459,353			-£1,487,495
10%	75%	£1,941,992	£1,959,057	£1,945,408	£1,962,474	£1,939,569	£1,942,986
15%	75%	£1,751,762	£1,777,361	£1,756,888	£1,782,486	£1,748,128	£1,753,253
20%	75%	£1,561,533	£1,595,663	£1,568,367	£1,602,498	£1,556,687	£1,563,522
25%	75%	£1,371,303	£1,413,966	£1,379,846	£1,422,509	£1,365,246	£1,373,789
30%	75%	£1,181,073	£1,232,269	£1,191,325	£1,242,521	£1,173,805	£1,184,057
35%	75%	£990,844	£1,050,572	£1,002,803	£1,062,532	£982,364	£994,324
40%	75%	£800,613	£868,876	£814,283	£882,545	£790,922	£804,592
45%	75%	£610,384	£687,179	£625,762	£702,556	£599,482	£614,859
50%	75%	£420,154	£505,482	£437,241	£522,568	£408,041	£425,126
10%	60%	£1,945,923	£1,973,228	£1,948,657	£1,975,961	£1,942,047	£1,944,780
15%	60%	£1,757,659	£1,798,617	£1,761,760	£1,802,717	£1,751,844	£1,755,945
20%	60%	£1,569,395	£1,624,005	£1,574,863	£1,629,472	£1,561,643	£1,567,110
25%	60%	£1,381,131	£1,449,393	£1,387,966	£1,456,228	£1,371,440	£1,378,274
30%	60%	£1,192,868	£1,274,781	£1,201,069	£1,282,983	£1,181,238	£1,189,440
35%	60%	£1,004,604	£1,100,170	£1,014,172	£1,109,738	£991,036	£1,000,605
40%	60%	£816,340	£925,558	£827,275	£936,493	£800,834	£811,769
45%	60%	£628,076	£750,946	£640,377	£763,249	£610,632	£622,934
50%	60%	£439,812	£576,335	£453,481	£590,004	£420,430	£434,099

£27,943,000

£13,474,000

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lo Units	9
Site Area	0.04 Ha

	CIL Zone	2
	Value Area	Med
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,307,735	£1,307,735	£1,307,735	£1,307,735	£1,307,735	£1,307,735
10%	71%	£1,052,951	£1,067,666	£1,060,074	£1,074,788	£1,048,562	£1,055,683
15%	71%	£925,560	£947,632	£936,242	£958,314	£918,974	£929,658
20%	71%	£798,169	£827,597	£812,412	£841,840	£789,388	£803,632
25%	71%	£670,777	£707,562	£688,582	£725,367	£659,802	£677,606
30%	71%	£543,386	£587,528	£564,751	£608,893	£530,215	£551,580
35%	71%	£415,994	£467,494	£440,921	£492,420	£400,629	£425,555
40%	71%	£288,603	£347,460	£317,090	£375,946	£271,041	£299,529
45%	71%	£161,212	£227,425	£193,260	£259,473	£141,455	£173,503
50%	71%	£33,819	£107,391	£69,429	£143,000	£11,869	£47,478
100%	71%	-£1,260,376	-£1,110,828	-£1,187,993	-£1,038,446	-£1,304,998	-£1,232,615
10%	75%	£1,051,823	£1,064,697	£1,059,300	£1,072,175	£1,047,981	£1,055,458
15%	75%	£923,865	£943,178	£935,083	£954,395	£918,104	£929,320
20%	75%	£795,909	£821,660	£810,865	£836,615	£788,227	£803,183
25%	75%	£667,953	£700,141	£686,648	£718,836	£658,350	£677,045
30%	75%	£539,997	£578,622	£562,431	£601,056	£528,473	£550,907
35%	75%	£412,041	£457,103	£438,214	£483,277	£398,596	£424,768
40%	75%	£284,085	£335,584	£313,996	£365,496	£268,719	£298,630
45%	75%	£156,129	£214,066	£189,779	£247,716	£138,842	£172,493
50%	75%	£28,172	£92,548	£65,562	£129,937	£8,966	£46,355
10%	60%	£1,056,566	£1,077,166	£1,062,548	£1,083,148	£1,050,419	£1,056,401
15%	60%	£930,981	£961,881	£939,955	£970,855	£921,762	£930,735
20%	60%	£805,397	£846,597	£817,361	£858,561	£793,104	£805,069
25%	60%	£679,813	£731,312	£694,769	£746,268	£664,447	£679,403
30%	60%	£554,228	£616,028	£572,175	£633,974	£535,789	£553,736
35%	60%	£428,644	£500,743	£449,582	£521,681	£407,132	£428,069
40%	60%	£303,059	£385,459	£326,988	£409,388	£278,474	£302,403
45%	60%	£177,475	£270,175	£204,396	£297,095	£149,816	£176,737
50%	60%	£51.891	£154.890	£81.803	£184.802	£21.159	£51.071

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,292,265	-£2,292,265				-£2,292,265
10%	71%	-£2,547,049	-£2,532,334	-£2,539,926		-£2,551,438	-£2,544,317
15%	71%	-£2,674,440	-£2,652,368				-£2,670,342
20%	71%	-£2,801,831	-£2,772,403	-£2,787,588			-£2,796,368
25%	71%	-£2,929,223	-£2,892,438	-£2,911,418		-£2,940,198	-£2,922,394
30%	71%	-£3,056,614	-£3,012,472	-£3,035,249		-£3,069,785	-£3,048,420
35%	71%	-£3,184,006	-£3,132,506				-£3,174,445
40%	71%	-£3,311,397	-£3,252,540	-£3,282,910	-£3,224,054		-£3,300,471
45%	71%	-£3,438,788	-£3,372,575	-£3,406,740			-£3,426,497
50%	71%	-£3,566,181	-£3,492,609	-£3,530,571	-£3,457,000		-£3,552,522
100%	71%	-£4,860,376	-£4,710,828				-£4,832,615
10%	75%	-£2,548,177	-£2,535,303				-£2,544,542
15%	75%	-£2,676,135	-£2,656,822			-£2,681,896	-£2,670,680
20%	75%	-£2,804,091	-£2,778,340	-£2,789,135		-£2,811,773	-£2,796,817
25%	75%	-£2,932,047	-£2,899,859	-£2,913,352	-£2,881,164	-£2,941,650	-£2,922,955
30%	75%	-£3,060,003	-£3,021,378				-£3,049,093
35%	75%	-£3,187,959	-£3,142,897	-£3,161,786		-£3,201,404	-£3,175,232
40%	75%	-£3,315,915	-£3,264,416				-£3,301,370
45%	75%	-£3,443,871	-£3,385,934	-£3,410,221	-£3,352,284	-£3,461,158	-£3,427,507
50%	75%	-£3,571,828	-£3,507,452		-£3,470,063	-£3,591,034	-£3,553,645
10%	60%	-£2,543,434	-£2,522,834	-£2,537,452			-£2,543,599
15%	60%	-£2,669,019	-£2,638,119				-£2,669,265
20%	60%	-£2,794,603	-£2,753,403	-£2,782,639	-£2,741,439	-£2,806,896	-£2,794,931
25%	60%	-£2,920,187	-£2,868,688				-£2,920,597
30%	60%	-£3,045,772	-£2,983,972			-£3,064,211	-£3,046,264
35%	60%	-£3,171,356	-£3,099,257				-£3,171,931
40%	60%	-£3,296,941	-£3,214,541	-£3,273,012	-£3,190,612	-£3,321,526	-£3,297,597
45%	60%	-£3,422,525	-£3,329,825				-£3,423,263
50%	60%	-£3,548,109	-£3,445,110	-£3,518,197	-£3,415,198	-£3,578,841	-£3,548,929

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,585,265		-£1,585,265			-£1,585,265
10%	71%	-£1,840,049	-£1,825,334	-£1,832,926	-£1,818,212	-£1,844,438	-£1,837,317
15%	71%	-£1,967,440					-£1,963,342
20%	71%	-£2,094,831	-£2,065,403	-£2,080,588	-£2,051,160	-£2,103,612	-£2,089,368
25%	71%	-£2,222,223					-£2,215,394
30%	71%	-£2,349,614	-£2,305,472	-£2,328,249	-£2,284,107	-£2,362,785	-£2,341,420
35%	71%	-£2,477,006					-£2,467,445
40%	71%	-£2,604,397	-£2,545,540	-£2,575,910	-£2,517,054		-£2,593,471
45%	71%	-£2,731,788		-£2,699,740			-£2,719,497
50%	71%	-£2,859,181	-£2,785,609	-£2,823,571			-£2,845,522
100%	71%	-£4,153,376			-£3,931,446	-£4,197,998	-£4,125,615
10%	75%	-£1,841,177	-£1,828,303	-£1,833,700	-£1,820,825	-£1,845,019	-£1,837,542
15%	75%	-£1,969,135				-£1,974,896	-£1,963,680
20%	75%	-£2,097,091	-£2,071,340	-£2,082,135		-£2,104,773	-£2,089,817
25%	75%	-£2,225,047			-£2,174,164		-£2,215,955
30%	75%	-£2,353,003	-£2,314,378	-£2,330,569	-£2,291,944	-£2,364,527	-£2,342,093
35%	75%	-£2,480,959				-£2,494,404	-£2,468,232
40%	75%	-£2,608,915		-£2,579,004	-£2,527,504		-£2,594,370
45%	75%	-£2,736,871	-£2.678.934		-£2.645.284		-£2,720,507
50%	75%	-£2,864,828	-£2,800,452	-£2,827,438	-£2,763,063	-£2,884,034	-£2,846,645
10%	60%	-£1,836,434					-£1,836,599
15%	60%	-£1,962,019	-£1,931,119	-£1,953,045	-£1,922,145	-£1,971,238	-£1,962,265
20%	60%	-£2,087,603					-£2,087,931
25%	60%	-£2,213,187	-£2,161,688	-£2,198,231	-£2,146,732		-£2,213,597
30%	60%	-£2,338,772					-£2,339,264
35%	60%	-£2,464,356		-£2,443,418			-£2,464,931
40%	60%	-£2,589,941		-£2,566,012	-£2,483,612		-£2,590,597
45%	60%	-£2,715,525	-£2,622,825	-£2,688,604	-£2,595,905	-£2,743,184	-£2,716,263
50%	60%	-F2 841 109					-£2.841.929

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£354,345	-£354,345	-£354,345	-£354,345	-£354,345	-£354,345
10%	71%	-£609,129	-£594,414	-£602,006	-£587,292	-£613,518	
15%	71%	-£736,520	-£714,448	-£725,838	-£703,766	-£743,106	
20%	71%	-£863,911			-£820,240		
25%	71%	-£991,303	-£954,518	-£973,498	-£936,713	-£1,002,278	-£984,474
30%	71%	-£1,118,694			-£1,053,187		
35%	71%	-£1,246,086	-£1,194,586	-£1,221,159	-£1,169,660	-£1,261,451	-£1,236,525
40%	71%	-£1,373,477			-£1,286,134		
45%	71%	-£1,500,868	-£1,434,655	-£1,468,820	-£1,402,607	-£1,520,625	-£1,488,577
50%	71%	-£1,628,261			-£1,519,080		
100%	71%	-£2,922,456	-£2,772,908	-£2,850,073	-£2,700,526	-£2,967,078	-£2,894,695
10%	75%	-£610,257	-£597,383		-£589,905		
15%	75%	-£738,215	-£718,902		-£707,685		
20%	75%	-£866,171			-£825,465		
25%	75%	-£994,127			-£943,244		
30%	75%	-£1,122,083			-£1,061,024		
35%	75%	-£1,250,039			-£1,178,803	-£1,263,484	
40%	75%	-£1,377,995	-£1,326,496	-£1,348,084	-£1,296,584		
45%	75%	-£1,505,951	-£1,448,014		-£1,414,364		
50%	75%	-£1,633,908		-£1,596,518	-£1,532,143	-£1,653,114	
10%	60%	-£605,514	-£584,914	-£599,532	-£578,932		
15%	60%	-£731,099	-£700,199		-£691,225		
20%	60%	-£856,683			-£803,519		
25%	60%	-£982,267			-£915,812		
30%	60%	-£1.107.852			-£1.028.106		
35%	60%	-£1,233,436			-£1,140,399		
40%	60%	-£1.359.021	-£1,276,621		-£1.252.692	-£1,383,606	-£1,359,677
45%	60%	-£1,484,605			-£1.364.985	-£1.512.264	
500/	600/	C4 C40 400	C4 F07 400		C4 477 070		C4 C44 000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£202,775	£202.775	£202.775	£202.775	£202,775	£202,775
10%	71%	-£52.009	-£37,294	-£44.886	-£30.172	-£56.398	-£49,277
15%	71%	-£179.400	-£157.328	-£168.718	-£146.646	-£185.986	-£175.302
20%	71%	-£306.791	-£277.363	-£292.548	-£263.120	-£315.572	-£301.328
25%	71%	-£434.183	-£397.398	-£416.378	-£379.593	-£445.158	-£427,354
30%	71%	-£561.574	-£517.432	-£540,209	-£496.067	-£574.745	-£553,380
35%	71%	-£688,966	-£637,466	-£664,039	-£612,540	-£704,331	-£679,405
40%	71%	-£816.357	-£757.500		-£729.014		-£805,431
45%	71%	-£943.748	-£877.535				-£931,457
50%	71%	-£1,071,141	-£997,569				-£1,057,482
100%	71%	-£2,365,336	-£2.215.788		-£2.143.406		-£2,337,575
10%	75%	-£53,137	-£40,263	-£45,660	-£32,785	-£56,979	-£49,502
15%	75%	-£181.095	-£161.782	-£169.877	-£150.565	-£186.856	-£175.640
20%	75%	-£309,051	-£283,300	-£294,095	-£268,345	-£316,733	-£301,777
25%	75%	-£437.007	-£404.819	-£418.312	-£386.124	-£446.610	-£427.915
30%	75%	-£564,963	-£526,338	-£542,529	-£503,904	-£576,487	-£554,053
35%	75%	-£692.919	-£647.857	-£666,746		-£706.364	-£680.192
40%	75%	-£820,875	-£769,376	-£790,964	-£739,464		-£806,330
45%	75%	-£948,831	-£890,894		-£857,244		-£932,467
50%	75%	-£1,076,788	-£1,012,412			-£1,095,994	-£1,058,605
10%	60%	-£48,394	-£27,794	-£42,412	-£21,812	-£54,541	-£48,559
15%	60%	-£173,979	-£143,079	-£165,005	-£134,105	-£183,198	-£174,225
20%	60%	-£299,563	-£258,363	-£287,599	-£246,399	-£311,856	-£299,891
25%	60%	-£425,147	-£373,648	-£410,191	-£358,692	-£440,513	-£425,557
30%	60%	-£550,732	-£488,932	-£532,785	-£470,986	-£569,171	-£551,224
35%	60%	-£676,316	-£604,217	-£655,378	-£583,279	-£697,828	-£676,891
40%	60%	-£801,901	-£719,501	-£777,972		-£826,486	-£802,557
45%	60%	-£927,485	-£834,785	-£900,564		-£955,144	-£928,223
50%	60%	-£1.053.069	-£950.070				-£1.053.889

