

# New Southwark Plan Evidence Base: Housing and Affordable Workspace Policies Further Viability Sensitivity Testing



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## 1 Introduction

- 1.1 The London Borough of Southwark ('the Council') is currently preparing the New Southwark Plan (NSP), which will replace 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. The Council has commissioned BNP Paribas Real Estate ('BNPPRE') to undertake further viability sensitivity testing to consider any potential implications of the proposed policy changes. This work builds on the BNPPRE "New Southwark Plan Evidence Base: Housing Policy Viability Update Study" prepared in November 2017 ('NSP Update Study 2017'). The NSP 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.
- As with the two previous studies, this study takes account of the cumulative impact of the NSP's emerging requirements. This is in line with the requirements of the adopted National Planning Policy Framework (2018) ('NPPF'), the National Planning Practice Guidance (2018) ('NPPG') and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners' (June 2012).
- 1.3 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 2017 and 2015 and accords with the recommended approach in the NPPF and NPPG. The study compares the residual land values of a range of development typologies on sites throughout the London Borough of Southwark area ('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 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 support the Council's emerging policies through Examination in Public 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 changes tested

#### New Southwark Plan (proposed submission version) 2017

- 2.1 As previously identified the Council consulted on the Proposed Submission NSP between November 2017 and February 2018. Since this the Council has suggested amendments to some of its policies as follows:
  - Policy P2 (New Family Homes) The Council's evidence base on housing requirements identifies that more larger family homes are required, particularly social rented units. Given this the Council have requested viability testing of:
    - All social rented units as three bed family homes; and
    - Requirement for three bedroom units being increased from 10% to 20%.
  - Policy P4 (Private Rented Homes) Amend the previously tested 5% affordable rent (incomes of £60-90k) requirement to 15% social rent equivalent and 20% affordable rent capped at London Living Rent.
  - Policy P24 (Student Housing) In addition to conventional affordable housing student accommodation schemes are required to let 27% of student rooms at a rent which is affordable to students. The Council has asked how this requirement affects viability.
  - Policy 28 (Affordable Workspace) Requiring a proportion of at least 10% of commercial floorspace to be provided as affordable workspace at discounted market rents. The Council has also expressed an interest in understanding the best approach to seeking payments in lieu of on-site Affordable Workspace contributions in the Borough including considering a starting point similar to the approach currently sought for on-site and off-site affordable housing.
- 2.2 The Council currently allows pooled contributions towards affordable housing in exceptional circumstances where affordable housing cannot be provided on-site or off. This position is maintained by **Policy 1 (Social rented and intermediate housing)**. The Council have requested whether the contribution figure per habitable room as set out in the Draft 2011 Affordable Housing SPD is still a reasonable figure to commence negotiations on the basis of.
- 2.3 This study undertakes further sensitivity testing on the November 2017 viability work to establish responses to the Council's queries. The testing also takes into consideration the cost implications associated with design standards as set out in both the emerging NSP and the adopted London Plan. In particular, we consider LBS's requirements for energy, accessible homes (Policy P6: Homes for households with specialist needs), water efficiency and car parking and electric vehicle charging (Policy P52: Car Parking).



# 3 Appraisal results

3.1 In this section we set out the results of our appraisals and viability testing to establish the likely impact of the Council's proposed policy changes in the emerging NSP on development.

# Policy P1 (Social rented and intermediate housing) payment in lieu of on-site and off-site affordable housing

- 3.2 In line with its current policy approach, the Council have set out in Policy P1 (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."
- 3.3 The Council's Draft 2011 Affordable Housing SPD currently identifies "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."
- The Council currently uses the £100,000 per habitable room figure as a starting point for negotiations i.e. subject to viability. This approach does not necessarily provide a specific formula/method of calculating the payment in lieu. Rather, the Council can seek two appraisals from the developer. The first is to assume that the scheme incorporates the required percentage of affordable housing i.e. on-site affordable. The second assumes that the scheme is 100% private. The payment in lieu is then determined by deducting the residual land value generated by the second appraisal from the residual land value generated by the first. The main advantage of this approach is that it can be used for dual purposes of (a) determining the overall level of affordable housing if a policy compliant level is considered unviable and (b) determining the amount of a payment in lieu (which may be in excess of £100,000 per habitable room).
- 3.5 The Council have expressed interest in reviewing their current figure per affordable habitable room of £100,000. In order to establish the level of payments in lieu of onsite affordable housing in developments in the Borough we have undertaken a comparison of the value of new developments with and without affordable housing. To do this we have used the results of the 8 residential typologies tested in the 2017 Update Study. See **Appendix 1** for a copy of our full analysis of the results.
- 3.6 Based on the Council's 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 we suggest that the Council considers adopting a nuanced approach to the 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.



#### **Policy P2 (New Family Homes)**

#### All social rented units to be provided as three bed family homes

- 3.7 The Council's evidence base on housing requirements identifies that a greater amount of larger family homes are required, particularly social rented units. Given this the Council have requested that we sensitivity test the impact on viability of requiring all social rented units to be provided as three bed family homes.
- 3.8 In order to test this scenario we have re-run the eight residential typologies tested in the 2017 Update Study. These schemes reflect the different densities and types of development that have historically and will in future come forward across the borough. Each appraisal incorporates the emerging NSP policy requirements and tests the delivery of affordable housing as set out in the 2017 Update Study and summarised below:
  - A range of different 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 P1: Social rented and intermediate housing) 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.
- 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 Value<sup>1</sup>:
  - Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).
- 3.10 An example of the layout and different affordable housing scenarios tested to present the appraisal outputs in this study is provided below in figure 3.10.1. 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 4 (100 Units at 118 dwellings per Ha) is tested at high CIL Zone 1 residential values.
- 3.11 The appraisal results demonstrate that the scheme could currently viably deliver between 35% and 40% affordable housing where shared ownership is delivered at the LBS' income thresholds or with London Living Rent and between 40% and 45% affordable housing where shared ownership is delivered at the GLA's income thresholds, when measured against the low Zone 1 benchmark land value.

<sup>&</sup>lt;sup>1</sup> Whether the site comes forward for development would depend on whether the landowner would accept a lower or no premium on the existing use of the site



Figure 3.10.1 Example of results tables



% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£67,435,767	£67,435,767	£67,435,767	£67,435,767	£67,435,767	£67,435,767
10%	71%	£59,174,386	£59,528,243	£59,188,843	£59,542,699	£59,226,752	£59,241,209
15%	71%	£55,043,694	£55,574,481	£55,065,380	£55,596,165	£55,122,244	£55,143,930
20%	71%	£50,913,004	£51,620,719	£50,941,918	£51,649,632	£51,017,737	£51,046,651
25%	71%	£46,782,313	£47,666,955	£46,818,455	£47,703,098	£46,913,230	£46,949,372
30%	71%	£42,643,064	£43,713,193	£42,686,973	£43,756,564	£42,802,111	£42,846,019
35%	71%	£38,499,453	£39,753,299	£38,550,679	£39,804,524	£38,685,008	£38,736,233
40%	71%	£34,355,843	£35,788,808	£34,414,386	£35,847,352	£34,567,904	£34,626,448
45%	71%	£30,212,231	£31,824,318	£30,278,094	£31,890,180	£30,450,801	£30,516,663
50%	71%	£26,068,621	£27,859,828	£26,141,800	£27,933,007	£26,333,697	£26,406,878
100%	71%	-£16,104,058	-£12,350,226	-£15,950,693	-£12,196,862	-£15,548,536	-£15,395,172
10%	75%	£59,132,794	£59,449,449	£59,148,112	£59,464,768	£59,179,655	£59,194,973
15%	75%	£54,981,307	£55,456,290	£55,004,286	£55,479,267	£55,051,599	£55,074,577
20%	75%	£50,829,820	£51,463,130	£50,860,458	£51,493,768	£50,923,542	£50,954,180
25%	75%	£46,678,334	£47,469,972	£46,716,631	£47,508,268	£46,795,487	£46,833,784
30%	75%	£42,516,743	£43,476,812	£42,563,269	£43,522,769	£42,659,069	£42,705,594
35%	75%	£38,352,079	£39,474,103	£38,406,358	£39,528,384	£38,518,125	£38,572,405
40%	75%	£34,187,413	£35,469,728	£34,249,448	£35,531,763	£34,377,181	£34,439,216
45%	75%	£30,022,749	£31,465,353	£30,092,538	£31,535,142	£30,236,238	£30,306,026
50%	75%	£25,858,085	£27,460,977	£25,935,628	£27,538,521	£26,095,294	£26,172,837
10%	60%	£59,292,738	£59,752,488	£59,304,525	£59,764,276	£59,360,775	£59,372,563
15%	60%	£55,221,224	£55,910,850	£55,238,906	£55,928,531	£55,323,281	£55,340,961
20%	60%	£51,149,709	£52,069,210	£51,173,285	£52,092,786	£51,285,785	£51,309,360
25%	60%	£47,078,195	£48,227,571	£47,107,664	£48,257,040	£47,248,289	£47,277,758
30%	60%	£43,002,522	£44,385,932	£43,038,323	£44,421,295	£43,209,163	£43,244,965
35%	60%	£38,918,820	£40,544,293	£38,960,588	£40,585,550	£39,159,902	£39,201,670
40%	60%	£34,835,119	£36,696,907	£34,882,854	£36,744,641	£35,110,641	£35,158,376
45%	60%	£30,751,417	£32,845,929	£30,805,119	£32,899,631	£31,061,380	£31,115,082
50%	60%	£26,667,716	£28,994,951	£26,727,384	£29.054.620	£27.012.119	£27.071.787

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

£41,552,000

	% of AH as	SR and SO at	SR and SO at	LAR and SO at	LAR and SO at		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	£32.117.450	£32.117.450	£32.117.450	£32.117.450	£32.117.450	£32.117.450
10%	71%			/ /	/ /		/ /
10%	71%	£23,856,069	£24,209,926 £20,256,164	£23,870,526	£24,224,382	£23,908,435	£23,922,892
20%	71%	£19,725,377		£19,747,063	£20,277,848	£19,803,927	£19,825,613
		£15,594,687	£16,302,401	£15,623,601	£16,331,315	£15,699,420	£15,728,334
25%	71%	£11,463,996	£12,348,638	£11,500,138	£12,384,781	£11,594,913	£11,631,055
30%	71%	£7,324,747	£8,394,876	£7,368,656	£8,438,247	£7,483,794	£7,527,702
35%	71%	£3,181,136	£4,434,982	£3,232,362	£4,486,207	£3,366,691	£3,417,916
40%	71%	-£962,474	£470,491	-£903,931	£529,035	-£750,413	-£691,869
45%	71%	-£5,106,086	-£3,493,999	-£5,040,223	-£3,428,137	-£4,867,516	-£4,801,655
50%	71%	-£9,249,696	-£7,458,489	-£9,176,517	-£7,385,310	-£8,984,620	-£8,911,439
100%	71%	-£51,422,375	-£47,668,543	-£51,269,010	-£47,515,179	-£50,866,853	-£50,713,489
10%	75%	£23,814,477	£24,131,132	£23,829,795	£24,146,451	£23,861,338	£23,876,656
15%	75%	£19,662,990	£20,137,973	£19,685,969	£20,160,950	£19,733,282	£19,756,260
20%	75%	£15,511,503	£16,144,813	£15,542,141	£16,175,451	£15,605,225	£15,635,863
25%	75%	£11,360,017	£12,151,655	£11,398,314	£12,189,951	£11,477,170	£11,515,467
30%	75%	£7,198,426	£8,158,495	£7,244,951	£8,204,452	£7,340,752	£7,387,277
35%	75%	£3,033,762	£4,155,786	£3,088,041	£4,210,067	£3,199,808	£3,254,087
40%	75%	-£1,130,904	£151,411	-£1,068,869	£213,446	-£941,136	-£879,101
45%	75%	-£5,295,568	-£3,852,964	-£5,225,779	-£3,783,175	-£5,082,079	-£5,012,291
50%	75%	-£9,460,232	-£7,857,340	-£9,382,689	-£7,779,796	-£9,223,023	-£9,145,480
10%	60%	£23,974,421	£24,434,171	£23.986.208	£24,445,959	£24.042.458	£24,054,246
15%	60%	£19,902,907	£20,592,533	£19,920,589	£20,610,214	£20,004,964	£20,022,644
20%	60%	£15,831,392	£16,750,893	£15,854,968	£16,774,469	£15,967,468	£15,991,043
25%	60%	£11,759,878	£12,909,254	£11.789.347	£12.938.723	£11,929,972	£11,959,441
30%	60%	£7.684.205	£9.067.614	£7,720,006	£9.102.978	£7.890.846	£7.926.648
35%	60%	£3,600,503	£5,225,976	£3,642,271	£5,267,233	£3.841.585	£3.883.353
40%	60%	-£483.198	£1,378,590	-£435,463	£1,426,324	-£207.676	-£159.941
45%	60%	-£4.566.900	-£2,472,388	-£4.513.198	-£2,418,686	-£4.256.937	-£4,203,235
50%	60%	-£8,650,601	-£6,323,366	-£8,590,933	-£6,263,697	-£8,306,198	-£8,246,530

3.12 We set out below the results of our appraisals from our base position testing for typologies 3 and 6 in tables 3.12.1 and 3.12.2 respectively measured against the range of benchmark land values adopted in the assessment to establish if the scenarios are viable. To assist with demonstrating the impact of this requirement we have also included the results of the previous testing set out in our 2017 Viability Update Study, which included a mix of unit sizes for the social rented or LAR units.



Table 3.12.1: Viability of developments - Development Typology 3 (65 units)

## CIL Zone 1 High Value - Z1 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130
10%	71%	-£20,494,275	-£20,256,037	-£20,484,542	-£20,246,303	-£20,459,018	-£20,449,285
15%	71%	-£23,223,847	-£22,866,489	-£23,209,247	-£22,851,890	-£23,170,963	-£23,156,362
20%	71%	-£25,953,419	-£25,476,942	-£25,933,953	-£25,457,477	-£25,882,907	-£25,863,440
25%	71%	-£28,682,991	-£28,087,396	-£28,658,659	-£28,063,062	-£28,594,850	-£28,570,518
30%	71%	-£31,412,564	-£30,697,849	-£31,383,365	-£30,668,649	-£31,306,795	-£31,277,595
35%	71%	-£34,142,137	-£33,308,302	-£34,108,070	-£33,274,236	-£34,018,739	-£33,984,673
40%	71%	-£36,871,708	-£35,918,755	-£36,832,776	-£35,879,823	-£36,730,683	-£36,691,750
45%	71%	-£39,601,281	-£38,529,209	-£39,557,482	-£38,485,410	-£39,442,628	-£39,398,827
50%	71%	-£42,330,854	-£41,139,662	-£42,282,187	-£41,090,995	-£42,154,572	-£42,105,905
100%	71%	-£69,940,868	-£67,485,381	-£69,840,549	-£67,385,061	-£69,577,485	-£69,477,166
10%	75%	-£20,522,814	-£20,309,513	-£20,512,496	-£20,299,194	-£20,491,248	-£20,480,929
15%	75%	-£23,266,657	-£22,946,705	-£23,251,178	-£22,931,226	-£23,219,307	-£23,203,830
20%	75%	-£26,010,499	-£25,583,897	-£25,989,861	-£25,563,259	-£25,947,367	-£25,926,729
25%	75%	-£28,754,342	-£28,221,088	-£28,728,544	-£28,195,291	-£28,675,426	-£28,649,630
30%	75%	-£31,498,184	-£30,858,279	-£31,467,227	-£30,827,323	-£31,403,486	-£31,372,529
35%	75%	-£34,242,027	-£33,495,471	-£34,205,910	-£33,459,355	-£34,131,546	-£34,095,429
40%	75%	-£36,985,868	-£36,132,663	-£36,944,593	-£36,091,387	-£36,859,605	-£36,818,329
45%	75%	-£39,729,711	-£38,769,854	-£39,683,276	-£38,723,419	-£39,587,664	-£39,541,229
50%	75%	-£42,473,553	-£41,407,046	-£42,421,959	-£41,355,451	-£42,315,723	-£42,264,129
10%	60%	-£20,412,987	-£20,103,986	-£20,405,065	-£20,096,064	-£20,367,259	-£20,359,337
15%	60%	-£23,101,916	-£22,638,414	-£23,090,032	-£22,626,530	-£23,033,324	-£23,021,440
20%	60%	-£25,790,845	-£25,172,842	-£25,775,001	-£25,156,997	-£25,699,388	-£25,683,543
25%	60%	-£28,479,774	-£27,707,269	-£28,459,968	-£27,687,464	-£28,365,453	-£28,345,647
30%	60%	-£31,168,704	-£30,241,698	-£31,144,936	-£30,217,930	-£31,031,518	-£31,007,750
35%	60%	-£33,857,633	-£32,776,126	-£33,829,903	-£32,748,397	-£33,697,582	-£33,669,853
40%	60%	-£36,546,562	-£35,310,554	-£36,514,871	-£35,278,864	-£36,363,647	-£36,331,956
45%	60%	-£39,235,490	-£37,844,982	-£39,199,839	-£37,809,330	-£39,029,712	-£38,994,060
50%	60%	-£41,924,419	-£40,379,410	-£41,884,806	-£40,339,797	-£41,695,776	-£41,656,163

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130
10%	71%	-£20,334,539	-£20,200,505	-£20,325,609	-£20,191,575	-£20,314,703	-£20,305,773
15%	71%	-£22,984,243	-£22,783,193	-£22,970,848	-£22,769,798	-£22,954,491	-£22,941,095
20%	71%	-£25,633,948	-£25,365,881	-£25,616,087	-£25,348,021	-£25,594,277	-£25,576,416
25%	71%	-£28,283,653	-£27,948,569	-£28,261,327	-£27,926,243	-£28,234,064	-£28,211,739
30%	71%	-£30,933,357	-£30,531,257	-£30,906,566	-£30,504,466	-£30,873,851	-£30,847,060
35%	71%	-£33,583,062	-£33,113,945	-£33,551,805	-£33,082,689	-£33,513,638	-£33,482,381
40%	71%	-£36,232,766	-£35,696,633	-£36,197,045	-£35,660,911	-£36,153,424	-£36,117,704
45%	71%	-£38,882,471	-£38,279,320	-£38,842,284	-£38,239,134	-£38,793,212	-£38,753,025
50%	71%	-£41,532,175	-£40,862,009	-£41,487,523	-£40,817,357	-£41,432,998	-£41,388,346
100%	71%	-£68,294,495	-£66,913,033	-£68,202,451	-£66,820,990	-£68,090,056	-£67,998,012
10%	75%	-£20,340,402	-£20,223,123	-£20,331,025	-£20,213,746	-£20,323,047	-£20,313,670
15%	75%	-£22,993,038	-£22,817,120	-£22,978,973	-£22,803,055	-£22,967,005	-£22,952,939
20%	75%	-£25,645,675	-£25,411,116	-£25,626,922	-£25,392,363	-£25,610,963	-£25,592,209
25%	75%	-£28,298,311	-£28,005,113	-£28,274,869	-£27,981,671	-£28,254,921	-£28,231,479
30%	75%	-£30,950,947	-£30,599,110	-£30,922,817	-£30,570,979	-£30,898,879	-£30,870,749
35%	75%	-£33,603,583	-£33,193,106	-£33,570,765	-£33,160,288	-£33,542,837	-£33,510,019
40%	75%	-£36,256,220	-£35,787,103	-£36,218,713	-£35,749,596	-£36,186,797	-£36,149,289
45%	75%	-£38,908,856	-£38,381,100	-£38,866,660	-£38,338,904	-£38,830,755	-£38,788,558
50%	75%	-£41,561,492	-£40,975,097	-£41,514,608	-£40,928,212	-£41,474,713	-£41,427,829
10%	60%	-£20,315,776	-£20,128,129	-£20,308,274	-£20,120,627	-£20,288,006	-£20,280,504
15%	60%	-£22,956,098	-£22,674,629	-£22,944,846	-£22,663,377	-£22,914,445	-£22,903,193
20%	60%	-£25,596,422	-£25,221,128	-£25,581,419	-£25,206,125	-£25,540,883	-£25,525,880
25%	60%	-£28,236,744	-£27,767,628	-£28,217,991	-£27,748,874	-£28,167,321	-£28,148,567
30%	60%	-£30,877,068	-£30,314,128	-£30,854,564	-£30,291,624	-£30,793,759	-£30,771,255
35%	60%	-£33,517,390	-£32,860,627	-£33,491,136	-£32,834,372	-£33,420,197	-£33,393,942
40%	60%	-£36,157,714	-£35,407,126	-£36,127,708	-£35,377,121	-£36,046,636	-£36,016,630
45%	60%	-£38,798,036	-£37,953,626	-£38,764,280	-£37,919,870	-£38,673,074	-£38,639,317
50%	60%	-£41.438.359	-£40.500.126	-£41.400.852	-£40.462.619	-£41,299,512	-£41.262.004