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£615,775	£615,775	£615,775	£615,775	£615,775	£615,775
10%	71%	£360,991	£375,706	£368,114	£382,828	£356,602	£363,723
15%	71%	£233,600	£255,672	£244,282	£266,354	£227,014	£237,698
20%	71%	£106,209	£135,637	£120,452	£149,880	£97,428	£111,672
25%	71%	-£21,183	£15,602	-£3,378	£33,407	-£32,158	-£14,354
30%	71%	-£148,574	-£104,432	-£127,209	-£83,067	-£161,745	-£140,380
35%	71%	-£275,966	-£224,466	-£251,039	-£199,540	-£291,331	-£266,405
40%	71%	-£403,357	-£344,500	-£374,870	-£316,014	-£420,919	-£392,431
45%	71%	-£530,748	-£464,535	-£498,700	-£432,487	-£550,505	-£518,457
50%	71%	-£658,141	-£584,569	-£622,531	-£548,960	-£680,091	-£644,482
100%	71%	-£1,952,336			-£1,730,406		-£1,924,575
10%	75%	£359,863	£372,737	£367,340	£380,215	£356,021	£363,498
15%	75%	£231,905	£251,218	£243,123	£262,435	£226,144	£237,360
20%	75%	£103,949	£129,700	£118,905	£144,655	£96,267	£111,223
25%	75%	-£24,007	£8,181	-£5,312	£26,876	-£33,610	-£14,915
30%	75%	-£151,963	-£113,338	-£129,529	-£90,904	-£163,487	-£141,053
35%	75%	-£279,919	-£234,857	-£253,746	-£208,683	-£293,364	-£267,192
40%	75%	-£407,875	-£356,376	-£377,964	-£326,464	-£423,241	-£393,330
45%	75%	-£535,831	-£477,894	-£502,181	-£444,244	-£553,118	-£519,467
50%	75%	-£663,788	-£599,412	-£626,398	-£562,023	-£682,994	-£645,605
10%	60%	£364,606	£385,206	£370,588	£391,188	£358,459	£364,441
15%	60%	£239,021	£269,921	£247,995	£278,895	£229,802	£238,775
20%	60%	£113,437	£154,637	£125,401	£166,601	£101,144	£113,109
25%	60%	-£12,147	£39,352	£2,809	£54,308	-£27,513	-£12,557
30%	60%	-£137,732	-£75,932	-£119,785	-£57,986	-£156,171	-£138,224
35%	60%	-£263,316	-£191,217	-£242,378	-£170,279	-£284,828	-£263,891
40%	60%	-£388,901	-£306,501	-£364,972	-£282,572	-£413,486	-£389,557
45%	60%	-£514,485	-£421,785	-£487,564	-£394,865	-£542,144	-£515,223
50%	60%	-£640.069	-£537.070		-£507,158		-£640,889

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,036,375	£1,036,375	£1,036,375	£1,036,375	£1,036,375	£1,036,375
10%	71%	£781,591	£796,306	£788,714	£803,428	£777,202	£784,323
15%	71%	£654,200	£676,272	£664,882	£686,954	£647,614	£658,298
20%	71%	£526,809	£556,237	£541,052	£570,480	£518,028	£532,272
25%	71%	£399,417	£436,202	£417,222	£454,007	£388,442	£406,246
30%	71%	£272,026	£316,168	£293,391	£337,533	£258,855	£280,220
35%	71%	£144,634	£196,134	£169,561	£221,060	£129,269	£154,195
40%	71%	£17,243	£76,100	£45,730	£104,586	-£319	£28,169
45%	71%	-£110,148	-£43,935	-£78,100	-£11,887	-£129,905	-£97,857
50%	71%	-£237,541	-£163,969	-£201,931	-£128,360	-£259,491	-£223,882
100%	71%	-£1,531,736	-£1,382,188		-£1,309,806		-£1,503,975
10%	75%	£780,463	£793,337	£787,940	£800,815	£776,621	£784,098
15%	75%	£652,505	£671,818	£663,723	£683,035	£646,744	£657,960
20%	75%	£524,549	£550,300	£539,505	£565,255	£516,867	£531,823
25%	75%	£396,593	£428,781	£415,288	£447,476	£386,990	£405,685
30%	75%	£268,637	£307,262	£291,071	£329,696	£257,113	£279,547
35%	75%	£140,681	£185,743	£166,854	£211,917	£127,236	£153,408
40%	75%	£12,725	£64,224	£42,636	£94,136	-£2,641	£27,270
45%	75%	-£115,231	-£57,294	-£81,581	-£23,644	-£132,518	-£98,867
50%	75%	-£243,188	-£178,812	-£205,798	-£141,423	-£262,394	-£225,005
10%	60%	£785,206	£805,806	£791,188	£811,788	£779,059	£785,041
15%	60%	£659,621	£690,521	£668,595	£699,495	£650,402	£659,375
20%	60%	£534,037	£575,237	£546,001	£587,201	£521,744	£533,709
25%	60%	£408,453	£459,952	£423,409	£474,908	£393,087	£408,043
30%	60%	£282,868	£344,668	£300,815	£362,614	£264,429	£282,376
35%	60%	£157,284	£229,383	£178,222	£250,321	£135,772	£156,709
40%	60%	£31,699	£114,099	£55,628	£138,028	£7,114	£31,043
45%	60%	-£93,885	-£1,185	-£66,964	£25,735	-£121,544	-£94,623

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£190,015	£190,015	£190,015	£190,015	£190,015	£190,015
10%	71%	-£64,769	-£50,054	-£57,646	-£42,932	-£69,158	-£62,037
15%	71%	-£192,160	-£170,088	-£181,478	-£159,406	-£198,746	-£188,062
20%	71%	-£319,551	-£290,123	-£305,308	-£275,880	-£328,332	-£314,088
25%	71%	-£446,943	-£410,158	-£429,138	-£392,353	-£457,918	-£440,114
30%	71%	-£574,334	-£530,192	-£552,969	-£508,827	-£587,505	-£566,140
35%	71%	-£701,726	-£650,226				-£692,165
40%	71%	-£829,117	-£770,260	-£800,630	-£741,774	-£846,679	-£818,191
45%	71%	-£956,508	-£890,295				-£944,217
50%	71%	-£1,083,901	-£1,010,329	-£1,048,291	-£974,720	-£1,105,851	-£1,070,242
100%	71%	-£2,378,096	-£2,228,548				-£2,350,335
10%	75%	-£65,897	-£53,023	-£58,420	-£45,545	-£69,739	-£62,262
15%	75%	-£193,855	-£174,542	-£182,637	-£163,325	-£199,616	-£188,400
20%	75%	-£321,811	-£296,060	-£306,855	-£281,105	-£329,493	-£314,537
25%	75%	-£449,767	-£417,579	-£431,072	-£398,884	-£459,370	-£440,675
30%	75%	-£577,723	-£539,098	-£555,289	-£516,664	-£589,247	-£566,813
35%	75%	-£705,679	-£660,617				-£692,952
40%	75%	-£833,635	-£782,136	-£803,724	-£752,224	-£849,001	-£819,090
45%	75%	-£961,591	-£903,654		-£870,004	-£978,878	-£945,227
50%	75%	-£1,089,548	-£1,025,172	-£1,052,158		-£1,108,754	-£1,071,365
10%	60%	-£61,154	-£40,554	-£55,172	-£34,572	-£67,301	-£61,319
15%	60%	-£186,739	-£155,839	-£177,765	-£146,865	-£195,958	-£186,985
20%	60%	-£312,323	-£271,123	-£300,359	-£259,159	-£324,616	-£312,651
25%	60%	-£437,907	-£386,408	-£422,951	-£371,452	-£453,273	-£438,317
30%	60%	-£563,492	-£501,692	-£545,545	-£483,746	-£581,931	-£563,984
35%	60%	-£689,076	-£616,977		-£596,039		-£689,651
40%	60%	-£814,661	-£732,261	-£790,732		-£839,246	-£815,317
45%	60%	-£940,245	-£847,545				-£940,983
50%	60%	-£1.065.829	-£962.830				-£1.066.649

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£768,775	£768,775	£768,775	£768,775	£768,775	£768,775
10%	71%	£513,991	£528,706	£521,114	£535,828	£509,602	£516,723
15%	71%	£386,600	£408,672	£397,282	£419,354	£380,014	£390,698
20%	71%	£259,209	£288,637	£273,452	£302,880	£250,428	£264,672
25%	71%	£131,817	£168,602	£149,622	£186,407	£120,842	£138,646
30%	71%	£4,426	£48,568	£25,791	£69,933	-£8,745	£12,620
35%	71%	-£122,966	-£71,466	-£98,039	-£46,540	-£138,331	-£113,405
40%	71%	-£250,357	-£191,500	-£221,870	-£163,014	-£267,919	-£239,431
45%	71%	-£377,748	-£311,535	-£345,700	-£279,487	-£397,505	-£365,457
50%	71%	-£505,141	-£431,569	-£469,531	-£395,960		-£491,482
100%	71%	-£1,799,336	-£1,649,788	-£1,726,953	-£1,577,406	-£1,843,958	-£1,771,575
10%	75%	£512,863	£525,737	£520,340	£533,215	£509,021	£516,498
15%	75%	£384,905	£404,218	£396,123	£415,435	£379,144	£390,360
20%	75%	£256,949	£282,700	£271,905	£297,655	£249,267	£264,223
25%	75%	£128,993	£161,181	£147,688	£179,876	£119,390	£138,085
30%	75%	£1,037	£39,662	£23,471	£62,096	-£10,487	£11,947
35%	75%	-£126,919	-£81,857	-£100,746	-£55,683	-£140,364	-£114,192
40%	75%	-£254,875	-£203,376	-£224,964	-£173,464	-£270,241	-£240,330
45%	75%	-£382,831	-£324,894	-£349,181	-£291,244	-£400,118	-£366,467
50%	75%	-£510,788	-£446,412	-£473,398	-£409,023	-£529,994	-£492,605
10%	60%	£517,606	£538,206	£523,588	£544,188	£511,459	£517,441
15%	60%	£392,021	£422,921	£400,995	£431,895	£382,802	£391,775
20%	60%	£266,437	£307,637	£278,401	£319,601	£254,144	£266,109
25%	60%	£140,853	£192,352	£155,809	£207,308	£125,487	£140,443
30%	60%	£15,268	£77,068	£33,215	£95,014	-£3,171	£14,776
35%	60%	-£110,316	-£38,217	-£89,378	-£17,279	-£131,828	-£110,891
40%	60%	-£235,901	-£153,501		-£129,572	-£260,486	-£236,557
45%	60%	-£361,485	-£268,785	-£334,564	-£241,865	-£389,144	-£362,223
50%	60%	-£487.069	-£384.070	-£457.157	-£354.158	-£517.801	-£487.889

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,036,375	£1,036,375	£1,036,375	£1,036,375	£1,036,375	£1,036,375
10%	71%	£781,591	£796,306	£788,714	£803,428	£777,202	£784,323
15%	71%	£654,200	£676,272	£664,882	£686,954	£647,614	£658,298
20%	71%	£526,809	£556,237	£541,052	£570,480	£518,028	£532,272
25%	71%	£399,417	£436,202	£417,222	£454,007	£388,442	£406,246
30%	71%	£272,026	£316,168	£293,391	£337,533	£258,855	£280,220
35%	71%	£144,634	£196,134	£169,561	£221,060	£129,269	£154,195
40%	71%	£17,243	£76,100	£45,730	£104,586	-£319	£28,169
45%	71%	-£110,148	-£43,935	-£78,100	-£11,887	-£129,905	-£97,857
50%	71%	-£237,541	-£163,969	-£201,931	-£128,360	-£259,491	-£223,882
100%	71%	-£1,531,736	-£1,382,188	-£1,459,353	-£1,309,806	-£1,576,358	-£1,503,975
10%	75%	£780,463	£793,337	£787,940	£800,815	£776,621	£784,098
15%	75%	£652,505	£671,818	£663,723	£683,035	£646,744	£657,960
20%	75%	£524,549	£550,300	£539,505	£565,255	£516,867	£531,823
25%	75%	£396,593	£428,781	£415,288	£447,476	£386,990	£405,685
30%	75%	£268,637	£307,262	£291,071	£329,696	£257,113	£279,547
35%	75%	£140,681	£185,743	£166,854	£211,917	£127,236	£153,408
40%	75%	£12,725	£64,224	£42,636	£94,136	-£2,641	£27,270
45%	75%	-£115,231	-£57,294	-£81,581	-£23,644	-£132,518	-£98,867
50%	75%	-£243.188	-£178.812	-£205.798	-£141.423	-£262.394	-£225.005
10%	60%	£785,206	£805.806	£791,188	£811.788	£779.059	£785.041
15%	60%	£659,621	£690,521	£668,595	£699,495	£650,402	£659,375
20%	60%	£534.037	£575.237	£546.001	£587.201	£521.744	£533,709
25%	60%	£408,453	£459,952	£423,409	£474,908	£393,087	£408,043
30%	60%	£282.868	£344.668	£300.815	£362.614	£264.429	£282,376
35%	60%	£157,284	£229,383	£178,222	£250,321	£135,772	£156,709
40%	60%	£31,699	£114.099	£55,628	£138.028	£7.114	£31.043
45%	60%	-£93,885	-£1,185	-£66,964	£25,735	-£121,544	-£94,623
60%	609/	£210 460	£116.470	£190 EE7	COC EE0	£2E0 201	£220 280

£27,943,000

£13,474,000

Site typology 15	
lo Units	9
ite Area	0.04 Ha

	CIL Zone	2
	Value Area	Low
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£753,733	£753,733	£753,733	£753,733	£753,733	£753,733
10%	71%	£550,353	£562,045	£561,471	£573,165	£543,380	£554,500
15%	71%	£448,662	£466,202	£465,341	£482,881	£438,204	£454,883
20%	71%	£346,972	£370,359	£369,211	£392,598	£333,029	£355,267
25%	71%	£245,282	£274,516	£273,080	£302,314	£227,853	£255,650
30%	71%	£143,592	£178,672	£176,950	£212,030	£122,676	£156,034
35%	71%	£41,902	£82,829	£80,819	£121,746	£17,500	£56,418
40%	71%	-£60,765	-£13,227	-£15,562	£31,462	-£89,109	-£43,906
45%	71%	-£164,119	-£110,639	-£113,264	-£59,784	-£196,005	-£145,151
50%	71%	-£267,472	-£208,049	-£210,967	-£151,544	-£302,902	-£246,397
100%	71%	-£1,301,004	-£1,182,158	-£1,187,993	-£1,069,148	-£1,371,863	-£1,258,852
10%	75%	£549,023	£559,255	£560,698	£570,930	£542,923	£554,598
15%	75%	£446,668	£462,016	£464,181	£479,529	£437,518	£455,030
20%	75%	£344,313	£364,777	£367,664	£388,127	£332,113	£355,463
25%	75%	£241,959	£267,538	£271,147	£296,725	£226,708	£255,895
30%	75%	£139,604	£170,300	£174,630	£205,324	£121,303	£156,328
35%	75%	£37,249	£73,060	£78,113	£113,923	£15,898	£56,761
40%	75%	-£66,170	-£24,574	-£18,705	£22,522	-£90,971	-£43,507
45%	75%	-£170,199	-£123,403	-£116,801	-£70,005	-£198,099	-£144,702
50%	75%	-£274,227	-£222,233	-£214,897	-£162,901	-£305,228	-£245,898
10%	60%	£554,606	£570,977	£563,946	£580,316	£544,845	£554,186
15%	60%	£455,042	£479,599	£469,053	£493,609	£440,402	£454,412
20%	60%	£355,480	£388,221	£374,160	£406,901	£335,958	£354,639
25%	60%	£255,917	£296,843	£279,266	£320,193	£231,515	£254,866
30%	60%	£156,353	£205,465	£184,374	£233,486	£127,072	£155,092
35%	60%	£56,791	£114,088	£89,480	£146,778	£22,628	£55,318
40%	60%	-£43,472	£22,710	-£5,501	£60,070	-£83,154	-£45,182
45%	60%	-£144,664	-£69,791	-£101,946	-£27,073	-£189,305	-£146,588
50%	60%	-F245 856	-£162 663	-£108 301	-£115 100	£205.457	-F247 QQ2