## CIL Zone 1 High Value – Z1 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055
10%	71%	-£8,828,201	-£8,589,962	-£8,818,467	-£8,580,229	-£8,792,944	-£8,783,210
15%	71%	-£11,557,772	-£11,200,415	-£11,543,172	-£11,185,816	-£11,504,888	-£11,490,288
20%	71%	-£14,287,345	-£13,810,868	-£14,267,878	-£13,791,402	-£14,216,833	-£14,197,366
25%	71%	-£17,016,917	-£16,421,322	-£16,992,584	-£16,396,988	-£16,928,776	-£16,904,443
30%	71%	-£19,746,490	-£19,031,775	-£19,717,290	-£19,002,575	-£19,640,720	-£19,611,521
35%	71%	-£22,476,062	-£21,642,228	-£22,441,995	-£21,608,162	-£22,352,665	-£22,318,599
40%	71%	-£25,205,634	-£24,252,681	-£25,166,701	-£24,213,748	-£25,064,609	-£25,025,675
45%	71%	-£27,935,207	-£26,863,135	-£27,891,407	-£26,819,335	-£27,776,553	-£27,732,753
50%	71%	-£30,664,780	-£29,473,588	-£30,616,112	-£29,424,921	-£30,488,498	-£30,439,831
100%	71%	-£58,274,793	-£55,819,307	-£58,174,474	-£55,718,987	-£57,911,411	-£57,811,092
10%	75%	-£8,856,740	-£8,643,439	-£8,846,421	-£8,633,120	-£8,825,174	-£8,814,855
15%	75%	-£11,600,583	-£11,280,630	-£11,585,104	-£11,265,152	-£11,553,233	-£11,537,755
20%	75%	-£14,344,425	-£13,917,822	-£14,323,787	-£13,897,185	-£14,281,292	-£14,260,655
25%	75%	-£17,088,268	-£16,555,014	-£17,062,470	-£16,529,217	-£17,009,352	-£16,983,555
30%	75%	-£19,832,109	-£19,192,205	-£19,801,153	-£19,161,248	-£19,737,412	-£19,706,455
35%	75%	-£22,575,952	-£21,829,396	-£22,539,836	-£21,793,280	-£22,465,471	-£22,429,355
40%	75%	-£25,319,794	-£24,466,588	-£25,278,519	-£24,425,313	-£25,193,530	-£25,152,254
45%	75%	-£28,063,637	-£27,103,780	-£28,017,202	-£27,057,345	-£27,921,590	-£27,875,155
50%	75%	-£30,807,479	-£29,740,972	-£30,755,885	-£29,689,377	-£30,649,649	-£30,598,054
10%	60%	-£8,746,913	-£8,437,912	-£8,738,990	-£8,429,989	-£8,701,185	-£8,693,262
15%	60%	-£11,435,842	-£10,972,339	-£11,423,958	-£10,960,455	-£11,367,249	-£11,355,365
20%	60%	-£14,124,771	-£13,506,768	-£14,108,926	-£13,490,923	-£14,033,314	-£14,017,469
25%	60%	-£16,813,700	-£16,041,195	-£16,793,894	-£16,021,390	-£16,699,379	-£16,679,573
30%	60%	-£19,502,629	-£18,575,624	-£19,478,862	-£18,551,856	-£19,365,444	-£19,341,676
35%	60%	-£22,191,558	-£21,110,052	-£22,163,829	-£21,082,323	-£22,031,508	-£22,003,779
40%	60%	-£24,880,487	-£23,644,479	-£24,848,797	-£23,612,790	-£24,697,572	-£24,665,882
45%	60%	-£27,569,416	-£26,178,908	-£27,533,764	-£26,143,256	-£27,363,638	-£27,327,986
50%	60%	-£30.258.345	-£28.713.336	-£30,218,732	-£28.673.723	-£30.029.702	-£29,990,089

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055
10%	71%	-£8,668,464	-£8,534,431	-£8,659,535	-£8,525,501	-£8,648,629	-£8,639,699
15%	71%	-£11,318,169	-£11,117,119	-£11,304,773	-£11,103,723	-£11,288,416	-£11,275,020
20%	71%	-£13,967,874	-£13,699,806	-£13,950,013	-£13,681,947	-£13,928,203	-£13,910,342
25%	71%	-£16,617,578	-£16,282,495	-£16,595,253	-£16,260,169	-£16,567,990	-£16,545,664
30%	71%	-£19,267,283	-£18,865,183	-£19,240,491	-£18,838,391	-£19,207,776	-£19,180,986
35%	71%	-£21,916,987	-£21,447,870	-£21,885,731	-£21,416,615	-£21,847,564	-£21,816,307
40%	71%	-£24,566,692	-£24,030,559	-£24,530,971	-£23,994,837	-£24,487,350	-£24,451,629
45%	71%	-£27,216,397	-£26,613,246	-£27,176,210	-£26,573,060	-£27,127,137	-£27,086,951
50%	71%	-£29,866,100	-£29,195,934	-£29,821,449	-£29,151,283	-£29,766,924	-£29,722,272
100%	71%	-£56,628,421	-£55,246,959	-£56,536,377	-£55,154,916	-£56,423,981	-£56,331,938
10%	75%	-£8,674,328	-£8,557,049	-£8,664,951	-£8,547,672	-£8,656,972	-£8,647,596
15%	75%	-£11,326,964	-£11,151,046	-£11,312,898	-£11,136,980	-£11,300,931	-£11,286,865
20%	75%	-£13,979,600	-£13,745,042	-£13,960,847	-£13,726,288	-£13,944,889	-£13,926,135
25%	75%	-£16,632,236	-£16,339,038	-£16,608,795	-£16,315,597	-£16,588,847	-£16,565,404
30%	75%	-£19,284,873	-£18,933,036	-£19,256,743	-£18,904,905	-£19,232,805	-£19,204,675
35%	75%	-£21,937,509	-£21,527,032	-£21,904,691	-£21,494,213	-£21,876,763	-£21,843,945
40%	75%	-£24,590,145	-£24,121,029	-£24,552,638	-£24,083,521	-£24,520,722	-£24,483,214
45%	75%	-£27,242,781	-£26,715,025	-£27,200,586	-£26,672,830	-£27,164,680	-£27,122,484
50%	75%	-£29,895,418	-£29,309,023	-£29,848,534	-£29,262,138	-£29,808,639	-£29,761,755
10%	60%	-£8,649,701	-£8,462,055	-£8,642,200	-£8,454,553	-£8,621,932	-£8,614,430
15%	60%	-£11,290,024	-£11,008,554	-£11,278,772	-£10,997,302	-£11,248,371	-£11,237,118
20%	60%	-£13,930,347	-£13,555,054	-£13,915,345	-£13,540,051	-£13,874,808	-£13,859,806
25%	60%	-£16,570,670	-£16,101,554	-£16,551,917	-£16,082,800	-£16,501,247	-£16,482,493
30%	60%	-£19,210,994	-£18,648,054	-£19,188,489	-£18,625,549	-£19,127,685	-£19,105,181
35%	60%	-£21,851,316	-£21,194,552	-£21,825,061	-£21,168,298	-£21,754,123	-£21,727,868
40%	60%	-£24,491,640	-£23,741,052	-£24,461,633	-£23,711,047	-£24,380,561	-£24,350,555
45%	60%	-£27,131,962	-£26,287,552	-£27,098,206	-£26,253,795	-£27,006,999	-£26,973,243
50%	60%	-£29,772,285	-£28,834,052	-£29,734,778	-£28,796,545	-£29,633,438	-£29,595,930



## CIL Zone 1 High Value – Z1 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125
10%	71%	£11,482,979	£11,721,218	£11,492,713	£11,730,951	£11,518,236	£11,527,969
15%	71%	£8,753,408	£9,110,765	£8,768,008	£9,125,364	£8,806,292	£8,820,892
20%	71%	£6,023,835	£6,500,312	£6,043,302	£6,519,778	£6,094,347	£6,113,814
25%	71%	£3,294,263	£3,889,858	£3,318,596	£3,914,192	£3,382,404	£3,406,737
30%	71%	£564,690	£1,279,405	£593,890	£1,308,605	£670,460	£699,659
35%	71%	-£2,164,882	-£1,331,048	-£2,130,815	-£1,296,982	-£2,041,485	-£2,007,419
40%	71%	-£4,894,454	-£3,941,501	-£4,855,521	-£3,902,568	-£4,753,429	-£4,714,495
45%	71%	-£7,624,027	-£6,551,955	-£7,580,227	-£6,508,155	-£7,465,373	-£7,421,573
50%	71%	-£10,353,600	-£9,162,408	-£10,304,932	-£9,113,741	-£10,177,318	-£10,128,651
100%	71%	-£37,963,613	-£35,508,127	-£37,863,294	-£35,407,807	-£37,600,231	-£37,499,912
10%	75%	£11,454,440	£11,667,741	£11,464,759	£11,678,060	£11,486,006	£11,496,325
15%	75%	£8,710,597	£9,030,549	£8,726,076	£9,046,028	£8,757,947	£8,773,425
20%	75%	£5,966,755	£6,393,358	£5,987,393	£6,413,995	£6,029,888	£6,050,525
25%	75%	£3,222,912	£3,756,166	£3,248,710	£3,781,963	£3,301,828	£3,327,625
30%	75%	£479,071	£1,118,975	£510,027	£1,149,932	£573,768	£604,725
35%	75%	-£2,264,772	-£1,518,217	-£2,228,656	-£1,482,100	-£2,154,291	-£2,118,175
40%	75%	-£5,008,614	-£4,155,408	-£4,967,339	-£4,114,133	-£4,882,351	-£4,841,074
45%	75%	-£7,752,457	-£6,792,600	-£7,706,022	-£6,746,165	-£7,610,410	-£7,563,975
50%	75%	-£10,496,299	-£9,429,792	-£10,444,705	-£9,378,197	-£10,338,469	-£10,286,874
10%	60%	£11,564,267	£11,873,268	£11,572,190	£11,881,191	£11,609,995	£11,617,918
15%	60%	£8,875,338	£9,338,841	£8,887,222	£9,350,725	£8,943,931	£8,955,815
20%	60%	£6,186,409	£6,804,412	£6,202,253	£6,820,257	£6,277,866	£6,293,711
25%	60%	£3,497,480	£4,269,985	£3,517,286	£4,289,790	£3,611,801	£3,631,607
30%	60%	£808,550	£1,735,556	£832,318	£1,759,324	£945,736	£969,504
35%	60%	-£1,880,378	-£798,872	-£1,852,649	-£771,143	-£1,720,328	-£1,692,599
40%	60%	-£4,569,307	-£3,333,299	-£4,537,617	-£3,301,610	-£4,386,392	-£4,354,702
45%	60%	-£7,258,236	-£5,867,728	-£7,222,584	-£5,832,076	-£7,052,458	-£7,016,806
50%	60%	-£9.947.165	-£8,402,156	-£9,907,552	-£8.362.543	-£9,718,522	-£9,678,909

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125
10%	71%	£11,642,716	£11,776,749	£11,651,645	£11,785,679	£11,662,551	£11,671,481
15%	71%	£8,993,011	£9,194,061	£9,006,407	£9,207,457	£9,022,764	£9,036,160
20%	71%	£6,343,306	£6,611,373	£6,361,167	£6,629,233	£6,382,977	£6,400,838
25%	71%	£3,693,602	£4,028,685	£3,715,927	£4,051,011	£3,743,190	£3,765,516
30%	71%	£1,043,897	£1,445,997	£1,070,689	£1,472,789	£1,103,404	£1,130,194
35%	71%	-£1,605,808	-£1,136,690	-£1,574,551	-£1,105,435	-£1,536,384	-£1,505,127
40%	71%	-£4,255,512	-£3,719,379	-£4,219,791	-£3,683,657	-£4,176,170	-£4,140,449
45%	71%	-£6,905,217	-£6,302,066	-£6,865,030	-£6,261,880	-£6,815,957	-£6,775,771
50%	71%	-£9,554,920	-£8,884,754	-£9,510,269	-£8,840,103	-£9,455,744	-£9,411,092
100%	71%	-£36,317,241	-£34,935,779	-£36,225,197	-£34,843,736	-£36,112,801	-£36,020,758
10%	75%	£11,636,852	£11,754,131	£11,646,229	£11,763,508	£11,654,207	£11,663,584
15%	75%	£8,984,216	£9,160,134	£8,998,281	£9,174,199	£9,010,249	£9,024,315
20%	75%	£6,331,580	£6,566,138	£6,350,333	£6,584,892	£6,366,291	£6,385,045
25%	75%	£3,678,943	£3,972,142	£3,702,385	£3,995,583	£3,722,333	£3,745,775
30%	75%	£1,026,307	£1,378,144	£1,054,437	£1,406,275	£1,078,375	£1,106,505
35%	75%	-£1,626,329	-£1,215,852	-£1,593,511	-£1,183,034	-£1,565,583	-£1,532,765
40%	75%	-£4,278,965	-£3,809,849	-£4,241,458	-£3,772,341	-£4,209,542	-£4,172,034
45%	75%	-£6,931,601	-£6,403,845	-£6,889,406	-£6,361,650	-£6,853,500	-£6,811,304
50%	75%	-£9,584,238	-£8,997,843	-£9,537,354	-£8,950,958	-£9,497,459	-£9,450,575
10%	60%	£11,661,479	£11,849,125	£11,668,980	£11,856,627	£11,689,248	£11,696,750
15%	60%	£9,021,156	£9,302,626	£9,032,408	£9,313,878	£9,062,809	£9,074,062
20%	60%	£6,380,833	£6,756,126	£6,395,835	£6,771,129	£6,436,372	£6,451,374
25%	60%	£3,740,510	£4,209,626	£3,759,263	£4,228,380	£3,809,933	£3,828,687
30%	60%	£1,100,186	£1,663,126	£1,122,691	£1,685,631	£1,183,495	£1,205,999
35%	60%	-£1,540,136	-£883,372	-£1,513,881	-£857,118	-£1,442,943	-£1,416,688
40%	60%	-£4,180,460	-£3,429,872	-£4,150,454	-£3,399,867	-£4,069,381	-£4,039,375
45%	60%	-£6,820,782	-£5,976,372	-£6,787,026	-£5,942,615	-£6,695,819	-£6,662,063
50%	60%	-£9,461,105	-£8.522.872	-£9,423,598	-£8,485,365	-£9.322.258	-£9,284,750



## CIL Zone 1 High Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and 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%	£26,135,057	£26,135,057	£26,135,057	£26,135,057	£26,135,057	£26,135,057
10%	71%	£20,675,912	£20,914,150	£20,685,645	£20,923,884	£20,711,169	£20,720,902
15%	71%	£17,946,340	£18,303,698	£17,960,940	£18,318,297	£17,999,224	£18,013,824
20%	71%	£15,216,767	£15,693,244	£15,236,234	£15,712,710	£15,287,280	£15,306,747
25%	71%	£12,487,196	£13,082,791	£12,511,528	£13,107,124	£12,575,337	£12,599,669
30%	71%	£9,757,623	£10,472,337	£9,786,822	£10,501,538	£9,863,392	£9,892,591
35%	71%	£7,028,050	£7,861,885	£7,062,117	£7,895,951	£7,151,448	£7,185,514
40%	71%	£4,298,478	£5,251,431	£4,337,411	£5,290,364	£4,439,504	£4,478,437
45%	71%	£1,568,906	£2,640,978	£1,612,705	£2,684,777	£1,727,559	£1,771,360
50%	71%	-£1,160,667	£30,524	-£1,112,000	£79,192	-£984,385	-£935,718
100%	71%	-£28,770,681	-£26,315,194	-£28,670,362	-£26,214,874	-£28,407,298	-£28,306,979
10%	75%	£20,647,373	£20,860,674	£20,657,691	£20,870,993	£20,678,939	£20,689,257
15%	75%	£17,903,530	£18,223,482	£17,919,008	£18,238,961	£17,950,879	£17,966,357
20%	75%	£15,159,688	£15,586,290	£15,180,325	£15,606,928	£15,222,820	£15,243,458
25%	75%	£12,415,845	£12,949,099	£12,441,642	£12,974,896	£12,494,761	£12,520,557
30%	75%	£9,672,003	£10,311,908	£9,702,959	£10,342,864	£9,766,701	£9,797,658
35%	75%	£6,928,160	£7,674,716	£6,964,276	£7,710,832	£7,038,641	£7,074,758
40%	75%	£4,184,318	£5,037,524	£4,225,593	£5,078,799	£4,310,582	£4,351,858
45%	75%	£1,440,476	£2,400,333	£1,486,910	£2,446,768	£1,582,523	£1,628,958
50%	75%	-£1,303,366	-£236,859	-£1,251,772	-£185,264	-£1,145,537	-£1,093,942
10%	60%	£20,757,200	£21,066,201	£20,765,122	£21,074,123	£20,802,928	£20,810,850
15%	60%	£18,068,271	£18,531,773	£18,080,155	£18,543,657	£18,136,863	£18,148,747
20%	60%	£15,379,342	£15,997,345	£15,395,186	£16,013,190	£15,470,799	£15,486,644
25%	60%	£12,690,413	£13,462,917	£12,710,219	£13,482,723	£12,804,733	£12,824,540
30%	60%	£10,001,483	£10,928,489	£10,025,251	£10,952,257	£10,138,669	£10,162,437
35%	60%	£7,312,554	£8,394,061	£7,340,283	£8,421,790	£7,472,605	£7,500,334
40%	60%	£4,623,625	£5,859,633	£4,655,316	£5,891,323	£4,806,540	£4,838,231
45%	60%	£1,934,696	£3,325,205	£1,970,348	£3,360,857	£2,140,475	£2,176,127
50%	60%	-£754.232	£790,776	-£714.619	£830.390	-£525,590	-£485,976