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,846,267	-£2,846,267	-£2,846,267	-£2,846,267	-£2,846,267	-£2,846,267
10%	71%	-£3,049,647	-£3,037,955	-£3,038,529			
15%	71%	-£3,151,338	-£3,133,798		-£3,117,119	-£3,161,796	
20%	71%	-£3,253,028	-£3,229,641	-£3,230,789	-£3,207,402		-£3,244,733
25%	71%	-£3,354,718	-£3,325,484				
30%	71%	-£3,456,408	-£3,421,328				
35%	71%	-£3,558,098	-£3,517,171		-£3,478,254		
40%	71%	-£3,660,765	-£3,613,227		-£3,568,538		-£3,643,906
45%	71%	-£3,764,119	-£3,710,639				
50%	71%	-£3,867,472	-£3,808,049	-£3,810,967			-£3,846,397
100%	71%	-£4,901,004	-£4,782,158		-£4,669,148		
10%	75%	-£3,050,977	-£3,040,745				-£3,045,402
15%	75%	-£3,153,332	-£3,137,984				
20%	75%	-£3,255,687	-£3,235,223	-£3,232,336	-£3,211,873	-£3,267,887	-£3,244,537
25%	75%	-£3,358,041	-£3,332,462				-£3,344,105
30%	75%	-£3,460,396	-£3,429,700				
35%	75%	-£3,562,751	-£3,526,940		-£3,486,077	-£3,584,102	
40%	75%	-£3,666,170	-£3,624,574		-£3,577,478		
45%	75%	-£3,770,199	-£3,723,403	-£3,716,801	-£3,670,005	-£3,798,099	-£3,744,702
50%	75%	-£3,874,227	-£3,822,233				
10%	60%	-£3,045,394	-£3,029,023	-£3,036,054	-£3,019,684		-£3,045,814
15%	60%	-£3,144,958	-£3,120,401				
20%	60%	-£3,244,520	-£3,211,779			-£3,264,042	-£3,245,361
25%	60%	-£3,344,083	-£3,303,157				
30%	60%	-£3,443,647	-£3,394,535			-£3,472,928	-£3,444,908
35%	60%	-£3,543,209	-£3,485,912				
40%	60%	-£3,643,472	-£3,577,290			-£3,683,154	-£3,645,182
45%	60%	-£3,744,664	-£3,669,791				
50%	60%	-£3.845.856	-£3.762.663	-£3.798.391	-£3 715 199	-£3.895.457	-£3.847.992

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,139,267	-£2,139,267				-£2,139,267
10%	71%	-£2,342,647	-£2,330,955	-£2,331,529		-£2,349,620	-£2,338,500
15%	71%	-£2,444,338	-£2,426,798				-£2,438,117
20%	71%	-£2,546,028	-£2,522,641		-£2,500,402		-£2,537,733
25%	71%	-£2,647,718	-£2,618,484				-£2,637,350
30%	71%	-£2,749,408	-£2,714,328			-£2,770,324	-£2,736,966
35%	71%	-£2,851,098	-£2,810,171		-£2,771,254		-£2,836,582
40%	71%	-£2,953,765	-£2,906,227	-£2,908,562	-£2,861,538		-£2,936,906
45%	71%	-£3,057,119	-£3,003,639	-£3,006,264	-£2,952,784		-£3,038,151
50%	71%	-£3,160,472	-£3,101,049	-£3,103,967	-£3,044,544	-£3,195,902	-£3,139,397
100%	71%	-£4,194,004	-£4,075,158				-£4,151,852
10%	75%	-£2,343,977	-£2,333,745				-£2,338,402
15%	75%	-£2,446,332	-£2,430,984				-£2,437,970
20%	75%	-£2,548,687	-£2,528,223	-£2,525,336	-£2,504,873		-£2,537,537
25%	75%	-£2,651,041	-£2,625,462		-£2,596,275		-£2,637,105
30%	75%	-£2,753,396	-£2,722,700	-£2,718,370	-£2,687,676		-£2,736,672
35%	75%	-£2,855,751	-£2,819,940				-£2,836,239
40%	75%	-£2,959,170	-£2,917,574		-£2,870,478	-£2,983,971	-£2,936,507
45%	75%	-£3,063,199	-£3,016,403				-£3,037,702
50%	75%	-£3,167,227	-£3,115,233				-£3,138,898
10%	60%	-£2,338,394	-£2,322,023	-£2,329,054			-£2,338,814
15%	60%	-£2,437,958	-£2,413,401	-£2,423,947		-£2,452,598	-£2,438,588
20%	60%	-£2,537,520	-£2,504,779				-£2,538,361
25%	60%	-£2,637,083	-£2,596,157	-£2,613,734	-£2,572,807	-£2,661,485	-£2,638,134
30%	60%	-£2,736,647	-£2,687,535				-£2,737,908
35%	60%	-£2,836,209	-£2,778,912				-£2,837,682
40%	60%	-£2,936,472	-£2,870,290	-£2,898,501		-£2,976,154	-£2,938,182
45%	60%	-£3,037,664	-£2,962,791				-£3,039,588
50%	60%	-£3.138.856	-£3.055.663				-£3.140.992

Residual Land values compared to benchmark land values Benchmark Z1 - Low

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds LAR and SO at council Income thresholds thresholds thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£351,227	-£351,227	-£351,227	-£351,227	-£351,227	-£351,227
10%	71%	-£554,607	-£542,915	-£543,489	-£531,795	-£561,580	-£550,460
15%	71%	-£656,298	-£638,758	-£639,619	-£622,079	-£666,756	-£650,077
20%	71%	-£757,988	-£734,601	-£735,749	-£712,362	-£771,931	-£749,693
25%	71%		-£830,444				-£849,310
30%	71%	-£961,368	-£926,288			-£982,284	-£948,926
35%	71%		-£1,022,131				-£1,048,542
40%	71%	-£1,165,725	-£1,118,187	-£1,120,522	-£1,073,498	-£1,194,069	-£1,148,866
45%	71%		-£1,215,599	-£1,218,224	-£1,164,744		-£1,250,111
50%	71%	-£1,372,432	-£1,313,009	-£1,315,927	-£1,256,504	-£1,407,862	-£1,351,357
100%	71%	-£2,405,964	-£2,287,118		-£2,174,108		-£2,363,812
10%	75%	-£555,937	-£545,705	-£544,262	-£534,030	-£562,037	-£550,362
15%	75%		-£642,944			-£667,442	-£649,930
20%	75%	-£760,647	-£740,183	-£737,296	-£716,833	-£772,847	-£749,497
25%	75%		-£837,422				-£849,065
30%	75%	-£965,356	-£934,660		-£899,636		-£948,632
35%	75%		-£1,031,900				-£1,048,199
40%	75%	-£1,171,130	-£1,129,534	-£1,123,665	-£1,082,438	-£1,195,931	-£1,148,467
45%	75%		-£1,228,363		-£1,174,965		-£1,249,662
50%	75%		-£1,327,193	-£1,221,761 -£1,319,857			-£1,350,858
10%	60%	-£550,354	-£533,983	-£541,014	-£524,644	-£560,115	-£550,774
15%	60%	-£649,918	-£625,361	-£635,907		-£664,558	-£650,548
20%	60%		-£716,739				-£750,321
25%	60%		-£808,117	-£825,694			-£850,094
30%	60%		-£899,495	-£920,586	-£871,474		-£949,868
35%	60%		-£990,872				-£1,049,642
40%	60%		-£1,082,250			-£1,188,114	-£1,150,142
45%	60%	-£1,249,624	-£1,174,751				-£1,251,548
50%	60%		-£1 267 623			-£1 400 417	-£1 352 952

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£61,773	£61,773	£61,773	£61,773	£61,773	£61,773
10%	71%	-£141,607	-£129,915	-£130,489	-£118,795	-£148,580	-£137,460
15%	71%	-£243,298	-£225,758	-£226,619	-£209,079	-£253,756	-£237,077
20%	71%	-£344,988	-£321,601	-£322,749	-£299,362	-£358,931	-£336,693
25%	71%	-£446,678	-£417,444	-£418,880	-£389,646	-£464,107	-£436,310
30%	71%	-£548,368	-£513,288	-£515,010	-£479,930	-£569,284	-£535,926
35%	71%	-£650,058			-£570,214		
40%	71%	-£752,725	-£705,187	-£707,522	-£660,498	-£781,069	-£735,866
45%	71%	-£856,079					
50%	71%	-£959,432	-£900,009	-£902,927	-£843,504	-£994,862	-£938,357
100%	71%	-£1,992,964					
10%	75%	-£142,937	-£132,705	-£131,262	-£121,030	-£149,037	-£137,362
15%	75%	-£245,292	-£229,944	-£227,779	-£212,431	-£254,442	-£236,930
20%	75%	-£347,647	-£327,183	-£324,296	-£303,833	-£359,847	-£336,497
25%	75%	-£450,001	-£424,422	-£420,813	-£395,235	-£465,252	-£436,065
30%	75%	-£552,356	-£521,660	-£517,330	-£486,636	-£570,657	-£535,632
35%	75%	-£654,711			-£578,037		
40%	75%	-£758,130	-£716,534	-£710,665	-£669,438	-£782,931	-£735,467
45%	75%	-£862,159					
50%	75%	-£966,187	-£914,193		-£854,861	-£997,188	-£937,858
10%	60%	-£137,354	-£120,983	-£128,014	-£111,644	-£147,115	-£137,774
15%	60%	-£236,918	-£212,361	-£222,907	-£198,351	-£251,558	-£237,548
20%	60%	-£336,480	-£303,739	-£317,800	-£285,059	-£356,002	-£337,321
25%	60%	-£436,043	-£395,117	-£412,694	-£371,767	-£460,445	-£437,094
30%	60%	-£535,607	-£486,495	-£507,586	-£458,474	-£564,888	-£536,868
35%	60%	-£635,169	-£577,872		-£545,182		
40%	60%	-£735,432		-£697,461	-£631,890	-£775,114	-£737,142
45%	60%	-£836,624					
50%	60%	-£937,816				-£987,417	

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£482,373	£482,373	£482,373	£482,373	£482,373	£482,373
10%	71%	£278,993	£290,685	£290,111	£301,805	£272,020	£283,140
15%	71%	£177,302	£194,842	£193,981	£211,521	£166,844	£183,523
20%	71%	£75,612	£98,999	£97,851	£121,238	£61,669	£83,907
25%	71%	-£26,078	£3,156	£1,720	£30,954	-£43,507	-£15,710
30%	71%	-£127,768	-£92,688	-£94,410	-£59,330	-£148,684	-£115,326
35%	71%	-£229,458	-£188,531	-£190,541	-£149,614	-£253,860	-£214,942
40%	71%	-£332,125	-£284,587	-£286,922	-£239,898	-£360,469	-£315,266
45%	71%	-£435,479	-£381,999	-£384,624	-£331,144	-£467,365	-£416,511
50%	71%	-£538,832	-£479,409	-£482,327	-£422,904	-£574,262	-£517,757
100%	71%	-£1,572,364					
10%	75%	£277,663	£287,895	£289,338	£299,570	£271,563	£283,238
15%	75%	£175,308	£190,656	£192,821	£208,169	£166,158	£183,670
20%	75%	£72,953	£93,417	£96,304	£116,767	£60,753	£84,103
25%	75%	-£29,401	-£3,822	-£213	£25,365	-£44,652	-£15,465
30%	75%	-£131,756	-£101,060	-£96,730	-£66,036	-£150,057	-£115,032
35%	75%	-£234,111	-£198,300	-£193,247	-£157,437	-£255,462	-£214,599
40%	75%	-£337,530	-£295,934	-£290,065	-£248,838	-£362,331	-£314,867
45%	75%	-£441,559	-£394,763	-£388,161	-£341,365	-£469,459	-£416,062
50%	75%	-£545,587	-£493,593	-£486,257	-£434,261	-£576,588	-£517,258
10%	60%	£283,246	£299,617	£292,586	£308,956	£273,485	£282,826
15%	60%	£183,682	£208,239	£197,693	£222,249	£169,042	£183,052
20%	60%	£84,120	£116,861	£102,800	£135,541	£64,598	£83,279
25%	60%	-£15,443	£25,483	£7,906	£48,833	-£39,845	-£16,494
30%	60%	-£115,007	-£65,895	-£86,986	-£37,874	-£144,288	-£116,268
35%	60%	-£214,569	-£157,272	-£181,880	-£124,582	-£248,732	-£216,042
40%	60%	-£314,832	-£248,650	-£276,861	-£211,290	-£354,514	-£316,542
45%	60%	-£416,024	-£341,151	-£373,306	-£298,433	-£460,665	-£417,948
50%	60%	-£517,216	-£434,023	-£469,751	-£386,559	-£566,817	-£519,352

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£363,987	-£363,987	-£363,987	-£363,987	-£363,987	-£363,987
10%	71%	-£567,367	-£555,675	-£556,249	-£544,555	-£574,340	-£563,220
15%	71%	-£669,058	-£651,518				
20%	71%	-£770,748	-£747,361	-£748,509	-£725,122	-£784,691	-£762,453
25%	71%	-£872,438	-£843,204				
30%	71%	-£974,128	-£939,048	-£940,770	-£905,690	-£995,044	-£961,686
35%	71%	-£1,075,818	-£1,034,891				
40%	71%	-£1,178,485	-£1,130,947	-£1,133,282	-£1,086,258	-£1,206,829	-£1,161,626
45%	71%	-£1,281,839	-£1,228,359				
50%	71%	-£1,385,192	-£1,325,769	-£1,328,687	-£1,269,264	-£1,420,622	-£1,364,117
100%	71%	-£2,418,724	-£2,299,878				
10%	75%	-£568,697	-£558,465	-£557,022	-£546,790	-£574,797	-£563,122
15%	75%	-£671,052	-£655,704				
20%	75%	-£773,407	-£752,943				
25%	75%	-£875,761	-£850,182				
30%	75%	-£978,116	-£947,420	-£943,090	-£912,396	-£996,417	-£961,392
35%	75%	-£1,080,471	-£1,044,660				
40%	75%	-£1,183,890	-£1,142,294	-£1,136,425	-£1,095,198	-£1,208,691	-£1,161,227
45%	75%	-£1,287,919	-£1,241,123				
50%	75%	-£1,391,947	-£1,339,953	-£1,332,617	-£1,280,621	-£1,422,948	-£1,363,618
10%	60%	-£563,114	-£546,743	-£553,774	-£537,404	-£572,875	-£563,534
15%	60%	-£662,678	-£638,121				
20%	60%	-£762,240	-£729,499	-£743,560	-£710,819	-£781,762	-£763,081
25%	60%	-£861,803	-£820,877				
30%	60%	-£961,367	-£912,255	-£933,346	-£884,234	-£990,648	-£962,628
35%	60%	-£1,060,929	-£1,003,632				
40%	60%	-£1,161,192	-£1,095,010	-£1,123,221		-£1,200,874	-£1,162,902
45%	60%	-£1,262,384	-£1,187,511		-£1,144,793		
E00/	60%	£4 262 576	£4 200 202				

45% 60% 11 262 394 50% 60% -1 363 576 Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£214,773	£214,773	£214,773	£214,773	£214,773	£214,773
10%	71%	£11,393	£23,085	£22,511	£34,205	£4,420	£15,540
15%	71%	-£90,298	-£72,758	-£73,619	-£56,079	-£100,756	-£84,077
20%	71%	-£191,988	-£168,601	-£169,749	-£146,362	-£205,931	-£183,693
25%	71%	-£293,678	-£264,444	-£265,880	-£236,646	-£311,107	-£283,310
30%	71%	-£395,368	-£360,288	-£362,010	-£326,930	-£416,284	-£382,926
35%	71%	-£497,058	-£456,131	-£458,141	-£417,214	-£521,460	-£482,542
40%	71%	-£599,725	-£552,187	-£554,522	-£507,498		-£582,866
45%	71%	-£703,079	-£649,599	-£652,224	-£598,744	-£734,965	-£684,111
50%	71%	-£806,432	-£747,009				
100%	71%	-£1,839,964	-£1,721,118	-£1,726,953	-£1,608,108	-£1,910,823	-£1,797,812
10%	75%	£10,063	£20,295	£21,738	£31,970	£3,963	£15,638
15%	75%	-£92,292	-£76,944	-£74,779	-£59,431	-£101,442	-£83,930
20%	75%	-£194,647	-£174,183	-£171,296	-£150,833	-£206,847	-£183,497
25%	75%	-£297,001	-£271,422	-£267,813	-£242,235	-£312,252	-£283,065
30%	75%	-£399,356	-£368,660	-£364,330	-£333,636	-£417,657	-£382,632
35%	75%	-£501,711	-£465,900	-£460,847	-£425,037	-£523,062	-£482,199
40%	75%	-£605,130	-£563,534	-£557,665	-£516,438		-£582,467
45%	75%	-£709,159	-£662,363	-£655,761	-£608,965	-£737,059	-£683,662
50%	75%	-£813,187	-£761,193				
10%	60%	£15,646	£32,017	£24,986	£41,356	£5,885	£15,226
15%	60%	-£83,918	-£59,361	-£69,907	-£45,351	-£98,558	-£84,548
20%	60%	-£183,480	-£150,739	-£164,800	-£132,059	-£203,002	-£184,321
25%	60%	-£283,043	-£242,117	-£259,694	-£218,767	-£307,445	-£284,094
30%	60%	-£382,607	-£333,495	-£354,586	-£305,474	-£411,888	-£383,868
35%	60%	-£482,169	-£424,872	-£449,480	-£392,182	-£516,332	-£483,642
40%	60%	-£582,432	-£516,250	-£544,461	-£478,890	-£622,114	-£584,142
45%	60%	-£683,624	-£608,751	-£640,906	-£566,033	-£728,265	-£685,548
50%	60%	-£784.816	-£701.623		-£654,159		