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,135,057	£26,135,057	£26,135,057	£26,135,057	£26,135,057	£26,135,057
10%	71%	£20,835,648	£20,969,682	£20,844,578	£20,978,612	£20,855,484	£20,864,414
15%	71%	£18,185,943	£18,386,993	£18,199,339	£18,400,389	£18,215,696	£18,229,092
20%	71%	£15,536,239	£15,804,306	£15,554,100	£15,822,166	£15,575,910	£15,593,771
25%	71%	£12,886,534	£13,221,618	£12,908,860	£13,243,943	£12,936,123	£12,958,448
30%	71%	£10,236,830	£10,638,929	£10,263,621	£10,665,721	£10,296,336	£10,323,127
35%	71%	£7,587,125	£8,056,242	£7,618,382	£8,087,498	£7,656,549	£7,687,806
40%	71%	£4,937,420	£5,473,554	£4,973,142	£5,509,275	£5,016,763	£5,052,483
45%	71%	£2,287,716	£2,890,867	£2,327,902	£2,931,053	£2,376,975	£2,417,162
50%	71%	-£361,988	£308,178	-£317,336	£352,830	-£262,811	-£218,160
100%	71%	-£27,124,309	-£25,742,847	-£27,032,265	-£25,650,803	-£26,919,869	-£26,827,826
10%	75%	£20,829,785	£20,947,064	£20,839,162	£20,956,441	£20,847,140	£20,856,517
15%	75%	£18,177,149	£18,353,067	£18,191,214	£18,367,132	£18,203,182	£18,217,247
20%	75%	£15,524,512	£15,759,070	£15,543,265	£15,777,824	£15,559,224	£15,577,978
25%	75%	£12,871,876	£13,165,074	£12,895,318	£13,188,516	£12,915,266	£12,938,708
30%	75%	£10,219,240	£10,571,077	£10,247,370	£10,599,208	£10,271,307	£10,299,437
35%	75%	£7,566,604	£7,977,081	£7,599,422	£8,009,899	£7,627,349	£7,660,168
40%	75%	£4,913,967	£5,383,083	£4,951,474	£5,420,591	£4,983,390	£5,020,898
45%	75%	£2,261,331	£2,789,087	£2,303,526	£2,831,283	£2,339,432	£2,381,628
50%	75%	-£391,305	£195,090	-£344,421	£241,975	-£304,526	-£257,642
10%	60%	£20,854,411	£21,042,058	£20,861,913	£21,049,560	£20,882,181	£20,889,683
15%	60%	£18,214,089	£18,495,558	£18,225,341	£18,506,810	£18,255,742	£18,266,994
20%	60%	£15,573,765	£15,949,058	£15,588,768	£15,964,062	£15,629,304	£15,644,307
25%	60%	£12,933,443	£13,402,559	£12,952,195	£13,421,313	£13,002,865	£13,021,619
30%	60%	£10,293,119	£10,856,059	£10,315,623	£10,878,563	£10,376,428	£10,398,932
35%	60%	£7,652,796	£8,309,560	£7,679,051	£8,335,815	£7,749,990	£7,776,245
40%	60%	£5,012,473	£5,763,060	£5,042,479	£5,793,066	£5,123,551	£5,153,557
45%	60%	£2,372,150	£3,216,561	£2,405,907	£3,250,317	£2,497,113	£2,530,870
50%	60%	-£268,172	£670,061	-£230,665	£707,568	-£129,325	-£91,818



## CIL Zone 1 Medium Value – Z1 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£36,078,595	-£36,078,595	-£36,078,595	-£36,078,595	-£36,078,595	-£36,078,595
10%	71%	-£39,433,393	-£39,195,156	-£39,423,661	-£39,185,422	-£39,399,613	-£39,389,879
15%	71%	-£41,110,793	-£40,753,435	-£41,096,192	-£40,738,836	-£41,060,121	-£41,045,521
20%	71%	-£42,788,192	-£42,311,715	-£42,768,725	-£42,292,248	-£42,720,630	-£42,701,163
25%	71%	-£44,465,590	-£43,869,995	-£44,441,258	-£43,845,662	-£44,381,139	-£44,356,805
30%	71%	-£46,142,990	-£45,428,275	-£46,113,790	-£45,399,075	-£46,041,647	-£46,012,448
35%	71%	-£47,820,389	-£46,986,555	-£47,786,322	-£46,952,489	-£47,702,156	-£47,668,090
40%	71%	-£49,500,423	-£48,544,835	-£49,460,942	-£48,505,902	-£49,363,395	-£49,323,914
45%	71%	-£51,189,663	-£50,103,115	-£51,145,246	-£50,059,316	-£51,035,505	-£50,991,088
50%	71%	-£52,878,902	-£51,670,915	-£52,829,550	-£51,621,562	-£52,707,616	-£52,658,264
100%	71%	-£69,940,868	-£67,485,381	-£69,840,549	-£67,385,061	-£69,592,694	-£69,492,375
10%	75%	-£39,461,933	-£39,248,632	-£39,451,615	-£39,238,313	-£39,431,689	-£39,421,370
15%	75%	-£41,153,603	-£40,833,651	-£41,138,124	-£40,818,172	-£41,108,236	-£41,092,757
20%	75%	-£42,845,272	-£42,418,669	-£42,824,634	-£42,398,031	-£42,784,782	-£42,764,144
25%	75%	-£44,536,941	-£44,003,688	-£44,511,144	-£43,977,890	-£44,461,328	-£44,435,532
30%	75%	-£46,228,610	-£45,588,705	-£46,197,653	-£45,557,749	-£46,137,875	-£46,106,919
35%	75%	-£47,920,279	-£47,173,723	-£47,884,163	-£47,137,607	-£47,814,422	-£47,778,305
40%	75%	-£49,616,193	-£48,758,742	-£49,574,335	-£48,717,467	-£49,493,508	-£49,451,650
45%	75%	-£51,319,903	-£50,346,513	-£51,272,813	-£50,299,423	-£51,181,883	-£51,134,792
50%	75%	-£53,023,613	-£51,942,068	-£52,971,292	-£51,889,747	-£52,870,256	-£52,817,935
10%	60%	-£39,352,106	-£39,043,104	-£39,344,184	-£39,035,182	-£39,308,292	-£39,300,369
15%	60%	-£40,988,862	-£40,525,360	-£40,976,978	-£40,513,476	-£40,923,140	-£40,911,256
20%	60%	-£42,625,618	-£42,007,615	-£42,609,772	-£41,991,769	-£42,537,989	-£42,522,143
25%	60%	-£44,262,373	-£43,489,869	-£44,242,567	-£43,470,062	-£44,152,837	-£44,133,030
30%	60%	-£45,899,129	-£44,972,124	-£45,875,362	-£44,948,356	-£45,767,686	-£45,743,918
35%	60%	-£47,535,885	-£46,454,379	-£47,508,156	-£46,426,650	-£47,382,533	-£47,354,804
40%	60%	-£49,172,641	-£47,936,633	-£49,140,950	-£47,904,944	-£48,997,382	-£48,965,692
45%	60%	-£50,818,714	-£49,418,888	-£50,782,560	-£49,383,236	-£50,618,768	-£50,582,614
50%	60%	-£52,466,737	-£50,901,143	-£52,426,565	-£50,861,530	-£52,244,574	-£52,204,403

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£36,078,595	-£36,078,595	-£36,078,595	-£36,078,595	-£36,078,595	-£36,078,595
10%	71%	-£39,279,253	-£39,145,219	-£39,264,728	-£39,130,694	-£39,260,247	-£39,245,722
15%	71%	-£40,879,581	-£40,678,530	-£40,857,793	-£40,656,743	-£40,851,074	-£40,829,286
20%	71%	-£42,479,909	-£42,211,843	-£42,450,860	-£42,182,793	-£42,441,899	-£42,412,849
25%	71%	-£44,080,238	-£43,745,154	-£44,043,926	-£43,708,843	-£44,032,725	-£43,996,413
30%	71%	-£45,680,566	-£45,278,467	-£45,636,991	-£45,234,892	-£45,623,551	-£45,579,976
35%	71%	-£47,280,895	-£46,811,778	-£47,230,058	-£46,760,941	-£47,214,377	-£47,163,540
40%	71%	-£48,881,224	-£48,345,090	-£48,823,124	-£48,286,991	-£48,805,203	-£48,747,103
45%	71%	-£50,486,247	-£49,878,402	-£50,419,964	-£49,813,040	-£50,399,519	-£50,333,235
50%	71%	-£52,097,329	-£51,417,713	-£52,023,681	-£51,344,065	-£52,000,963	-£51,927,316
100%	71%	-£68,352,158	-£66,970,696	-£68,202,451	-£66,820,990	-£68,156,275	-£68,006,568
10%	75%	-£39,285,396	-£39,168,116	-£39,270,144	-£39,152,865	-£39,268,766	-£39,253,515
15%	75%	-£40,888,795	-£40,712,877	-£40,865,919	-£40,690,001	-£40,863,851	-£40,840,974
20%	75%	-£42,492,196	-£42,257,638	-£42,461,693	-£42,227,135	-£42,458,937	-£42,428,434
25%	75%	-£44,095,596	-£43,802,398	-£44,057,469	-£43,764,271	-£44,054,022	-£44,015,895
30%	75%	-£45,698,996	-£45,347,159	-£45,653,243	-£45,301,405	-£45,649,107	-£45,603,355
35%	75%	-£47,302,396	-£46,891,919	-£47,249,018	-£46,838,540	-£47,244,193	-£47,190,814
40%	75%	-£48,905,796	-£48,436,679	-£48,844,792	-£48,375,675	-£48,839,278	-£48,778,274
45%	75%	-£50,514,282	-£49,981,440	-£50,444,684	-£49,912,810	-£50,438,393	-£50,368,796
50%	75%	-£52,128,479	-£51,533,814	-£52,051,148	-£51,456,484	-£52,044,159	-£51,966,828
10%	60%	-£39,259,594	-£39,071,947	-£39,247,393	-£39,059,746	-£39,232,987	-£39,220,786
15%	60%	-£40,850,093	-£40,568,623	-£40,831,792	-£40,550,322	-£40,810,183	-£40,791,881
20%	60%	-£42,440,593	-£42,065,300	-£42,416,191	-£42,040,897	-£42,387,379	-£42,362,977
25%	60%	-£44,031,092	-£43,561,975	-£44,000,590	-£43,531,474	-£43,964,574	-£43,934,072
30%	60%	-£45,621,592	-£45,058,652	-£45,584,989	-£45,022,049	-£45,541,770	-£45,505,167
35%	60%	-£47,212,091	-£46,555,327	-£47,169,388	-£46,512,625	-£47,118,965	-£47,076,263
40%	60%	-£48,802,591	-£48,052,004	-£48,753,787	-£48,003,201	-£48,696,162	-£48,647,358
45%	60%	-£50,396,538	-£49,548,680	-£50,340,860	-£49,493,776	-£50,275,117	-£50,219,440
50%	60%	-£51.997.652	-£51.046.190	-£51.935.788	-£50.984.352	-£51.862.740	-£51.800.876