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£482,373	£482,373	£482,373	£482,373	£482,373	£482,373
10%	71%	£278,993	£290,685	£290,111	£301,805	£272,020	£283,140
15%	71%	£177,302	£194,842	£193,981	£211,521	£166,844	£183,523
20%	71%	£75,612	£98,999	£97,851	£121,238	£61,669	£83,907
25%	71%	-£26,078	£3,156	£1,720	£30,954	-£43,507	-£15,710
30%	71%	-£127,768	-£92,688	-£94,410	-£59,330	-£148,684	-£115,326
35%	71%	-£229,458	-£188,531	-£190,541	-£149,614	-£253,860	-£214,942
40%	71%	-£332,125	-£284,587	-£286,922	-£239,898	-£360,469	-£315,266
45%	71%	-£435,479	-£381,999	-£384,624	-£331,144	-£467,365	-£416,511
50%	71%	-£538,832	-£479,409	-£482,327	-£422,904	-£574,262	-£517,757
100%	71%	-£1,572,364	-£1,453,518	-£1,459,353	-£1,340,508	-£1,643,223	-£1,530,212
10%	75%	£277,663	£287,895	£289,338	£299,570	£271,563	£283,238
15%	75%	£175,308	£190,656	£192,821	£208,169	£166,158	£183,670
20%	75%	£72,953	£93,417	£96,304	£116,767	£60,753	£84,103
25%	75%	-£29,401	-£3,822	-£213	£25,365	-£44,652	-£15,465
30%	75%	-£131,756	-£101,060	-£96,730	-£66,036	-£150,057	-£115,032
35%	75%	-£234,111	-£198,300	-£193,247	-£157,437	-£255,462	-£214,599
40%	75%	-£337,530	-£295,934	-£290,065	-£248,838	-£362,331	-£314,867
45%	75%	-£441,559	-£394,763	-£388,161	-£341,365	-£469,459	-£416,062
50%	75%	-£545,587	-£493,593	-£486,257	-£434,261	-£576,588	-£517,258
10%	60%	£283.246	£299.617	£292.586	£308,956	£273.485	£282.826
15%	60%	£183,682	£208,239	£197,693	£222,249	£169,042	£183,052
20%	60%	£84.120	£116.861	£102.800	£135.541	£64.598	£83,279
25%	60%	-£15,443	£25,483	£7,906	£48,833	-£39,845	-£16,494
30%	60%	-£115,007	-£65,895	-£86,986	-£37,874	-£144,288	-£116,268
35%	60%	-£214,569	-£157,272	-£181,880	-£124,582	-£248,732	-£216,042
40%	60%	-£314,832	-£248,650	-£276,861	-£211,290	-£354,514	-£316,542
45%	60%	-£416,024	-£341,151	-£373,306	-£298,433	-£460,665	-£417,948
50%	60%	-£517.216	-£434.023	-£469.751	-£386,559	-£566.817	-£519.352

£27,943,000

£13,474,000

9 0.04 Ha

	CIL Zone	3
	Value Area	High
Sales value inflation		0%
Build cost inflation		0%

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,095,643	£1,095,643	£1,095,643	£1,095,643	£1,095,643	£1,095,643
10%	71%	£860,230	£873,839	£869,192	£882,801	£856,566	£865,527
15%	71%	£742,524	£762,938	£755,966	£776,379	£737,027	£750,469
20%	71%	£624,817	£652,036	£642,740	£669,958	£617,488	£635,411
25%	71%	£507,110	£541,133	£529,514	£563,537	£497,950	£520,352
30%	71%	£389,405	£430,232	£416,288	£457,114	£378,411	£405,294
35%	71%	£271,698	£319,329	£303,061	£350,693	£258,872	£290,236
40%	71%	£153,992	£208,427	£189,835	£244,272	£139,333	£175,178
45%	71%	£36,285	£97,525	£76,609	£137,850	£19,795	£60,120
50%	71%	-£82.753	-£13.596	-£37.216	£31.429	-£101.376	-£55.837
100%	71%	-£1,279,070	-£1,140,754	-£1,187,993	-£1,049,678	-£1,316,314	-£1,225,238
10%	75%	£859.010	£870.917	£868.418	£880.326	£855.802	£865.212
15%	75%	£740,692	£758,554	£754,805	£772,667	£735,882	£749,996
20%	75%	£622,375	£646,190	£641,193	£665,009	£615,962	£634,781
25%	75%	£504,057	£533,827	£527,580	£557,350	£496,041	£519,564
30%	75%	£385,740	£421,463	£413.967	£449.691	£376.121	£404.348
35%	75%	£267,423	£309,101	£300,355	£342,033	£256,200	£289,132
40%	75%	£149.106	£196.737	£186,742	£234.374	£136.280	£173.917
45%	75%	£30,789	£84,374	£73,129	£126,715	£16,359	£58,701
50%	75%	-£88,960	-£28,447	-£41,145	£19,057	-£105,254	-£57,439
10%	60%	£864,139	£883,192	£871,666	£890,719	£859,009	£866,536
15%	60%	£748,387	£776,966	£759,678	£788,257	£740,691	£751,982
20%	60%	£632,634	£670,740	£647,689	£685,795	£622,374	£637,428
25%	60%	£516,883	£564,513	£535,701	£583,332	£504,056	£522,874
30%	60%	£401,130	£458,288	£423,711	£480,869	£385,739	£408,321
35%	60%	£285,377	£352,061	£311,723	£378,407	£267,422	£293,767
40%	60%	£169,625	£245,836	£199,734	£275,945	£149,104	£179,213
45%	60%	£53,872	£139,610	£87,746	£173,482	£30,787	£64,659
50%	60%	-£62.891	£33,383	-£24.639	£71.020	-£88.962	-£50.710

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds % of AH as SR and LLR LAR and LLR % of AH rented

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

SR and SO at GLA LAR and SO at GLA Income thresholds LAR and SO at council Income thresholds Income thresholds council Income thresholds SR and LLR % of AH rented 71%

Residual Land values compared to benchmark land values Benchmark Z1 - Low

SR and SO at council Income SR and SO at GLA LAR and SO at council Income thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

£27,624,000

	l	SR and SO at	SR and SO at GLA	LAR and SO at	LAR and SO at		
	% of AH as	council Income	Income	council Income	GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LL
0%	71%	-£9,317	-£9,317	-£9,317	-£9,317	-£9,317	-£9,317
10%	71%	-£244,730	-£231,121	-£235,768	-£222,159	-£248,394	-£239,433
15%	71%	-£362,436	-£342,022	-£348,994	-£328,581	-£367,933	-£354,491
20%	71%	-£480,143	-£452,924	-£462,220	-£435,002	-£487,472	-£469,549
25%	71%	-£597,850	-£563,827	-£575,446	-£541,423		-£584,608
30%	71%	-£715,555	-£674,728		-£647,846	-£726,549	-£699,666
35%	71%	-£833,262	-£785,631				-£814,724
40%	71%	-£950,968	-£896,533		-£860,688	-£965,627	
45%	71%	-£1,068,675	-£1,007,435				
50%	71%	-£1,187,713	-£1,118,556	-£1,142,176	-£1,073,531	-£1,206,336	-£1,160,797
100%	71%	-£2,384,030	-£2,245,714			-£2,421,274	
10%	75%	-£245,950	-£234,043	-£236,542	-£224,634	-£249,158	-£239,748
15%	75%	-£364,268	-£346,406	-£350,155	-£332,293	-£369,078	-£354,964
20%	75%	-£482,585	-£458,770	-£463,767	-£439,951	-£488,998	-£470,179
25%	75%	-£600,903	-£571,133	-£577,380	-£547,610		-£585,396
30%	75%	-£719,220	-£683,497	-£690,993	-£655,269	-£728,839	
35%	75%	-£837,537	-£795,859				
40%	75%	-£955,854	-£908,223	-£918,218	-£870,586	-£968,680	-£931,043
45%	75%	-£1,074,171	-£1,020,586	-£1,031,831			
50%	75%	-£1,193,920	-£1,133,407	-£1,146,105		-£1,210,214	
10%	60%	-£240,821	-£221,768	-£233,294	-£214,241	-£245,951	-£238,424
15%	60%	-£356,573	-£327,994	-£345,282	-£316,703	-£364,269	-£352,978
20%	60%	-£472,326	-£434,220	-£457,271	-£419,165	-£482,586	-£467,532
25%	60%	-£588,077	-£540,447	-£569,259	-£521,628	-£600,904	-£582,086
30%	60%	-£703,830	-£646,672				-£696,639
35%	60%	-£819,583	-£752,899				
40%	60%	-£935,335	-£859,124				
45%	60%	-£1,051,088	-£965,350	-£1,017,214	-£931,478	-£1,074,173	-£1,040,301
50%	60%	-£1 167 851	-£1 071 577				

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£403,683	£403,683	£403,683	£403,683	£403,683	£403,683
10%	71%	£168,270	£181,879	£177,232	£190,841	£164,606	£173,567
15%	71%	£50,564	£70,978	£64,006	£84,419	£45,067	£58,509
20%	71%	-£67,143	-£39,924	-£49,220	-£22,002	-£74,472	-£56,549
25%	71%	-£184,850	-£150,827	-£162,446	-£128,423	-£194,010	-£171,608
30%	71%	-£302,555	-£261,728	-£275,672	-£234,846	-£313,549	-£286,666
35%	71%	-£420,262	-£372,631	-£388,899	-£341,267	-£433,088	-£401,724
40%	71%	-£537,968	-£483,533	-£502,125	-£447,688	-£552,627	-£516,782
45%	71%	-£655,675	-£594,435		-£554,110		-£631,840
50%	71%	-£774,713	-£705,556	-£729,176		-£793,336	-£747,797
100%	71%	-£1,971,030	-£1,832,714				-£1,917,198
10%	75%	£167,050	£178,957	£176,458	£188,366	£163,842	£173,252
15%	75%	£48,732	£66,594	£62,845	£80,707	£43,922	£58,036
20%	75%	-£69,585	-£45,770	-£50,767	-£26,951	-£75,998	-£57,179
25%	75%	-£187,903	-£158,133	-£164,380	-£134,610	-£195,919	-£172,396
30%	75%	-£306,220	-£270,497	-£277,993	-£242,269	-£315,839	-£287,612
35%	75%	-£424,537	-£382,859	-£391,605	-£349,927	-£435,760	-£402,828
40%	75%	-£542,854	-£495,223	-£505,218	-£457,586	-£555,680	-£518,043
45%	75%	-£661,171	-£607,586		-£565,245		-£633,259
50%	75%	-£780,920	-£720,407		-£672,903	-£797,214	-£749,399
10%	60%	£172,179	£191,232	£179,706	£198,759	£167,049	£174,576
15%	60%	£56,427	£85,006	£67,718	£96,297	£48,731	£60,022
20%	60%	-£59,326	-£21,220	-£44,271	-£6,165	-£69,586	-£54,532
25%	60%	-£175,077	-£127,447	-£156,259	-£108,628	-£187,904	-£169,086
30%	60%	-£290,830	-£233,672	-£268,249	-£211,091	-£306,221	-£283,639
35%	60%	-£406,583	-£339,899	-£380,237	-£313,553	-£424,538	-£398,193
40%	60%	-£522,335	-£446,124	-£492,226	-£416,015	-£542,856	-£512,747
45%	60%	-£638,088	-£552,350	-£604,214	-£518,478		-£627,301
50%	60%	-£754.851	-£658.577				-£742.670

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£824,283	£824,283	£824,283	£824,283	£824,283	£824,283
10%	71%	£588,870	£602,479	£597,832	£611,441	£585,206	£594,167
15%	71%	£471,164	£491,578	£484,606	£505,019	£465,667	£479,109
20%	71%	£353,457	£380,676	£371,380	£398,598	£346,128	£364,051
25%	71%	£235,750	£269,773	£258,154	£292,177	£226,590	£248,992
30%	71%	£118,045	£158,872	£144,928	£185,754	£107,051	£133,934
35%	71%	£338	£47,969	£31,701	£79,333	-£12,488	£18,876
40%	71%	-£117,368	-£62,933	-£81,525	-£27,088	-£132,027	-£96,182
45%	71%	-£235,075	-£173,835	-£194,751	-£133,510	-£251,565	-£211,240
50%	71%	-£354,113	-£284,956	-£308,576	-£239,931	-£372,736	-£327,197
100%	71%	-£1,550,430					-£1,496,598
10%	75%	£587,650	£599,557	£597,058	£608,966	£584,442	£593,852
15%	75%	£469,332	£487,194	£483,445	£501,307	£464,522	£478,636
20%	75%	£351,015	£374,830	£369,833	£393,649	£344,602	£363,421
25%	75%	£232,697	£262,467	£256,220	£285,990	£224,681	£248,204
30%	75%	£114,380	£150,103	£142,607	£178,331	£104,761	£132,988
35%	75%	-£3,937	£37,741	£28,995	£70,673	-£15,160	£17,772
40%	75%	-£122,254	-£74,623	-£84,618	-£36,986	-£135,080	-£97,443
45%	75%	-£240,571	-£186,986	-£198,231	-£144,645	-£255,001	-£212,659
50%	75%	-£360,320	-£299,807	-£312,505	-£252,303	-£376,614	-£328,799
10%	60%	£592,779	£611,832	£600,306	£619,359	£587,649	£595,176
15%	60%	£477,027	£505,606	£488,318	£516,897	£469,331	£480,622
20%	60%	£361,274	£399,380	£376,329	£414,435	£351,014	£366,068
25%	60%	£245,523	£293,153	£264,341	£311,972	£232,696	£251,514
30%	60%	£129,770	£186,928	£152,351	£209,509	£114,379	£136,961
35%	60%	£14,017	£80,701	£40,363	£107,047	-£3,938	£22,407
40%	60%	-£101,735	-£25,524	-£71,626	£4,585	-£122,256	-£92,147
45%	60%	-£217,488	-£131,750	-£183,614	-£97,878	-£240,573	-£206,701
50%	60%	-£334,251	-£237,977	-£295,999	-£200,340	-£360,322	-£322,070

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£22,077	-£22,077	-£22,077	-£22,077	-£22,077	-£22,077
10%	71%	-£257,490	-£243,881	-£248,528	-£234,919	-£261,154	-£252,193
15%	71%	-£375,196	-£354,782	-£361,754	-£341,341	-£380,693	-£367,251
20%	71%	-£492,903	-£465,684	-£474,980	-£447,762	-£500,232	-£482,309
25%	71%	-£610,610	-£576,587	-£588,206	-£554,183		-£597,368
30%	71%	-£728,315	-£687,488	-£701,432	-£660,606	-£739,309	-£712,426
35%	71%	-£846,022					
40%	71%	-£963,728	-£909,293	-£927,885	-£873,448	-£978,387	-£942,542
45%	71%	-£1,081,435					
50%	71%	-£1,200,473	-£1,131,316	-£1,154,936	-£1,086,291	-£1,219,096	-£1,173,557
100%	71%	-£2,396,790					
10%	75%	-£258,710	-£246,803	-£249,302	-£237,394	-£261,918	-£252,508
15%	75%	-£377,028	-£359,166	-£362,915	-£345,053	-£381,838	-£367,724
20%	75%	-£495,345	-£471,530	-£476,527	-£452,711	-£501,758	-£482,939
25%	75%	-£613,663	-£583,893	-£590,140	-£560,370		-£598,156
30%	75%	-£731,980	-£696,257		-£668,029	-£741,599	
35%	75%	-£850,297					
40%	75%	-£968,614	-£920,983	-£930,978	-£883,346	-£981,440	
45%	75%	-£1,086,931					
50%	75%	-£1,206,680	-£1,146,167	-£1,158,865	-£1,098,663	-£1,222,974	-£1,175,159
10%	60%	-£253,581	-£234,528	-£246,054	-£227,001	-£258,711	-£251,184
15%	60%	-£369,333	-£340,754	-£358,042	-£329,463	-£377,029	-£365,738
20%	60%	-£485,086	-£446,980	-£470,031	-£431,925	-£495,346	-£480,292
25%	60%	-£600,837	-£553,207	-£582,019	-£534,388		-£594,846
30%	60%	-£716,590	-£659,432		-£636,851	-£731,981	
35%	60%	-£832,343					
40%	60%	-£948,095					
45%	60%	-£1,063,848					
50%	60%	-£1 180 611	-£1 084 337	-£1 142 350	-£1 046 700	-F1 206 682	-F1 168 430

Residual Land values compared to benchmark land values
Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£556,683	£556,683	£556,683	£556,683	£556,683	£556,683
10%	71%	£321,270	£334,879	£330,232	£343,841	£317,606	£326,567
15%	71%	£203,564	£223,978	£217,006	£237,419	£198,067	£211,509
20%	71%	£85,857	£113,076	£103,780	£130,998	£78,528	£96,451
25%	71%	-£31,850	£2,173	-£9,446	£24,577	-£41,010	-£18,608
30%	71%	-£149,555	-£108,728	-£122,672	-£81,846	-£160,549	-£133,666
35%	71%	-£267,262	-£219,631	-£235,899	-£188,267	-£280,088	-£248,724
40%	71%	-£384,968	-£330,533	-£349,125	-£294,688	-£399,627	-£363,782
45%	71%	-£502,675	-£441,435	-£462,351	-£401,110	-£519,165	-£478,840
50%	71%	-£621,713	-£552,556	-£576,176	-£507,531		-£594,797
100%	71%	-£1,818,030	-£1,679,714			-£1,855,274	
10%	75%	£320,050	£331,957	£329,458	£341,366	£316,842	£326,252
15%	75%	£201,732	£219,594	£215,845	£233,707	£196,922	£211,036
20%	75%	£83,415	£107,230	£102,233	£126,049	£77,002	£95,821
25%	75%	-£34,903	-£5,133	-£11,380	£18,390	-£42,919	-£19,396
30%	75%	-£153.220	-£117.497	-£124.993	-£89.269	-£162.839	-£134.612
35%	75%	-£271.537	-£229.859	-£238.605	-£196.927	-£282.760	-£249.828
40%	75%	-£389.854	-£342.223	-£352.218	-£304.586	-£402.680	-£365.043
45%	75%	-£508.171	-£454.586	-£465.831	-£412.245	-£522.601	-£480.259
50%	75%	-£627.920	-£567.407	-£580.105	-£519.903	-£644.214	-£596.399
10%	60%	£325.179	£344.232	£332.706	£351,759	£320.049	£327.576
15%	60%	£209.427	£238.006	£220.718	£249.297	£201.731	£213,022
20%	60%	£93.674	£131,780	£108.729	£146.835	£83.414	£98,468
25%	60%	-£22.077	£25.553	-£3.259	£44.372	-£34,904	-£16.086
30%	60%	-£137,830	-£80,672	-£115,249	-£58,091	-£153,221	-£130,639
35%	60%	-£253,583	-£186.899	-£227,237	-£160.553	-£271.538	-£245.193
40%	60%	-£369.335	-£293.124	-£339,226	-£263.015	-£389.856	-£359.747
45%	60%	-£485.088	-£399.350	-£451,214	-£365.478	-£508.173	-£474.301
60%	60%	CC01 9E1	CE06 677	CE63 E00	£467.040	C627 022	£590.670

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	£824,283	£824,283	£824,283	£824,283	£824,283	£824,283
10%	71%	£588,870	£602,479	£597,832	£611,441	£585,206	£594,167
15%	71%	£471,164	£491,578	£484,606	£505,019	£465,667	£479,109
20%	71%	£353,457	£380,676	£371,380	£398,598	£346,128	£364,051
25%	71%	£235,750	£269,773	£258,154	£292,177	£226,590	£248,992
30%	71%	£118,045	£158,872	£144,928	£185,754	£107,051	£133,934
35%	71%	£338	£47,969	£31,701	£79,333	-£12,488	£18,876
40%	71%	-£117,368	-£62,933	-£81,525	-£27,088	-£132,027	-£96,182
45%	71%	-£235,075	-£173,835	-£194,751	-£133,510	-£251,565	-£211,240
50%	71%	-£354.113	-£284.956	-£308.576	-£239.931	-£372.736	-£327,197
100%	71%	-£1,550,430	-£1,412,114			-£1,587,674	-£1,496,598
10%	75%	£587.650	£599.557	£597.058	£608.966	£584.442	£593.852
15%	75%	£469,332	£487,194	£483,445	£501,307	£464,522	£478,636
20%	75%	£351,015	£374,830	£369,833	£393,649	£344,602	£363,421
25%	75%	£232,697	£262,467	£256,220	£285,990	£224,681	£248,204
30%	75%	£114.380	£150.103	£142.607	£178.331	£104.761	£132,988
35%	75%	-£3,937	£37,741	£28,995	£70,673	-£15,160	£17,772
40%	75%	-£122.254	-£74.623	-£84.618	-£36,986	-£135.080	-£97,443
45%	75%	-£240,571	-£186,986	-£198,231	-£144,645	-£255,001	-£212,659
50%	75%	-£360.320	-£299.807	-£312.505	-£252.303	-£376.614	-£328,799
10%	60%	£592.779	£611.832	£600.306	£619.359	£587.649	£595,176
15%	60%	£477,027	£505,606	£488,318	£516,897	£469,331	£480,622
20%	60%	£361,274	£399.380	£376.329	£414,435	£351.014	£366,068
25%	60%	£245.523	£293.153	£264.341	£311.972	£232.696	£251,514
30%	60%	£129.770	£186.928	£152.351	£209.509	£114.379	£136,961
35%	60%	£14.017	£80.701	£40.363	£107.047	-£3.938	£22,407
40%	60%	-£101.735	-£25,524	-£71.626	£4.585	-£122.256	-£92.147
45%	60%	-£217.488	-£131.750	-£183.614	-£97.878	-£240.573	-£206.701
609/	60%	£224.2E1	£227 077	£20E 000	£200.240	6360 222	6222.070

£27,943,000

£13,474,000

 No Units
 9

 Site Area
 0.04 Ha

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£897,786	£897,786	£897,786	£897,786	£897,786	£897,786
10%	71%	£680,499	£692,633	£691,120	£703,255	£675,144	£685,767
15%	71%	£571,855	£590,058	£587,786	£605,989	£563,825	£579,756
20%	71%	£463,211	£487,482	£484,454	£508,724	£452,504	£473,747
25%	71%	£354,567	£384,906	£381,120	£411,458	£341,184	£367,736
30%	71%	£245,924	£282,330	£277,787	£314,193	£229,863	£261,727
35%	71%	£137,280	£179,754	£174,454	£216,928	£118,543	£155,717
40%	71%	£28,637	£77,178	£71,121	£119,662	£7,222	£49,707
45%	71%	-£81,316	-£25,814	-£32,739	£22,397	-£105,801	-£57,224
50%	71%	-£191,737	-£130,067	-£137,763	-£76,093	-£218,942	-£164,968
100%	71%	-£1,295,942	-£1,172,603	-£1,187,993	-£1,064,654	-£1,350,352	-£1,242,404
10%	75%	£679,194	£689,812	£690,346	£700,965	£674,510	£685,662
15%	75%	£569,898	£585,826	£586,627	£602,554	£562,872	£579,600
20%	75%	£460,602	£481,839	£482,906	£504,144	£451,233	£473,538
25%	75%	£351,306	£377,852	£379,187	£405,733	£339,596	£367,476
30%	75%	£242,011	£273,866	£275,468	£307,322	£227,958	£261,414
35%	75%	£132,715	£169,879	£171,747	£208,912	£116,319	£155,352
40%	75%	£23,418	£65,892	£68,028	£110,502	£4,681	£49,291
45%	75%	-£87,282	-£38,717	-£36,276	£12,091	-£108,706	-£57,700
50%	75%	-£198,365	-£144,404	-£141,692	-£87,731	-£222,170	-£165,497
10%	60%	£684,672	£701,662	£693,594	£710,584	£677,177	£686,099
15%	60%	£578,116	£603,600	£591,498	£616,983	£566,873	£580,256
20%	60%	£471,559	£505,538	£489,403	£523,382	£456,569	£474,413
25%	60%	£365,003	£407,477	£387,307	£429,781	£346,265	£368,570
30%	60%	£258,445	£309,415	£285,212	£336,180	£235,961	£262,726
35%	60%	£151,889	£211,352	£183,116	£242,579	£125,657	£156,884
40%	60%	£45,332	£113,291	£81,020	£148,978	£15,353	£51,040
45%	60%	-£62,226	£15,229	-£21,421	£55,377	-£96,504	-£55,699
50%	60%	-£170.525	-£84.188	-£125.186	-£38.850	-£208.612	-£163,273

Residual Land values compared to benchmark land values Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,702,214	-£2,702,214	-£2,702,214	-£2,702,214	-£2,702,214	-£2,702,214
10%	71%	-£2,919,501		-£2,908,880	-£2,896,745		
15%	71%	-£3,028,145		-£3,012,214			
20%	71%	-£3,136,789	-£3,112,518	-£3,115,546	-£3,091,276	-£3,147,496	
25%	71%	-£3,245,433	-£3,215,094				-£3,232,264
30%	71%	-£3,354,076			-£3,285,807		
35%	71%	-£3,462,720					
40%	71%	-£3,571,363			-£3,480,338	-£3,592,778	
45%	71%	-£3,681,316	-£3,625,814				-£3,657,224
50%	71%	-£3,791,737	-£3,730,067	-£3,737,763	-£3,676,093	-£3,818,942	-£3,764,968
100%	71%	-£4,895,942			-£4,664,654		-£4,842,404
10%	75%	-£2,920,806	-£2,910,188	-£2,909,654	-£2,899,035	-£2,925,490	-£2,914,338
15%	75%	-£3,030,102					
20%	75%	-£3,139,398	-£3,118,161	-£3,117,094	-£3,095,856	-£3,148,767	-£3,126,462
25%	75%	-£3,248,694	-£3,222,148	-£3,220,813	-£3,194,267	-£3,260,404	-£3,232,524
30%	75%	-£3,357,989	-£3,326,134		-£3,292,678		
35%	75%	-£3,467,285					-£3,444,648
40%	75%	-£3,576,582				-£3,595,319	
45%	75%	-£3,687,282		-£3,636,276	-£3,587,909	-£3,708,706	
50%	75%	-£3,798,365	-£3,744,404	-£3,741,692			
10%	60%	-£2,915,328	-£2,898,338	-£2,906,406	-£2,889,416		-£2,913,901
15%	60%	-£3,021,884	-£2,996,400				-£3,019,744
20%	60%	-£3,128,441	-£3,094,462	-£3,110,597	-£3,076,618	-£3,143,431	-£3,125,587
25%	60%	-£3,234,997					
30%	60%	-£3,341,555	-£3,290,585	-£3,314,788		-£3,364,039	-£3,337,274
35%	60%	-£3,448,111					
40%	60%	-£3,554,668	-£3,486,709	-£3,518,980	-£3,451,022	-£3,584,647	
45%	60%	-£3,662,226					
50%	60%	-£3.770.525				-£3.808.612	

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,995,214	-£1,995,214	-£1,995,214	-£1,995,214	-£1,995,214	-£1,995,214
10%	71%	-£2,212,501	-£2,200,367	-£2,201,880	-£2,189,745	-£2,217,856	
15%	71%	-£2,321,145	-£2,302,942				
20%	71%	-£2,429,789	-£2,405,518	-£2,408,546	-£2,384,276	-£2,440,496	-£2,419,253
25%	71%	-£2,538,433	-£2,508,094				
30%	71%	-£2,647,076	-£2,610,670	-£2,615,213	-£2,578,807	-£2,663,137	-£2,631,273
35%	71%	-£2,755,720	-£2,713,246				
40%	71%	-£2,864,363	-£2,815,822	-£2,821,879	-£2,773,338	-£2,885,778	-£2,843,293
45%	71%	-£2,974,316	-£2,918,814				
50%	71%	-£3,084,737	-£3,023,067	-£3,030,763	-£2,969,093	-£3,111,942	-£3,057,968
100%	71%	-£4,188,942	-£4,065,603				
10%	75%	-£2,213,806	-£2,203,188	-£2,202,654		-£2,218,490	-£2,207,338
15%	75%	-£2,323,102	-£2,307,174				
20%	75%	-£2,432,398	-£2,411,161	-£2,410,094	-£2,388,856	-£2,441,767	-£2,419,462
25%	75%	-£2,541,694	-£2,515,148				
30%	75%	-£2,650,989	-£2,619,134	-£2,617,532	-£2,585,678	-£2,665,042	-£2,631,586
35%	75%	-£2,760,285	-£2,723,121				
40%	75%	-£2,869,582	-£2,827,108	-£2,824,972	-£2,782,498	-£2,888,319	-£2,843,709
45%	75%	-£2,980,282	-£2,931,717				
50%	75%	-£3,091,365	-£3,037,404	-£3,034,692			-£3,058,497
10%	60%	-£2,208,328	-£2,191,338	-£2,199,406			
15%	60%	-£2,314,884	-£2,289,400	-£2,301,502	-£2,276,017	-£2,326,127	-£2,312,744
20%	60%	-£2,421,441	-£2,387,462				
25%	60%	-£2,527,997	-£2,485,523		-£2,463,219	-£2,546,735	-£2,524,430
30%	60%	-£2,634,555	-£2,583,585	-£2,607,788		-£2,657,039	-£2,630,274
35%	60%	-£2,741,111	-£2,681,648				
40%	60%	-£2,847,668	-£2,779,709	-£2,811,980	-£2,744,022	-£2,877,647	-£2,841,960
45%	60%	-£2,955,226	-£2,877,771			-£2,989,504	
50%	60%	-£3.063.525	-£2 977 188			-£3 101 612	

Residual Land values compared to benchmark land values Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£764,294	-£764,294	-£764,294	-£764,294	-£764,294	-£764,294
10%	71%	-£981,581	-£969,447				
15%	71%	-£1,090,225	-£1,072,022	-£1,074,294	-£1,056,091	-£1,098,255	-£1,082,324
20%	71%	-£1,198,869	-£1,174,598				
25%	71%	-£1,307,513	-£1,277,174	-£1,280,960	-£1,250,622	-£1,320,896	-£1,294,344
30%	71%	-£1,416,156	-£1,379,750				
35%	71%	-£1,524,800	-£1,482,326	-£1,487,626	-£1,445,152	-£1,543,537	-£1,506,363
40%	71%	-£1,633,443	-£1,584,902				
45%	71%	-£1,743,396	-£1,687,894				-£1,719,304
50%	71%	-£1,853,817	-£1,792,147				
100%	71%	-£2,958,022	-£2,834,683		-£2,726,734	-£3,012,432	-£2,904,484
10%	75%	-£982,886	-£972,268	-£971,734	-£961,115		-£976,418
15%	75%	-£1,092,182	-£1,076,254			-£1,099,208	
20%	75%	-£1,201,478	-£1,180,241	-£1,179,174	-£1,157,936	-£1,210,847	-£1,188,542
25%	75%	-£1,310,774	-£1,284,228				
30%	75%	-£1,420,069	-£1,388,214	-£1,386,612	-£1,354,758	-£1,434,122	-£1,400,666
35%	75%	-£1,529,365	-£1,492,201				
40%	75%	-£1,638,662	-£1,596,188	-£1,594,052	-£1,551,578	-£1,657,399	-£1,612,789
45%	75%	-£1,749,362	-£1,700,797				
50%	75%	-£1,860,445	-£1,806,484	-£1,803,772	-£1,749,811	-£1,884,250	
10%	60%	-£977,408	-£960,418	-£968,486	-£951,496		
15%	60%	-£1,083,964	-£1,058,480	-£1,070,582	-£1,045,097	-£1,095,207	-£1,081,824
20%	60%	-£1,190,521	-£1,156,542				
25%	60%	-£1,297,077	-£1,254,603	-£1,274,773	-£1,232,299	-£1,315,815	-£1,293,510
30%	60%	-£1,403,635	-£1,352,665				
35%	60%	-£1,510,191	-£1,450,728	-£1,478,964	-£1,419,501	-£1,536,423	-£1,505,196
40%	60%	-£1,616,748	-£1,548,789				
45%	60%	-£1,724,306	-£1,646,851				
50%	60%	-£1.832.605	-£1.746.268				