#### CIL Zone 1 Medium Value - Z1 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£24,412,521	-£24,412,521	-£24,412,521	-£24,412,521	-£24,412,521	-£24,412,521
10%	71%	-£27,767,319	-£27,529,081	-£27,757,586	-£27,519,348	-£27,733,538	-£27,723,805
15%	71%	-£29,444,718	-£29,087,360	-£29,430,118	-£29,072,761	-£29,394,047	-£29,379,447
20%	71%	-£31,122,118	-£30,645,641	-£31,102,651	-£30,626,174	-£31,054,556	-£31,035,089
25%	71%	-£32,799,516	-£32,203,921	-£32,775,184	-£32,179,587	-£32,715,064	-£32,690,731
30%	71%	-£34,476,916	-£33,762,201	-£34,447,715	-£33,733,001	-£34,375,573	-£34,346,374
35%	71%	-£36,154,315	-£35,320,480	-£36,120,248	-£35,286,414	-£36,036,082	-£36,002,016
40%	71%	-£37,834,349	-£36,878,760	-£37,794,867	-£36,839,828	-£37,697,321	-£37,657,839
45%	71%	-£39,523,588	-£38,437,041	-£39,479,171	-£38,393,241	-£39,369,431	-£39,325,014
50%	71%	-£41,212,828	-£40,004,840	-£41,163,475	-£39,955,488	-£41,041,542	-£40,992,190
100%	71%	-£58,274,793	-£55,819,307	-£58,174,474	-£55,718,987	-£57,926,619	-£57,826,301
10%	75%	-£27,795,859	-£27,582,558	-£27,785,540	-£27,572,239	-£27,765,614	-£27,755,296
15%	75%	-£29,487,529	-£29,167,576	-£29,472,050	-£29,152,098	-£29,442,161	-£29,426,683
20%	75%	-£31,179,197	-£30,752,595	-£31,158,560	-£30,731,956	-£31,118,708	-£31,098,069
25%	75%	-£32,870,867	-£32,337,613	-£32,845,069	-£32,311,816	-£32,795,254	-£32,769,457
30%	75%	-£34,562,535	-£33,922,631	-£34,531,579	-£33,891,674	-£34,471,801	-£34,440,844
35%	75%	-£36,254,205	-£35,507,649	-£36,218,089	-£35,471,533	-£36,148,347	-£36,112,231
40%	75%	-£37,950,118	-£37,092,668	-£37,908,261	-£37,051,392	-£37,827,434	-£37,785,576
45%	75%	-£39,653,828	-£38,680,438	-£39,606,739	-£38,633,349	-£39,515,808	-£39,468,718
50%	75%	-£41,357,539	-£40,275,994	-£41,305,217	-£40,223,673	-£41,204,182	-£41,151,860
10%	60%	-£27,686,032	-£27,377,030	-£27,678,109	-£27,369,107	-£27,642,218	-£27,634,295
15%	60%	-£29,322,788	-£28,859,285	-£29,310,904	-£28,847,401	-£29,257,066	-£29,245,182
20%	60%	-£30,959,543	-£30,341,540	-£30,943,698	-£30,325,695	-£30,871,914	-£30,856,069
25%	60%	-£32,596,299	-£31,823,794	-£32,576,492	-£31,803,988	-£32,486,762	-£32,466,956
30%	60%	-£34,233,054	-£33,306,049	-£34,209,288	-£33,282,282	-£34,101,611	-£34,077,843
35%	60%	-£35,869,811	-£34,788,305	-£35,842,082	-£34,760,575	-£35,716,459	-£35,688,730
40%	60%	-£37,506,567	-£36,270,559	-£37,474,876	-£36,238,869	-£37,331,308	-£37,299,617
45%	60%	-£39,152,640	-£37,752,814	-£39,116,486	-£37,717,162	-£38,952,694	-£38,916,540
50%	60%	-£40,800,662	-£39,235,069	-£40,760,491	-£39,195,456	-£40,578,500	-£40,538,329

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£24,412,521	-£24,412,521	-£24,412,521	-£24,412,521	-£24,412,521	-£24,412,521
10%	71%	-£27,613,178	-£27,479,145	-£27,598,654	-£27,464,620	-£27,594,172	-£27,579,648
15%	71%	-£29,213,507	-£29,012,456	-£29,191,719	-£28,990,669	-£29,184,999	-£29,163,211
20%	71%	-£30,813,835	-£30,545,768	-£30,784,785	-£30,516,718	-£30,775,825	-£30,746,775
25%	71%	-£32,414,163	-£32,079,080	-£32,377,852	-£32,042,768	-£32,366,651	-£32,330,338
30%	71%	-£34,014,492	-£33,612,392	-£33,970,917	-£33,568,817	-£33,957,477	-£33,913,902
35%	71%	-£35,614,821	-£35,145,704	-£35,563,984	-£35,094,866	-£35,548,302	-£35,497,465
40%	71%	-£37,215,149	-£36,679,016	-£37,157,050	-£36,620,917	-£37,139,128	-£37,081,029
45%	71%	-£38,820,173	-£38,212,327	-£38,753,889	-£38,146,966	-£38,733,444	-£38,667,161
50%	71%	-£40,431,255	-£39,751,639	-£40,357,607	-£39,677,990	-£40,334,889	-£40,261,241
100%	71%	-£56,686,083	-£55,304,621	-£56,536,377	-£55,154,916	-£56,490,200	-£56,340,494
10%	75%	-£27,619,322	-£27,502,042	-£27,604,070	-£27,486,791	-£27,602,692	-£27,587,441
15%	75%	-£29,222,721	-£29,046,803	-£29,199,844	-£29,023,926	-£29,197,777	-£29,174,900
20%	75%	-£30,826,121	-£30,591,563	-£30,795,619	-£30,561,061	-£30,792,863	-£30,762,360
25%	75%	-£32,429,522	-£32,136,324	-£32,391,394	-£32,098,196	-£32,387,948	-£32,349,820
30%	75%	-£34,032,921	-£33,681,084	-£33,987,169	-£33,635,331	-£33,983,033	-£33,937,280
35%	75%	-£35,636,322	-£35,225,845	-£35,582,943	-£35,172,466	-£35,578,119	-£35,524,739
40%	75%	-£37,239,722	-£36,770,605	-£37,178,718	-£36,709,601	-£37,173,204	-£37,112,199
45%	75%	-£38,848,208	-£38,315,365	-£38,778,610	-£38,246,736	-£38,772,319	-£38,702,721
50%	75%	-£40,462,404	-£39,867,740	-£40,385,073	-£39,790,409	-£40,378,084	-£40,300,754
10%	60%	-£27,593,520	-£27,405,873	-£27,581,319	-£27,393,672	-£27,566,912	-£27,554,712
15%	60%	-£29,184,019	-£28,902,549	-£29,165,718	-£28,884,248	-£29,144,108	-£29,125,807
20%	60%	-£30,774,519	-£30,399,225	-£30,750,116	-£30,374,823	-£30,721,305	-£30,696,902
25%	60%	-£32,365,018	-£31,895,901	-£32,334,515	-£31,865,399	-£32,298,500	-£32,267,998
30%	60%	-£33,955,517	-£33,392,577	-£33,918,915	-£33,355,974	-£33,875,696	-£33,839,093
35%	60%	-£35,546,017	-£34,889,253	-£35,503,314	-£34,846,550	-£35,452,891	-£35,410,188
40%	60%	-£37,136,516	-£36,385,930	-£37,087,713	-£36,337,126	-£37,030,087	-£36,981,284
45%	60%	-£38,730,463	-£37,882,605	-£38,674,786	-£37,827,701	-£38,609,043	-£38,553,365
50%	60%	-£40.331.578	-£39.380.116	-£40.269.714	-£39.318.278	-£40,196,666	-£40.134.802



#### CIL Zone 1 Medium Value – Z1 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341
10%	71%	-£7,456,139	-£7,217,901	-£7,446,406	-£7,208,168	-£7,422,358	-£7,412,625
15%	71%	-£9,133,538	-£8,776,181	-£9,118,938	-£8,761,581	-£9,082,867	-£9,068,267
20%	71%	-£10,810,938	-£10,334,461	-£10,791,471	-£10,314,994	-£10,743,376	-£10,723,909
25%	71%	-£12,488,336	-£11,892,741	-£12,464,004	-£11,868,407	-£12,403,884	-£12,379,551
30%	71%	-£14,165,736	-£13,451,021	-£14,136,535	-£13,421,821	-£14,064,393	-£14,035,194
35%	71%	-£15,843,135	-£15,009,300	-£15,809,068	-£14,975,234	-£15,724,902	-£15,690,836
40%	71%	-£17,523,169	-£16,567,581	-£17,483,687	-£16,528,648	-£17,386,141	-£17,346,659
45%	71%	-£19,212,408	-£18,125,861	-£19,167,991	-£18,082,061	-£19,058,251	-£19,013,834
50%	71%	-£20,901,648	-£19,693,661	-£20,852,295	-£19,644,308	-£20,730,362	-£20,681,010
100%	71%	-£37,963,613	-£35,508,127	-£37,863,294	-£35,407,807	-£37,615,439	-£37,515,121
10%	75%	-£7,484,679	-£7,271,378	-£7,474,360	-£7,261,059	-£7,454,435	-£7,444,116
15%	75%	-£9,176,349	-£8,856,396	-£9,160,870	-£8,840,918	-£9,130,981	-£9,115,503
20%	75%	-£10,868,017	-£10,441,415	-£10,847,380	-£10,420,776	-£10,807,528	-£10,786,890
25%	75%	-£12,559,687	-£12,026,433	-£12,533,889	-£12,000,636	-£12,484,074	-£12,458,277
30%	75%	-£14,251,355	-£13,611,451	-£14,220,399	-£13,580,494	-£14,160,621	-£14,129,664
35%	75%	-£15,943,025	-£15,196,469	-£15,906,909	-£15,160,353	-£15,837,167	-£15,801,051
40%	75%	-£17,638,938	-£16,781,488	-£17,597,081	-£16,740,213	-£17,516,254	-£17,474,396
45%	75%	-£19,342,648	-£18,369,259	-£19,295,559	-£18,322,169	-£19,204,628	-£19,157,538
50%	75%	-£21,046,359	-£19,964,814	-£20,994,037	-£19,912,493	-£20,893,002	-£20,840,681
10%	60%	-£7,374,852	-£7,065,850	-£7,366,929	-£7,057,928	-£7,331,038	-£7,323,115
15%	60%	-£9,011,608	-£8,548,105	-£8,999,724	-£8,536,221	-£8,945,886	-£8,934,002
20%	60%	-£10,648,363	-£10,030,360	-£10,632,518	-£10,014,515	-£10,560,734	-£10,544,889
25%	60%	-£12,285,119	-£11,512,614	-£12,265,312	-£11,492,808	-£12,175,582	-£12,155,776
30%	60%	-£13,921,874	-£12,994,870	-£13,898,108	-£12,971,102	-£13,790,431	-£13,766,663
35%	60%	-£15,558,631	-£14,477,125	-£15,530,902	-£14,449,395	-£15,405,279	-£15,377,550
40%	60%	-£17,195,387	-£15,959,379	-£17,163,696	-£15,927,689	-£17,020,128	-£16,988,438
45%	60%	-£18,841,460	-£17,441,634	-£18,805,306	-£17,405,982	-£18,641,514	-£18,605,360
50%	60%	-£20,489,482	-£18,923,889	-£20,449,311	-£18.884.276	-£20,267,320	-£20,227,149