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLF
0%	71%	-£207.174	-£207 174	-F207 174	-£207.174	-£207.174	-£207 174
10%	71%	-£424,461	-£207,174 -£412.327	-£207,174 -£413.840	-£207,174 -£401.705	-£207,174 -£429.816	-£419.193
15%	71%	-£533.105	-£412,327 -£514.902	-£517.174	-£498.971	-£429,616 -£541.135	-£419,193 -£525.204
20%	71%	-£641.749	-£617,478		-£596,236	-£652.456	-£631,213
25%	71%			-£620,506			
30%	71%	-£750,393 -£859.036	-£720,054	-£723,840	-£693,502	-£763,776	-£737,224 -£843,233
35%	71%		-£822,630	-£827,173	-£790,767	-£875,097	
		-£967,680	-£925,206	-£930,506	-£888,032	-£986,417	-£949,243
40%	71%	-£1,076,323	-£1,027,782	-£1,033,839	-£985,298	-£1,097,738	-£1,055,253
45%	71%	-£1,186,276	-£1,130,774	-£1,137,699	-£1,082,563	-£1,210,761	-£1,162,184
50%	71%	-£1,296,697	-£1,235,027	-£1,242,723	-£1,181,053	-£1,323,902	-£1,269,928
100%	71%	-£2,400,902	-£2,277,563	-£2,292,953	-£2,169,614	-£2,455,312	-£2,347,364
10%	75%	-£425,766	-£415,148	-£414,614	-£403,995	-£430,450	-£419,298
15%	75%	-£535,062	-£519,134	-£518,333	-£502,406	-£542,088	-£525,360
20%	75%	-£644,358	-£623,121	-£622,054	-£600,816		-£631,422
25%	75%	-£753,654	-£727,108		-£699,227		-£737,484
30%	75%	-£862,949	-£831,094		-£797,638		-£843,546
35%	75%	-£972,245	-£935,081		-£896,048	-£988,641	-£949,608
40%	75%	-£1,081,542	-£1,039,068	-£1,036,932			-£1,055,669
45%	75%	-£1,192,242	-£1,143,677	-£1,141,236		-£1,213,666	-£1,162,660
50%	75%	-£1,303,325	-£1,249,364				-£1,270,457
10%	60%	-£420,288	-£403,298	-£411,366	-£394,376	-£427,783	-£418,861
15%	60%	-£526,844	-£501,360	-£513,462	-£487,977	-£538,087	-£524,704
20%	60%	-£633,401	-£599,422	-£615,557	-£581,578	-£648,391	-£630,547
25%	60%	-£739,957	-£697,483				-£736,390
30%	60%	-£846,515	-£795,545	-£819,748	-£768,780	-£868,999	-£842,234
35%	60%	-£953,071	-£893,608				-£948,076
40%	60%	-£1,059,628	-£991,669			-£1,089,607	-£1,053,920
45%	60%	-£1,167,186	-£1,089,731			-£1,201,464	-£1,160,659
50%	60%	-£1 275 485	-£1 189 148				-£1,268,233

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£205,826	£205,826	£205,826	£205,826	£205,826	£205,826
10%	71%	-£11,461	£673	-£840	£11,295	-£16,816	-£6,193
15%	71%	-£120,105	-£101,902	-£104,174	-£85,971	-£128,135	-£112,204
20%	71%	-£228,749	-£204,478	-£207,506	-£183,236	-£239,456	-£218,213
25%	71%	-£337,393	-£307,054	-£310,840	-£280,502	-£350,776	-£324,224
30%	71%	-£446,036	-£409,630	-£414,173	-£377,767	-£462,097	-£430,233
35%	71%	-£554,680	-£512,206	-£517,506	-£475,032	-£573,417	-£536,243
40%	71%	-£663,323	-£614,782	-£620,839	-£572,298	-£684,738	-£642,253
45%	71%	-£773,276	-£717,774				-£749,184
50%	71%	-£883,697	-£822,027	-£829,723	-£768,053	-£910,902	-£856,928
100%	71%	-£1,987,902	-£1,864,563				-£1,934,364
10%	75%	-£12,766	-£2,148	-£1,614	£9,005	-£17,450	-£6,298
15%	75%	-£122,062	-£106,134	-£105,333	-£89,406	-£129,088	-£112,360
20%	75%	-£231,358	-£210,121	-£209,054	-£187,816	-£240,727	-£218,422
25%	75%	-£340,654	-£314,108	-£312,773	-£286,227	-£352,364	-£324,484
30%	75%	-£449,949	-£418,094	-£416,492	-£384,638	-£464,002	-£430,546
35%	75%	-£559,245	-£522,081	-£520,213	-£483,048	-£575,641	-£536,608
40%	75%	-£668,542	-£626,068	-£623,932	-£581,458	-£687,279	-£642,669
45%	75%	-£779,242	-£730,677				-£749,660
50%	75%	-£890,325	-£836,364			-£914,130	-£857,457
10%	60%	-£7,288	£9,702	£1,634	£18,624	-£14,783	-£5,861
15%	60%	-£113,844	-£88,360	-£100,462	-£74,977	-£125,087	-£111,704
20%	60%	-£220,401	-£186,422	-£202,557	-£168,578	-£235,391	-£217,547
25%	60%	-£326,957	-£284,483	-£304,653	-£262,179	-£345,695	-£323,390
30%	60%	-£433,515	-£382,545	-£406,748	-£355,780	-£455,999	-£429,234
35%	60%	-£540,071	-£480,608	-£508,844	-£449,381	-£566,303	-£535,076
40%	60%	-£646,628	-£578,669	-£610,940	-£542,982		-£640,920
45%	60%	-£754,186	-£676,731		-£636,583	-£788,464	-£747,659
50%	60%	-£862.485	-£776.148	-£817.146		-£900.572	-£855,233

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£626,426	£626,426	£626,426	£626,426	£626,426	£626,426
10%	71%	£409,139	£421,273	£419,760	£431,895	£403,784	£414,407
15%	71%	£300,495	£318,698	£316,426	£334,629	£292,465	£308,396
20%	71%	£191,851	£216,122	£213,094	£237,364	£181,144	£202,387
25%	71%	£83,207	£113,546	£109,760	£140,098	£69,824	£96,376
30%	71%	-£25,436	£10,970	£6,427	£42,833	-£41,497	-£9,633
35%	71%	-£134,080	-£91,606	-£96,906	-£54,432	-£152,817	-£115,643
40%	71%	-£242,723	-£194,182	-£200,239	-£151,698	-£264,138	-£221,653
45%	71%	-£352,676	-£297,174	-£304,099	-£248,963	-£377,161	-£328,584
50%	71%	-£463,097	-£401,427	-£409,123	-£347,453	-£490,302	-£436,328
100%	71%	-£1,567,302	-£1,443,963		-£1,336,014	-£1,621,712	-£1,513,764
10%	75%	£407,834	£418,452	£418,986	£429,605	£403,150	£414,302
15%	75%	£298,538	£314,466	£315,267	£331,194	£291,512	£308,240
20%	75%	£189,242	£210,479	£211,546	£232,784	£179,873	£202,178
25%	75%	£79,946	£106,492	£107,827	£134,373	£68,236	£96,116
30%	75%	-£29,349	£2,506	£4,108	£35,962	-£43,402	-£9,946
35%	75%	-£138,645	-£101,481	-£99,613	-£62,448	-£155,041	-£116,008
40%	75%	-£247,942	-£205,468	-£203,332	-£160,858	-£266,679	-£222,069
45%	75%	-£358,642	-£310,077	-£307,636	-£259,269	-£380,066	-£329,060
50%	75%	-£469,725	-£415,764	-£413,052	-£359,091	-£493,530	-£436,857
10%	60%	£413,312	£430,302	£422,234	£439,224	£405,817	£414,739
15%	60%	£306,756	£332,240	£320,138	£345,623	£295,513	£308,896
20%	60%	£200,199	£234,178	£218,043	£252,022	£185,209	£203,053
25%	60%	£93,643	£136,117	£115,947	£158,421	£74,905	£97,210
30%	60%	-£12,915	£38,055	£13,852	£64,820	-£35,399	-£8,634
35%	60%	-£119,471	-£60,008	-£88,244	-£28,781	-£145,703	-£114,476
40%	60%	-£226,028	-£158,069	-£190,340	-£122,382	-£256,007	-£220,320
45%	60%	-£333,586	-£256,131	-£292,781	-£215,983	-£367,864	-£327,059
E00/	600/						

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£219,934	-£219,934	-£219,934	-£219,934	-£219,934	-£219,934
10%	71%	-£437,221	-£425,087	-£426,600	-£414,465	-£442,576	-£431,953
15%	71%	-£545,865	-£527,662	-£529,934	-£511,731	-£553,895	-£537,964
20%	71%	-£654,509	-£630,238	-£633,266	-£608,996	-£665,216	-£643,973
25%	71%	-£763,153	-£732,814				
30%	71%	-£871,796	-£835,390	-£839,933	-£803,527	-£887,857	-£855,993
35%	71%	-£980,440	-£937,966				
40%	71%	-£1,089,083	-£1,040,542	-£1,046,599	-£998,058	-£1,110,498	-£1,068,013
45%	71%	-£1,199,036	-£1,143,534				
50%	71%	-£1,309,457	-£1,247,787		-£1,193,813	-£1,336,662	-£1,282,688
100%	71%	-£2,413,662	-£2,290,323				
10%	75%	-£438,526	-£427,908	-£427,374	-£416,755	-£443,210	-£432,058
15%	75%	-£547,822	-£531,894	-£531,093	-£515,166	-£554,848	-£538,120
20%	75%	-£657,118	-£635,881	-£634,814	-£613,576	-£666,487	-£644,182
25%	75%	-£766,414	-£739,868				
30%	75%	-£875,709	-£843,854	-£842,252	-£810,398	-£889,762	-£856,306
35%	75%	-£985,005	-£947,841				
40%	75%	-£1,094,302	-£1,051,828	-£1,049,692	-£1,007,218	-£1,113,039	-£1,068,429
45%	75%	-£1,205,002	-£1,156,437	-£1,153,996			
50%	75%	-£1,316,085	-£1,262,124	-£1,259,412	-£1,205,451	-£1,339,890	-£1,283,217
10%	60%	-£433,048	-£416,058	-£424,126	-£407,136	-£440,543	-£431,621
15%	60%	-£539,604	-£514,120	-£526,222	-£500,737	-£550,847	-£537,464
20%	60%	-£646,161	-£612,182		-£594,338	-£661,151	
25%	60%	-£752,717	-£710,243				
30%	60%	-£859,275	-£808,305	-£832,508	-£781,540	-£881,759	-£854,994
35%	60%	-£965,831	-£906,368				
40%	60%	-£1,072,388	-£1,004,429	-£1,036,700	-£968,742	-£1,102,367	-£1,066,680
45%	60%	-£1,179,946	-£1,102,491				
EON	600/						

50% 60% -1.288.245

Residual Land values compared to benchmark land values
Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£358,826	£358,826	£358,826	£358,826	£358,826	£358,826
10%	71%	£141,539	£153,673	£152,160	£164,295	£136,184	£146,807
15%	71%	£32,895	£51,098	£48,826	£67,029	£24,865	£40,796
20%	71%	-£75,749	-£51,478	-£54,506	-£30,236	-£86,456	-£65,213
25%	71%	-£184,393	-£154,054	-£157,840	-£127,502	-£197,776	-£171,224
30%	71%	-£293,036	-£256,630	-£261,173	-£224,767	-£309,097	-£277,233
35%	71%	-£401,680	-£359,206	-£364,506	-£322,032	-£420,417	-£383,243
40%	71%	-£510,323	-£461,782	-£467,839	-£419,298	-£531,738	-£489,253
45%	71%	-£620,276	-£564,774	-£571,699	-£516,563	-£644,761	-£596,184
50%	71%	-£730,697	-£669,027				
100%	71%	-£1,834,902	-£1,711,563	-£1,726,953	-£1,603,614	-£1,889,312	-£1,781,364
10%	75%	£140,234	£150,852	£151,386	£162,005	£135,550	£146,702
15%	75%	£30,938	£46,866	£47,667	£63,594	£23,912	£40,640
20%	75%	-£78,358	-£57,121	-£56,054	-£34,816	-£87,727	-£65,422
25%	75%	-£187,654	-£161,108	-£159,773	-£133,227	-£199,364	-£171,484
30%	75%	-£296,949	-£265,094	-£263,492	-£231,638	-£311,002	-£277,546
35%	75%	-£406,245	-£369,081	-£367,213	-£330,048	-£422,641	-£383,608
40%	75%	-£515,542	-£473,068	-£470,932	-£428,458	-£534,279	-£489,669
45%	75%	-£626,242	-£577,677	-£575,236	-£526,869	-£647,666	-£596,660
50%	75%	-£737,325	-£683,364				
10%	60%	£145,712	£162,702	£154,634	£171,624	£138,217	£147,139
15%	60%	£39,156	£64,640	£52,538	£78,023	£27,913	£41,296
20%	60%	-£67,401	-£33,422	-£49,557	-£15,578	-£82,391	-£64,547
25%	60%	-£173,957	-£131,483	-£151,653	-£109,179	-£192,695	-£170,390
30%	60%	-£280,515	-£229,545	-£253,748	-£202,780	-£302,999	-£276,234
35%	60%	-£387,071	-£327,608	-£355,844	-£296,381	-£413,303	-£382,076
40%	60%	-£493,628	-£425,669	-£457,940	-£389,982	-£523,607	-£487,920
45%	60%	-£601,186	-£523,731	-£560,381	-£483,583	-£635,464	-£594,659
50%	60%	-£709,485	-£623,148	-£664,146	-£577,810	-£747,572	

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£626,426	£626,426	£626,426	£626,426	£626,426	£626,426
10%	71%	£409,139	£421,273	£419,760	£431,895	£403,784	£414,407
15%	71%	£300,495	£318,698	£316,426	£334,629	£292,465	£308,396
20%	71%	£191,851	£216,122	£213,094	£237,364	£181,144	£202,387
25%	71%	£83,207	£113,546	£109,760	£140,098	£69,824	£96,376
30%	71%	-£25,436	£10,970	£6,427	£42,833	-£41,497	-£9,633
35%	71%	-£134,080	-£91,606	-£96,906	-£54,432	-£152,817	-£115,643
40%	71%	-£242,723	-£194,182	-£200,239	-£151,698	-£264,138	-£221,653
45%	71%	-£352,676	-£297,174	-£304,099	-£248,963	-£377,161	-£328,584
50%	71%	-£463.097	-£401.427	-£409.123	-£347,453	-£490.302	-£436.328
100%	71%	-£1,567,302	-£1,443,963		-£1,336,014	-£1,621,712	-£1,513,764
10%	75%	£407.834	£418.452	£418.986	£429.605	£403.150	£414.302
15%	75%	£298,538	£314,466	£315,267	£331,194	£291,512	£308,240
20%	75%	£189,242	£210,479	£211,546	£232,784	£179,873	£202,178
25%	75%	£79,946	£106,492	£107,827	£134,373	£68,236	£96,116
30%	75%	-£29.349	£2.506	£4.108	£35.962	-£43.402	-£9.946
35%	75%	-£138,645	-£101,481	-£99,613	-£62,448	-£155,041	-£116,008
40%	75%	-£247.942	-£205,468	-£203.332	-£160.858	-£266.679	-£222.069
45%	75%	-£358,642	-£310,077	-£307,636	-£259,269	-£380,066	-£329,060
50%	75%	-£469.725	-£415.764	-£413.052	-£359.091	-£493.530	-£436.857
10%	60%	£413.312	£430 302	£422 234	£439 224	£405.817	£414 739
15%	60%	£306.756	£332.240	£320.138	£345.623	£295.513	£308.896
20%	60%	£200.199	£234.178	£218.043	£252.022	£185,209	£203.053
25%	60%	£93,643	£136.117	£115.947	£158.421	£74.905	£97,210
30%	60%	-£12.915	£38.055	£13.852	£64.820	-£35.399	-£8.634
35%	60%	-£119.471	-£60.008	-£88.244	-£28.781	-£145,703	-£114.476
40%	60%	-£226.028	-£158.069	-£190.340	-£122.382	-£256.007	-£220.320
45%	60%	-£333.586	-£256.131	-£292.781	-£215.983	-£367,864	-£327.059
609/	60%	£441 99E	£255 549	C206 E46	6310.210	£470.072	£424.622

£27,943,000

£13,474,000

9 0.04 Ha

	CIL Zone	3
	Value Area	Low
Sales value inflation		0%
Build cost inflation		09

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£600,999	£600,999	£600,999	£600,999	£600,999	£600,999
10%	71%	£410,900	£420,825	£424,012	£433,936	£402,688	£415,800
15%	71%	£315,851	£330,738	£335,517	£350,405	£303,533	£323,200
20%	71%	£220,801	£240,652	£247,024	£266,874	£204,377	£230,600
25%	71%	£125,752	£150,565	£158,530	£183,343	£105,223	£138,000
30%	71%	£30,703	£60,477	£70,036	£99,812	£6,067	£45,400
35%	71%	-£65,399	-£30,093	-£18,759	£16,280	-£94,611	-£47,971
40%	71%	-£162,003	-£121,654	-£108,700	-£68,351	-£195,387	-£142,085
45%	71%	-£258,608	-£213,214	-£198,642	-£153,249	-£296,164	-£236,200
50%	71%	-£355,211	-£304,774	-£288,583	-£238,146	-£396,942	-£330,313
100%	71%	-£1,321,251	-£1,220,377	-£1,187,993	-£1,087,120	-£1,404,712	-£1,271,455
10%	75%	£409,471	£418,156	£423,238	£431,922	£402,286	£416,052
15%	75%	£313,707	£326,734	£334,358	£347,384	£302,930	£323,579
20%	75%	£217,944	£235,312	£245,477	£262,846	£203,573	£231,106
25%	75%	£122,180	£143,891	£156,596	£178,307	£104,216	£138,633
30%	75%	£26,416	£52,469	£67,716	£93,769	£4,859	£46,160
35%	75%	-£70,483	-£39,589	-£21,511	£9,231	-£96,043	-£47,071
40%	75%	-£167,812	-£132,506	-£111,845	-£76,539	-£197,024	-£141,055
45%	75%	-£265,143	-£225,424	-£202,179	-£162,460	-£298,005	-£235,041
50%	75%	-£362,473	-£318,340	-£292,513	-£248,380	-£398,986	-£329,027
10%	60%	£415,473	£429,368	£426,486	£440,381	£403,976	£414,990
15%	60%	£322,710	£343,552	£339,229	£360,073	£305,465	£321,985
20%	60%	£229,946	£257,736	£251,973	£279,763	£206,953	£228,980
25%	60%	£137,183	£171,920	£164,717	£199,455	£108,442	£135,975
30%	60%	£44,420	£86,106	£77,460	£119,146	£9,930	£42,971
35%	60%	-£49,134	£290	-£9,957	£38,836	-£90,030	-£50,853
40%	60%	-£143,414	-£86,925	-£98,640	-£42,151	-£190,152	-£145,378
45%	60%	-£237,694	-£174,144	-£187,324	-£123,772	-£290,275	-£239,904
50%	60%	-£331.975	-£261.364	-£276.007	-£205.395	-£390.398	-£334.430

SR and SO at council Income thresholds SR and SO at GLA Income thresholds LAR and SO at council Income thresholds LAR and SO at GLA Income thresholds % of AH as SR and LLR LAR and LLR % of AH rented

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

SR and SO at council Income thresholds SR and SO at GLA LAR and SO at GLA Income thresholds LAR and SO at % of AH as Income thresholds council Income thresholds % of AH SR and LLR rented 71%

Residual Land values compared to benchmark land values Benchmark Z1 - Low

SR and SO at GLA LAR and SO at council Income thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£41,552,000

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£503,961	-£503,961	-£503,961	-£503,961	-£503,961	-£503,961
10%	71%	-£694,060	-£684,135	-£680,948	-£671,024	-£702,272	-£689,160
15%	71%	-£789,109	-£774,222				-£781,760
20%	71%	-£884,159	-£864,308				-£874,360
25%	71%	-£979,208	-£954,395				-£966,960
30%	71%	-£1,074,257	-£1,044,483	-£1,034,924			-£1,059,560
35%	71%	-£1,170,359	-£1,135,053				-£1,152,931
40%	71%	-£1,266,963	-£1,226,614	-£1,213,660		-£1,300,347	-£1,247,045
45%	71%	-£1.363.568	-£1.318.174			-£1.401.124	-£1,341,160
50%	71%	-£1,460,171	-£1,409,734		-£1.343.106		-£1,435,273
100%	71%	-£2,426,211	-£2.325.337				-£2,376,415
10%	75%	-£695.489	-£686.804			-£702.674	-£688.908
15%	75%	-£791.253	-£778.226				-£781,381
20%	75%	-£887,016	-£869,648		-£842,114		-£873,854
25%	75%	-£982.780	-£961.069				-£966,327
30%	75%	-£1,078,544	-£1,052,491	-£1,037,244			-£1,058,800
35%	75%	-£1,175,443	-£1,144,549				-£1.152.031
40%	75%	-£1,272,772	-£1,237,466				-£1,246,015
45%	75%	-£1.370.103	-£1.330.384		-£1.267.420		-£1.340.001
50%	75%	-£1.467.433	-£1.423.300		-£1.353.340		-£1,433,987
10%	60%	-£689.487	-£675.592	-£678.474	-£664.579		-£689.970
15%	60%	-£782.250	-£761.408		-£744.887		-£782,975
20%	60%	-£875.014	-£847.224		-£825,197		-£875,980
25%	60%	-£967.777	-£933.040	-£940,243	-£905.505		-£968.985
30%	60%	-£1.060.540	-£1.018.854		-£985.814		-£1.061.989
35%	60%	-£1.154.094	-£1,104,670	-£1.114.917	-£1.066.124		-£1,155,813
40%	60%	-£1,248,374	-£1.191.885		-£1.147.111	-£1,295,112	-£1,250,338
45%	60%	-£1.342.654	-£1,279,104	-£1,292,284	-£1,228,732		-£1,344,864
50%	60%	-£1.436.935	-£1 366 324	-£1.380.967	-£1,310,355		-£1 439 390

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£90,961	-£90,961	-£90,961	-£90,961	-£90,961	-£90,961
10%	71%	-£281,060	-£271,135	-£267,948	-£258,024	-£289,272	-£276,160
15%	71%	-£376,109	-£361,222	-£356,443	-£341,555	-£388,427	-£368,760
20%	71%	-£471,159	-£451,308	-£444,936	-£425,086	-£487,583	-£461,360
25%	71%	-£566,208	-£541,395	-£533,430	-£508,617	-£586,737	-£553,960
30%	71%	-£661,257	-£631,483	-£621,924	-£592,148	-£685,893	-£646,560
35%	71%	-£757,359					
40%	71%	-£853,963	-£813,614	-£800,660	-£760,311	-£887,347	-£834,045
45%	71%	-£950,568					
50%	71%	-£1,047,171	-£996,734	-£980,543	-£930,106	-£1,088,902	-£1,022,273
100%	71%	-£2,013,211				-£2,096,672	-£1,963,415
10%	75%	-£282,489	-£273,804	-£268,722	-£260,038	-£289,674	-£275,908
15%	75%	-£378,253	-£365,226	-£357,602	-£344,576	-£389,030	-£368,381
20%	75%	-£474,016	-£456,648	-£446,483	-£429,114	-£488,387	-£460,854
25%	75%	-£569,780	-£548,069	-£535,364	-£513,653	-£587,744	-£553,327
30%	75%	-£665,544	-£639,491	-£624,244	-£598,191	-£687,101	-£645,800
35%	75%	-£762,443					
40%	75%	-£859,772	-£824,466	-£803,805	-£768,499	-£888,984	-£833,015
45%	75%	-£957,103	-£917,384				
50%	75%	-£1,054,433	-£1,010,300	-£984,473	-£940,340	-£1,090,946	-£1,020,987
10%	60%	-£276,487	-£262,592	-£265,474	-£251,579	-£287,984	-£276,970
15%	60%	-£369,250	-£348,408	-£352,731	-£331,887	-£386,495	-£369,975
20%	60%	-£462,014	-£434,224	-£439,987	-£412,197	-£485,007	-£462,980
25%	60%	-£554,777	-£520,040	-£527,243	-£492,505	-£583,518	-£555,985
30%	60%	-£647,540	-£605,854	-£614,500	-£572,814	-£682,030	-£648,989
35%	60%	-£741,094			-£653,124		
40%	60%	-£835,374		-£790,600	-£734,111		
45%	60%	-£929,654	-£866,104	-£879,284			-£931,864
50%	60%	-£1.023.935					

Residual Land values compared to benchmark land values Benchmark Z2 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£329,639	£329,639	£329,639	£329,639	£329,639	£329,639
10%	71%	£139,540	£149,465	£152,652	£162,576	£131,328	£144,440
15%	71%	£44,491	£59,378	£64,157	£79,045	£32,173	£51,840
20%	71%	-£50,559	-£30,708	-£24,336	-£4,486	-£66,983	-£40,760
25%	71%	-£145,608	-£120,795	-£112,830	-£88,017	-£166,137	-£133,360
30%	71%	-£240,657	-£210,883	-£201,324	-£171,548	-£265,293	-£225,960
35%	71%	-£336,759	-£301,453	-£290,119	-£255,080	-£365,971	-£319,331
40%	71%	-£433,363	-£393,014	-£380,060	-£339,711	-£466,747	-£413,445
45%	71%	-£529,968	-£484,574	-£470,002	-£424,609	-£567,524	-£507,560
50%	71%	-£626,571	-£576,134	-£559,943	-£509,506	-£668,302	-£601,673
100%	71%	-£1,592,611					-£1,542,815
10%	75%	£138,111	£146,796	£151,878	£160,562	£130,926	£144,692
15%	75%	£42,347	£55,374	£62,998	£76,024	£31,570	£52,219
20%	75%	-£53,416	-£36,048	-£25,883	-£8,514	-£67,787	-£40,254
25%	75%	-£149,180	-£127,469	-£114,764	-£93,053	-£167,144	-£132,727
30%	75%	-£244,944	-£218,891	-£203,644	-£177,591	-£266,501	-£225,200
35%	75%	-£341,843	-£310,949	-£292,871	-£262,129	-£367,403	-£318,431
40%	75%	-£439,172	-£403,866	-£383,205	-£347,899	-£468,384	-£412,415
45%	75%	-£536,503	-£496,784	-£473,539	-£433,820	-£569,365	-£506,401
50%	75%	-£633,833	-£589,700	-£563,873	-£519,740	-£670,346	-£600,387
10%	60%	£144,113	£158,008	£155,126	£169,021	£132,616	£143,630
15%	60%	£51,350	£72,192	£67,869	£88,713	£34,105	£50,625
20%	60%	-£41,414	-£13,624	-£19,387	£8,403	-£64,407	-£42,380
25%	60%	-£134,177	-£99,440	-£106,643	-£71,905	-£162,918	-£135,385
30%	60%	-£226,940	-£185,254	-£193,900	-£152,214	-£261,430	-£228,389
35%	60%	-£320,494	-£271,070	-£281,317	-£232,524	-£361,390	-£322,213
40%	60%	-£414,774	-£358,285	-£370,000	-£313,511	-£461,512	-£416,738
45%	60%	-£509,054	-£445,504	-£458,684	-£395,132	-£561,635	-£511,264

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£516,721	-£516,721	-£516,721	-£516,721	-£516,721	-£516,721
10%	71%	-£706,820			-£683,784		
15%	71%	-£801,869					
20%	71%	-£896,919	-£877,068	-£870,696	-£850,846	-£913,343	
25%	71%	-£991,968	-£967,155	-£959,190			
30%	71%	-£1,087,017					
35%	71%	-£1,183,119					
40%	71%	-£1,279,723		-£1,226,420	-£1,186,071	-£1,313,107	
45%	71%	-£1,376,328					
50%	71%	-£1,472,931	-£1,422,494	-£1,406,303	-£1,355,866	-£1,514,662	-£1,448,033
100%	71%	-£2,438,971					
10%	75%	-£708,249	-£699,564	-£694,482	-£685,798	-£715,434	-£701,668
15%	75%	-£804,013			-£770,336		-£794,141
20%	75%	-£899,776	-£882,408	-£872,243	-£854,874	-£914,147	-£886,614
25%	75%	-£995,540					
30%	75%	-£1,091,304					-£1,071,560
35%	75%	-£1,188,203					
40%	75%	-£1,285,532			-£1,194,259	-£1,314,744	-£1,258,775
45%	75%	-£1,382,863					
50%	75%	-£1,480,193		-£1,410,233		-£1,516,706	-£1,446,747
10%	60%	-£702,247		-£691,234		-£713,744	-£702,730
15%	60%	-£795,010					
20%	60%	-£887,774	-£859,984	-£865,747			-£888,740
25%	60%	-£980,537					
30%	60%	-£1,073,300	-£1,031,614	-£1,040,260		-£1,107,790	-£1,074,749
35%	60%	-£1,166,854					
40%	60%	-£1,261,134					
45%	60%	-£1,355,414					
50%	60%	-£1,449,695	-£1,379,084	-£1.393.727	-£1.323.115	-£1.508.118	-£1.452.150

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£62,039	£62,039	£62,039	£62,039	£62,039	£62,039
10%	71%	-£128,060	-£118,135	-£114,948	-£105,024	-£136,272	-£123,160
15%	71%	-£223,109	-£208,222	-£203,443	-£188,555	-£235,427	-£215,760
20%	71%	-£318,159	-£298,308	-£291,936	-£272,086	-£334,583	-£308,360
25%	71%	-£413,208	-£388,395	-£380,430	-£355,617	-£433,737	-£400,960
30%	71%	-£508,257	-£478,483	-£468,924	-£439,148	-£532,893	-£493,560
35%	71%	-£604,359	-£569,053	-£557,719	-£522,680		-£586,931
40%	71%	-£700,963	-£660,614				-£681,045
45%	71%	-£797,568	-£752,174	-£737,602	-£692,209	-£835,124	-£775,160
50%	71%	-£894,171	-£843,734				-£869,273
100%	71%	-£1,860,211	-£1,759,337	-£1,726,953	-£1,626,080	-£1,943,672	-£1,810,415
10%	75%	-£129,489	-£120,804	-£115,722	-£107,038	-£136,674	-£122,908
15%	75%	-£225,253	-£212,226	-£204,602	-£191,576	-£236,030	-£215,381
20%	75%	-£321,016	-£303,648	-£293,483	-£276,114	-£335,387	-£307,854
25%	75%	-£416,780	-£395,069	-£382,364	-£360,653	-£434,744	-£400,327
30%	75%	-£512,544	-£486,491	-£471,244	-£445,191	-£534,101	-£492,800
35%	75%	-£609,443	-£578,549	-£560,471	-£529,729		-£586,031
40%	75%	-£706,772	-£671,466			-£735,984	-£680,015
45%	75%	-£804,103	-£764,384	-£741,139	-£701,420	-£836,965	-£774,001
50%	75%	-£901,433	-£857,300				-£867,987
10%	60%	-£123,487	-£109,592	-£112,474	-£98,579	-£134,984	-£123,970
15%	60%	-£216,250	-£195,408	-£199,731	-£178,887	-£233,495	-£216,975
20%	60%	-£309,014	-£281,224	-£286,987	-£259,197	-£332,007	-£309,980
25%	60%	-£401,777	-£367,040	-£374,243	-£339,505	-£430,518	-£402,985
30%	60%	-£494,540	-£452,854	-£461,500	-£419,814	-£529,030	-£495,989
35%	60%	-£588,094	-£538,670	-£548,917	-£500,124		-£589,813
40%	60%	-£682,374	-£625,885	-£637,600	-£581,111	-£729,112	-£684,338
45%	60%	-£776,654	-£713,104		-£662,732		-£778,864
50%	60%	-£870.935	-£800.324				-£873 390