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341
10%	71%	-£7,301,998	-£7,167,965	-£7,287,474	-£7,153,440	-£7,282,993	-£7,268,468
15%	71%	-£8,902,327	-£8,701,276	-£8,880,539	-£8,679,489	-£8,873,819	-£8,852,031
20%	71%	-£10,502,655	-£10,234,589	-£10,473,605	-£10,205,538	-£10,464,645	-£10,435,595
25%	71%	-£12,102,983	-£11,767,900	-£12,066,672	-£11,731,588	-£12,055,471	-£12,019,158
30%	71%	-£13,703,312	-£13,301,212	-£13,659,737	-£13,257,637	-£13,646,297	-£13,602,722
35%	71%	-£15,303,641	-£14,834,524	-£15,252,804	-£14,783,687	-£15,237,123	-£15,186,285
40%	71%	-£16,903,969	-£16,367,836	-£16,845,870	-£16,309,737	-£16,827,948	-£16,769,849
45%	71%	-£18,508,993	-£17,901,147	-£18,442,709	-£17,835,786	-£18,422,264	-£18,355,981
50%	71%	-£20,120,075	-£19,440,459	-£20,046,427	-£19,366,810	-£20,023,709	-£19,950,061
100%	71%	-£36,374,904	-£34,993,441	-£36,225,197	-£34,843,736	-£36,179,020	-£36,029,314
10%	75%	-£7,308,142	-£7,190,862	-£7,292,890	-£7,175,611	-£7,291,512	-£7,276,261
15%	75%	-£8,911,541	-£8,735,623	-£8,888,664	-£8,712,746	-£8,886,597	-£8,863,720
20%	75%	-£10,514,942	-£10,280,383	-£10,484,439	-£10,249,881	-£10,481,683	-£10,451,180
25%	75%	-£12,118,342	-£11,825,144	-£12,080,214	-£11,787,016	-£12,076,768	-£12,038,640
30%	75%	-£13,721,741	-£13,369,904	-£13,675,989	-£13,324,151	-£13,671,853	-£13,626,100
35%	75%	-£15,325,142	-£14,914,665	-£15,271,763	-£14,861,286	-£15,266,939	-£15,213,559
40%	75%	-£16,928,542	-£16,459,425	-£16,867,538	-£16,398,421	-£16,862,024	-£16,801,020
45%	75%	-£18,537,028	-£18,004,185	-£18,467,430	-£17,935,556	-£18,461,139	-£18,391,541
50%	75%	-£20,151,224	-£19,556,560	-£20,073,893	-£19,479,229	-£20,066,904	-£19,989,574
10%	60%	-£7,282,340	-£7,094,693	-£7,270,139	-£7,082,492	-£7,255,732	-£7,243,532
15%	60%	-£8,872,839	-£8,591,369	-£8,854,538	-£8,573,068	-£8,832,928	-£8,814,627
20%	60%	-£10,463,339	-£10,088,045	-£10,438,936	-£10,063,643	-£10,410,125	-£10,385,722
25%	60%	-£12,053,838	-£11,584,721	-£12,023,335	-£11,554,219	-£11,987,320	-£11,956,818
30%	60%	-£13,644,337	-£13,081,398	-£13,607,735	-£13,044,794	-£13,564,516	-£13,527,913
35%	60%	-£15,234,837	-£14,578,073	-£15,192,134	-£14,535,370	-£15,141,711	-£15,099,008
40%	60%	-£16,825,336	-£16,074,750	-£16,776,533	-£16,025,946	-£16,718,907	-£16,670,104
45%	60%	-£18,419,283	-£17,571,425	-£18,363,606	-£17,516,522	-£18,297,863	-£18,242,185
50%	60%	-£20,020,398	-£19,068,936	-£19,958,534	-£19.007.098	-£19,885,486	-£19,823,622



## CIL Zone 1 Medium Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592
10%	71%	£1,736,794	£1,975,031	£1,746,526	£1,984,765	£1,770,574	£1,780,308
15%	71%	£59,394	£416,752	£73,994	£431,351	£110,066	£124,666
20%	71%	-£1,618,005	-£1,141,528	-£1,598,538	-£1,122,061	-£1,550,443	-£1,530,976
25%	71%	-£3,295,404	-£2,699,808	-£3,271,071	-£2,675,475	-£3,210,952	-£3,186,618
30%	71%	-£4,972,803	-£4,258,089	-£4,943,603	-£4,228,888	-£4,871,461	-£4,842,261
35%	71%	-£6,650,202	-£5,816,368	-£6,616,136	-£5,782,302	-£6,531,969	-£6,497,903
40%	71%	-£8,330,237	-£7,374,648	-£8,290,755	-£7,335,715	-£8,193,208	-£8,153,727
45%	71%	-£10,019,476	-£8,932,928	-£9,975,059	-£8,889,129	-£9,865,318	-£9,820,901
50%	71%	-£11,708,715	-£10,500,728	-£11,659,363	-£10,451,376	-£11,537,429	-£11,488,077
100%	71%	-£28,770,681	-£26,315,194	-£28,670,362	-£26,214,874	-£28,422,507	-£28,322,188
10%	75%	£1,708,253	£1,921,555	£1,718,572	£1,931,873	£1,738,498	£1,748,817
15%	75%	£16,584	£336,536	£32,063	£352,015	£61,951	£77,430
20%	75%	-£1,675,085	-£1,248,482	-£1,654,447	-£1,227,844	-£1,614,595	-£1,593,957
25%	75%	-£3,366,754	-£2,833,501	-£3,340,957	-£2,807,703	-£3,291,141	-£3,265,345
30%	75%	-£5,058,423	-£4,418,518	-£5,027,467	-£4,387,562	-£4,967,688	-£4,936,732
35%	75%	-£6,750,092	-£6,003,537	-£6,713,976	-£5,967,420	-£6,644,235	-£6,608,119
40%	75%	-£8,446,006	-£7,588,555	-£8,404,148	-£7,547,280	-£8,323,321	-£8,281,464
45%	75%	-£10,149,716	-£9,176,326	-£10,102,626	-£9,129,236	-£10,011,696	-£9,964,605
50%	75%	-£11,853,426	-£10,771,882	-£11,801,105	-£10,719,560	-£11,700,069	-£11,647,748
10%	60%	£1,818,080	£2,127,082	£1,826,003	£2,135,005	£1,861,895	£1,869,817
15%	60%	£181,325	£644,827	£193,209	£656,711	£247,047	£258,931
20%	60%	-£1,455,431	-£837,428	-£1,439,585	-£821,583	-£1,367,802	-£1,351,957
25%	60%	-£3,092,186	-£2,319,682	-£3,072,380	-£2,299,875	-£2,982,650	-£2,962,843
30%	60%	-£4,728,942	-£3,801,937	-£4,705,175	-£3,778,169	-£4,597,499	-£4,573,731
35%	60%	-£6,365,699	-£5,284,192	-£6,337,969	-£5,256,463	-£6,212,347	-£6,184,617
40%	60%	-£8,002,454	-£6,766,446	-£7,970,764	-£6,734,757	-£7,827,195	-£7,795,505
45%	60%	-£9,648,527	-£8,248,701	-£9,612,373	-£8,213,049	-£9,448,581	-£9,412,427
50%	60%	-£11.296.550	-£9.730.956	-£11,256,378	-£9.691.343	-£11.074.388	-£11.034.216