Residual Land values compared to benchmark land values Benchmark Z3 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£329,639	£329,639	£329,639	£329,639	£329,639	£329,639
10%	71%	£139,540	£149,465	£152,652	£162,576	£131,328	£144,440
15%	71%	£44,491	£59,378	£64,157	£79,045	£32,173	£51,840
20%	71%	-£50,559	-£30,708	-£24,336	-£4,486	-£66,983	-£40,760
25%	71%	-£145,608	-£120,795	-£112,830	-£88,017	-£166,137	-£133,360
30%	71%	-£240,657	-£210,883	-£201,324	-£171,548	-£265,293	-£225,960
35%	71%	-£336,759	-£301,453	-£290,119	-£255,080	-£365,971	-£319,331
40%	71%	-£433,363	-£393,014	-£380,060	-£339,711	-£466,747	-£413,445
45%	71%	-£529,968	-£484,574	-£470,002	-£424,609	-£567,524	-£507,560
50%	71%	-£626,571	-£576,134	-£559,943	-£509,506		-£601,673
100%	71%	-£1,592,611	-£1,491,737	-£1,459,353			-£1,542,815
10%	75%	£138,111	£146,796	£151,878	£160,562	£130,926	£144,692
15%	75%	£42,347	£55,374	£62,998	£76,024	£31,570	£52,219
20%	75%	-£53,416	-£36,048	-£25,883	-£8,514	-£67,787	-£40,254
25%	75%	-£149,180	-£127,469	-£114,764	-£93,053	-£167,144	-£132,727
30%	75%	-£244,944	-£218,891	-£203,644	-£177,591	-£266,501	-£225,200
35%	75%	-£341,843	-£310,949	-£292,871	-£262,129	-£367,403	-£318,431
40%	75%	-£439,172	-£403,866	-£383,205	-£347,899	-£468,384	-£412,415
45%	75%	-£536,503	-£496,784	-£473,539	-£433,820	-£569,365	-£506,401
50%	75%	-£633,833	-£589,700	-£563,873	-£519,740	-£670,346	-£600,387
10%	60%	£144,113	£158,008	£155,126	£169,021	£132,616	£143,630
15%	60%	£51,350	£72,192	£67,869	£88,713	£34,105	£50,625
20%	60%	-£41,414	-£13,624	-£19,387	£8,403	-£64,407	-£42,380
25%	60%	-£134,177	-£99,440	-£106,643	-£71,905	-£162,918	-£135,385
30%	60%	-£226,940	-£185,254	-£193,900	-£152,214	-£261,430	-£228,389
35%	60%	-£320,494	-£271,070	-£281,317	-£232,524	-£361,390	-£322,213
40%	60%	-£414,774	-£358,285	-£370,000	-£313,511	-£461,512	-£416,738
45%	60%	-£509,054	-£445,504	-£458,684	-£395,132	-£561,635	-£511,264
E09/	60%	CC02 22E	CE22 724	-CEAT 267	-CA76 755	CCC1 7E0	CC0E 700

£27,943,000

£13,474,000



Appendix 3 - Appraisal results testing small sites delivery of Payments in Lieu of 35% affordable housing (appropriate to the CIL Zone Location)

#### LB SOUTHWARK

HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING

Including Payments in Lieu of On-site Affordable Housing

Sales value i	nflation		0%
Build cost in	flation		0%

Residual land values:

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£3,423,948	£3,197,599	£3,830,005	£3,884,605	£5,758,600	£6,167,762	£5,647,946
Zone 1	Medium	£1,569,178	£1,500,906	£1,732,850	£1,787,450	£3,018,599	£2,927,184	£2,660,291
Zone 1	Low	£955,016	£939,087	£1,038,428	£1,093,028	£2,111,314	£1,854,145	£1,671,001
Zone 2	High	£1,315,534	£1,326,695	£1,464,151	£1,508,919	£2,610,859	£2,434,894	£2,226,292
Zone 2	Medium	£517,123	£596,331	£561,403	£606,170	£1,431,388	£1,039,943	£940,215
Zone 2	Low	£173,192	£281,713	£172,527	£217,294	£923,308	£439,041	£386,212
Zone 3	High	£477,266	£582,998	£527,073	£564,409	£1,359,293	£953,357	£865,842
Zone 3	Medium	£354,434	£470,634	£388,189	£425,524	£1,177,836	£738,749	£667,984
Zone 3	Low	£170,185	£302,088	£179,862	£217,198	£905,651	£416,837	£371,197

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£1,623,948	£587,599	-£7,194,995	£284,605	-£5,041,400	£4,268,762	£2,047,946
Zone 1	Medium	-£230,822	-£1,109,094	-£9,292,150	-£1,812,550	-£7,781,401	£1,028,184	-£939,709
Zone 1	Low	-£844,984	-£1,670,913	-£9,986,572	-£2,506,972	-£8,688,686	-£44,855	-£1,928,999

Residual Land values compared to benchmark land values Benchmark Z1 - Medium

£72,325,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£1,977,448	£1,100,174	-£5,029,807	£991,605	-£2,920,400	£4,641,705	£2,754,946
Zone 1	Medium	£122,678	-£596,519	-£7,126,962	-£1,105,550	-£5,660,401	£1,401,127	-£232,709
Zone 1	Low	-£491,484	-£1,158,338	-£7,821,384	-£1,799,972	-£6,567,686	£328,087	-£1,221,999

Residual Land values compared to benchmark land values Benchmark Z1 - Low

£41,552,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£2,592,908	£1,992,591	-£1,260,115	£2,222,525	£772,360	£5,291,015	£3,985,866
Zone 1	Medium	£738,138	£295,898	-£3,357,270	£125,370	-£1,967,641	£2,050,437	£998,211
Zone 1	Low	£123,976	-£265,921	-£4,051,692	-£569,052	-£2,874,926	£977,398	£8,921

Residual Land values compared to benchmark land values Benchmark Z2 - High

£27,624,000

CIL Zone	Value area	T9 - 6 Unit Development	T10 - 7 Unit Development	T11 - 7 Unit Development	T12 - 7 Unit Development	T13 - 8 Unit Development	T14 - 9 Unit Development	T15 - 9 Unit Development
Zone 2	High	£763,054	£525,599	-£1,919,789	£403,959	-£704,021	£1,852,028	£1,121,332
Zone 2	Medium	-£35,357	-£204,765	-£2,822,537	-£498,790	-£1,883,492	£457,076	-£164,745
Zone 2	Low	-£379,288	-£519,383	-£3,211,413	-£887,666	-£2,391,572	-£143,825	-£718,748

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

£17,299,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 2	High	£969,554	£825,024	-£654,976	£816,959	£534,979	£2,069,885	£1,534,332
Zone 2	Medium	£171,143	£94,660	-£1,557,724	-£85,790	-£644,492	£674,934	£248,255
Zone 2	Low	-£172,788	-£219,958	-£1,946,601	-£474,666	-£1,152,572	£74,032	-£305,748

Residual Land values compared to benchmark land values Benchmark Z2 - Low

£6,784,000

CIL Zone	Value area	T9 - 6 Unit Development	T10 - 7 Unit Development	T11 - 7 Unit Development	T12 - 7 Unit Development	T13 - 8 Unit Development	T14 - 9 Unit Development	T15 - 9 Unit Development
Zone 2	High	£1,179,854	£1,129,959	£633,111	£1,237,559	£1,796,779	£2,291,752	£1,954,932
Zone 2	Medium	£381,443	£399,595	-£269,637	£334,810	£617,308	£896,800	£668,855
Zone 2	Low	£37,512	£84,977	-£658,513	-£54,066	£109,228	£295,899	£114,852

Residual Land values compared to benchmark land values Benchmark Z3 - High

£27,943,000

OII 7	Value and	T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 3	High	-£81,594	-£227,349	-£2,895,944	-£553,311	-£1,993,867	£363,760	-£251,878
Zone 3	Medium	-£204,426	-£339,713	-£3,034,829	-£692,196	-£2,175,324	£149,152	-£449,736
Zone 3	low	-£388 675	-£508 259	-£3 243 155	-£900 522	-£2 447 509	-£172 760	-£746 523

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

£13,474,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 3	High	£207,786	£192,252	-£1,123,492	£25,449	-£257,587	£669,055	£326,882
Zone 3	Medium	£84,954	£79,888	-£1,262,376	-£113,436	-£439,044	£454,448	£129,024
7ana 2	Law	COO 20E	C00 6E0	C4 470 702	C204 760	C744 220	C422 F26	C467 760

Residual Land values compared to benchmark land values Benchmark Z3 - Low

£6,784,000

1

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 3	High	£341,586	£386,262	-£303,967	£293,049	£545,213	£810,214	£594,482
Zone 3	Medium	£218,754	£273,898	-£442,851	£154,164	£363,756	£595,607	£396,624
Zone 3	Low	£34,505	£105,352	-£651,178	-£54,162	£91,571	£273,695	£99,837

#### LB SOUTHWARK

HOUSING POLICY VIABILITY STUDY UPDATE - SMALL SITES TESTING

With no on-site Affordable Housing or payments in lieu of Affordable Housing

Sales value inflation		0%
Build cost inflation		0%

Residual land values:

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£3,902,133	£3,755,481	£4,387,888	£4,442,488	£6,396,180	£6,885,039	£6,365,224
Zone 1	Medium	£2,047,364	£2,058,788	£2,290,733	£2,345,333	£3,656,179	£3,644,462	£3,377,569
Zone 1	Low	£1,433,201	£1,496,969	£1,596,311	£1,650,911	£2,748,894	£2,571,422	£2,388,280
Zone 2	High	£1,564,190	£1,616,794	£1,754,251	£1,799,018	£2,942,400	£2,807,878	£2,599,276
Zone 2	Medium	£765,779	£886,430	£851,502	£896,270	£1,762,930	£1,412,928	£1,313,199
Zone 2	Low	£421,848	£571,812	£462,626	£507,393	£1,254,850	£812,025	£759,197
Zone 3	High	£634,110	£765,984	£710,059	£747,394	£1,568,420	£1,188,623	£1,101,109
Zone 3	Medium	£511,278	£653,620	£571,174	£608,510	£1,386,963	£974,015	£903,251
Zone 3	Low	£327,029	£485,074	£362,848	£400,183	£1,114,777	£652,105	£606,464

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£2,102,133	£1,145,481	-£6,637,112	£842,488	-£4,403,820	£4,986,039	£2,765,224
Zone 1	Medium	£247,364	-£551,212	-£8,734,267	-£1,254,667	-£7,143,821	£1,745,462	-£222,431
Zone 1	Low	-£366,799	-£1,113,031	-£9,428,689	-£1,949,089	-£8,051,106	£672,422	-£1,211,720

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£2,455,633	£1,658,056	-£4,471,925	£1,549,488	-£2,282,820	£5,358,982	£3,472,224
Zone 1	Medium	£600,864	-£38,637	-£6,569,079	-£547,667	-£5,022,821	£2,118,404	£484,569
Zone 1	Low	-£13,299	-£600,456	-£7,263,501	-£1,242,089	-£5,930,106	£1,045,365	-£504,720

Residual Land values compared to benchmark land values Benchmark Z1 - Low

£41,552,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 1	High	£3,071,093	£2,550,473	-£702,232	£2,780,408	£1,409,940	£6,008,292	£4,703,144
Zone 1	Medium	£1,216,324	£853,780	-£2,799,387	£683,253	-£1,330,061	£2,767,714	£1,715,489
Zone 1	Low	£602,161	£291,961	-£3,493,809	-£11,169	-£2,237,346	£1,694,675	£726,200

Residual Land values compared to benchmark land values Benchmark Z2 - High

£27,624,000

CIL Zone	Value area	T9 - 6 Unit Development	T10 - 7 Unit Development	T11 - 7 Unit Development	T12 - 7 Unit Development	T13 - 8 Unit Development	T14 - 9 Unit Development	T15 - 9 Unit Development
Zone 2	High	£1,011,710	£815,698	-£1,629,689	£694,058	-£372,480	£2,225,012	£1,494,316
Zone 2	Medium	£213,299	£85,334	-£2,532,438	-£208,690	-£1,551,950	£830,061	£208,239
Zone 2	Low	-£130,632	-£229,284	-£2,921,314	-£597,567	-£2,060,030	£229,159	-£345,763

Residual Land values compared to benchmark land values Benchmark Z2 - Medium

£17,299,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 2	High	£1,218,210	£1,115,123	-£364,877	£1,107,058	£866,520	£2,442,869	£1,907,316
Zone 2	Medium	£419,799	£384,759	-£1,267,625	£204,310	-£312,950	£1,047,919	£621,239
Zone 2	Low	£75,868	£70,141	-£1,656,502	-£184,567	-£821,030	£447,016	£67,237

Residual Land values compared to benchmark land values Benchmark Z2 - Low

£6,784,000

CIL Zone	Value area	T9 - 6 Unit Development	T10 - 7 Unit Development	T11 - 7 Unit Development	T12 - 7 Unit Development	T13 - 8 Unit Development	T14 - 9 Unit Development	T15 - 9 Unit Development
Zone 2	High	£1,428,510	£1,420,058	£923,211	£1,527,658	£2,128,320	£2,664,736	£2,327,916
Zone 2	Medium	£630,099	£689,694	£20,462	£624,910	£948,850	£1,269,785	£1,041,839
Zone 2	Low	£286,168	£375,076	-£368,414	£236,033	£440,770	£668,883	£487,837

Residual Land values compared to benchmark land values

Benchmark Z3 - High

£27,943,000

CIL Zone	Value area	T9 - 6 Unit Development	T10 - 7 Unit Development	T11 - 7 Unit Development	T12 - 7 Unit Development	T13 - 8 Unit Development	T14 - 9 Unit Development	T15 - 9 Unit Development
Zone 3	High	£75,250	-£44,363	-£2,712,959	-£370,326	-£1,784,740	£599,026	-£16,611
Zone 3	Medium	-£47,582	-£156,727	-£2,851,843	-£509,210	-£1,966,197	£384,418	-£214,469
Zone 3	low	-£231 831	-£325 273	-£3 060 170	-£717 537	-f2 238 383	£62 507	-£511 256

Residual Land values compared to benchmark land values Benchmark Z3 - Medium

£13,474,000

		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 3	High	£364,630	£375,238	-£940,506	£208,434	-£48,460	£904,322	£562,149
Zone 3	Medium	£241,798	£262,874	-£1,079,391	£69,550	-£229,917	£689,714	£364,291
Zone 3	Low	£57,549	£94,328	-£1,287,717	-£138,777	-£502,103	£367,803	£67,504

Residual Land values compared to benchmark land values Benchmark Z3 - Low

Delicilliai K 25 - LOW								
		T9 - 6 Unit	T10 - 7 Unit	T11 - 7 Unit	T12 - 7 Unit	T13 - 8 Unit	T14 - 9 Unit	T15 - 9 Unit
CIL Zone	Value area	Development	Development	Development	Development	Development	Development	Development
Zone 3	High	£498,430	£569,248	-£120,981	£476,034	£754,340	£1,045,481	£829,749
Zone 3	Medium	£375,598	£456,884	-£259,866	£337,150	£572,883	£830,873	£631,891
Zone 3	Low	£191,349	£288,338	-£468,192	£128,823	£300,697	£508,962	£335,104