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592
10%	71%	£1,890,934	£2,024,968	£1,905,459	£2,039,492	£1,909,940	£1,924,465
15%	71%	£290,606	£491,656	£312,393	£513,443	£319,113	£340,901
20%	71%	-£1,309,722	-£1,041,656	-£1,280,673	-£1,012,606	-£1,271,713	-£1,242,662
25%	71%	-£2,910,051	-£2,574,967	-£2,873,739	-£2,538,656	-£2,862,538	-£2,826,226
30%	71%	-£4,510,379	-£4,108,280	-£4,466,805	-£4,064,705	-£4,453,364	-£4,409,789
35%	71%	-£6,110,708	-£5,641,591	-£6,059,871	-£5,590,754	-£6,044,190	-£5,993,353
40%	71%	-£7,711,037	-£7,174,903	-£7,652,937	-£7,116,804	-£7,635,016	-£7,576,916
45%	71%	-£9,316,060	-£8,708,215	-£9,249,777	-£8,642,853	-£9,229,332	-£9,163,048
50%	71%	-£10,927,142	-£10,247,527	-£10,853,494	-£10,173,878	-£10,830,777	-£10,757,129
100%	71%	-£27,181,971	-£25,800,509	-£27,032,265	-£25,650,803	-£26,986,088	-£26,836,382
10%	75%	£1,884,791	£2,002,071	£1,900,043	£2,017,322	£1,901,421	£1,916,671
15%	75%	£281,391	£457,309	£304,268	£480,186	£306,336	£329,212
20%	75%	-£1,322,009	-£1,087,451	-£1,291,506	-£1,056,948	-£1,288,750	-£1,258,248
25%	75%	-£2,925,409	-£2,632,211	-£2,887,282	-£2,594,084	-£2,883,835	-£2,845,708
30%	75%	-£4,528,809	-£4,176,972	-£4,483,056	-£4,131,218	-£4,478,920	-£4,433,168
35%	75%	-£6,132,209	-£5,721,732	-£6,078,831	-£5,668,354	-£6,074,006	-£6,020,627
40%	75%	-£7,735,610	-£7,266,492	-£7,674,605	-£7,205,488	-£7,669,091	-£7,608,087
45%	75%	-£9,344,095	-£8,811,253	-£9,274,498	-£8,742,624	-£9,268,206	-£9,198,609
50%	75%	-£10,958,292	-£10,363,628	-£10,880,961	-£10,286,297	-£10,873,972	-£10,796,641
10%	60%	£1,910,593	£2,098,239	£1,922,794	£2,110,441	£1,937,200	£1,949,400
15%	60%	£320,093	£601,564	£338,395	£619,864	£360,004	£378,306
20%	60%	-£1,270,406	-£895,113	-£1,246,004	-£870,711	-£1,217,192	-£1,192,790
25%	60%	-£2,860,905	-£2,391,788	-£2,830,403	-£2,361,287	-£2,794,387	-£2,763,886
30%	60%	-£4,451,405	-£3,888,465	-£4,414,803	-£3,851,862	-£4,371,583	-£4,334,980
35%	60%	-£6,041,904	-£5,385,141	-£5,999,201	-£5,342,438	-£5,948,779	-£5,906,076
40%	60%	-£7,632,404	-£6,881,817	-£7,583,600	-£6,833,014	-£7,525,975	-£7,477,171
45%	60%	-£9,226,351	-£8,378,493	-£9,170,673	-£8,323,589	-£9,104,930	-£9,049,253
50%	60%	-£10.827.465	-£9.876.003	-£10,765,601	-£9,814,165	-£10.692.553	-£10.630.689



## CIL Zone 1 Low Value - Z1 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631
10%	71%	-£45,704,625	-£45,466,387	-£45,694,892	-£45,456,653	-£45,670,844	-£45,661,111
15%	71%	-£47,033,622	-£46,676,265	-£47,019,023	-£46,661,665	-£46,982,951	-£46,968,352
20%	71%	-£48,363,481	-£47,886,143	-£48,343,739	-£47,866,676	-£48,295,058	-£48,275,591
25%	71%	-£49,701,469	-£49,097,476	-£49,676,793	-£49,072,799	-£49,615,826	-£49,591,150
30%	71%	-£51,039,457	-£50,314,665	-£51,009,846	-£50,285,053	-£50,936,685	-£50,907,074
35%	71%	-£52,377,446	-£51,531,854	-£52,342,898	-£51,497,308	-£52,257,546	-£52,222,998
40%	71%	-£53,715,433	-£52,749,044	-£53,675,952	-£52,709,562	-£53,578,405	-£53,538,924
45%	71%	-£55,053,422	-£53,966,233	-£55,009,004	-£53,921,816	-£54,899,265	-£54,854,848
50%	71%	-£56,391,410	-£55,183,423	-£56,342,057	-£55,134,070	-£56,220,124	-£56,170,772
100%	71%	-£69,940,868	-£67,485,381	-£69,840,549	-£67,385,061	-£69,592,694	-£69,492,375
10%	75%	-£45,733,164	-£45,519,863	-£45,722,846	-£45,509,544	-£45,702,920	-£45,692,601
15%	75%	-£47,076,432	-£46,756,480	-£47,060,954	-£46,741,001	-£47,031,065	-£47,015,586
20%	75%	-£48,421,366	-£47,993,097	-£48,400,437	-£47,972,458	-£48,360,022	-£48,339,094
25%	75%	-£49,773,824	-£49,233,053	-£49,747,664	-£49,206,892	-£49,697,147	-£49,670,986
30%	75%	-£51,126,284	-£50,477,358	-£51,094,891	-£50,445,964	-£51,034,271	-£51,002,877
35%	75%	-£52,478,744	-£51,721,662	-£52,442,118	-£51,685,037	-£52,371,394	-£52,334,768
40%	75%	-£53,831,202	-£52,965,967	-£53,789,345	-£52,924,109	-£53,708,518	-£53,666,660
45%	75%	-£55,183,662	-£54,210,272	-£55,136,573	-£54,163,183	-£55,045,641	-£54,998,551
50%	75%	-£56,536,122	-£55,454,577	-£56,483,799	-£55,402,255	-£56,382,765	-£56,330,443
10%	60%	-£45,623,338	-£45,314,337	-£45,615,416	-£45,306,414	-£45,579,523	-£45,571,600
15%	60%	-£46,911,691	-£46,448,189	-£46,899,809	-£46,436,305	-£46,845,970	-£46,834,086
20%	60%	-£48,200,045	-£47,582,042	-£48,184,200	-£47,566,197	-£48,112,417	-£48,096,571
25%	60%	-£49,495,387	-£48,715,895	-£49,475,301	-£48,696,088	-£49,384,305	-£49,364,220
30%	60%	-£50,792,158	-£49,852,083	-£50,768,055	-£49,827,979	-£50,658,861	-£50,634,757
35%	60%	-£52,088,930	-£50,992,175	-£52,060,810	-£50,964,055	-£51,933,417	-£51,905,296
40%	60%	-£53,385,702	-£52,132,267	-£53,353,565	-£52,100,130	-£53,207,972	-£53,175,835
45%	60%	-£54,682,473	-£53,272,359	-£54,646,318	-£53,236,205	-£54,482,527	-£54,446,373
50%	60%	-£55,979,244	-£54,412,452	-£55,939,073	-£54,372,281	-£55,757,083	-£55,716,912

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631
10%	71%	-£45,559,675	-£45,425,641	-£45,535,959	-£45,401,925	-£45,540,669	-£45,516,953
15%	71%	-£46,816,197	-£46,615,147	-£46,780,623	-£46,579,573	-£46,787,689	-£46,752,115
20%	71%	-£48,072,718	-£47,804,652	-£48,025,288	-£47,757,221	-£48,034,709	-£47,987,277
25%	71%	-£49,333,984	-£48,994,176	-£49,273,859	-£48,934,869	-£49,285,800	-£49,225,676
30%	71%	-£50,598,475	-£50,190,705	-£50,526,325	-£50,118,555	-£50,540,655	-£50,468,505
35%	71%	-£51,862,966	-£51,387,235	-£51,778,790	-£51,303,060	-£51,795,509	-£51,711,335
40%	71%	-£53,127,457	-£52,583,764	-£53,031,257	-£52,487,564	-£53,050,365	-£52,954,164
45%	71%	-£54,391,948	-£53,780,294	-£54,283,723	-£53,672,069	-£54,305,219	-£54,196,994
50%	71%	-£55,656,439	-£54,976,823	-£55,536,189	-£54,856,573	-£55,560,074	-£55,439,823
100%	71%	-£68,446,884	-£67,065,423	-£68,202,451	-£66,820,990	-£68,251,001	-£68,006,568
10%	75%	-£45,566,277	-£45,448,998	-£45,541,376	-£45,424,096	-£45,549,648	-£45,524,746
15%	75%	-£46,826,100	-£46,650,182	-£46,788,749	-£46,612,830	-£46,801,156	-£46,763,805
20%	75%	-£48,085,924	-£47,851,366	-£48,036,122	-£47,801,563	-£48,052,666	-£48,002,862
25%	75%	-£49,350,722	-£49,053,391	-£49,287,592	-£48,990,297	-£49,308,563	-£49,245,432
30%	75%	-£50,618,562	-£50,261,764	-£50,542,805	-£50,186,006	-£50,567,970	-£50,492,213
35%	75%	-£51,886,401	-£51,470,136	-£51,798,017	-£51,381,753	-£51,827,377	-£51,738,994
40%	75%	-£53,154,240	-£52,678,509	-£53,053,230	-£52,577,499	-£53,086,784	-£52,985,774
45%	75%	-£54,422,079	-£53,886,881	-£54,308,443	-£53,773,246	-£54,346,191	-£54,232,555
50%	75%	-£55,689,918	-£55,095,255	-£55,563,655	-£54,968,992	-£55,605,598	-£55,479,336
10%	60%	-£45,538,546	-£45,350,899	-£45,518,625	-£45,330,978	-£45,511,938	-£45,492,018
15%	60%	-£46,784,503	-£46,503,034	-£46,754,622	-£46,473,152	-£46,744,592	-£46,714,711
20%	60%	-£48,030,462	-£47,655,167	-£47,990,619	-£47,615,325	-£47,977,247	-£47,937,405
25%	60%	-£49,280,417	-£48,807,302	-£49,229,912	-£48,757,500	-£49,212,961	-£49,162,456
30%	60%	-£50,534,195	-£49,963,318	-£50,473,589	-£49,902,712	-£50,453,248	-£50,392,642
35%	60%	-£51,787,972	-£51,121,948	-£51,717,265	-£51,051,242	-£51,693,534	-£51,622,828
40%	60%	-£53,041,750	-£52,280,580	-£52,960,942	-£52,199,773	-£52,933,821	-£52,853,013
45%	60%	-£54,295,528	-£53,439,212	-£54,204,619	-£53,348,303	-£54,174,107	-£54,083,199
50%	60%	-£55,549,305	-£54,597,843	-£55,448,296	-£54,496,834	-£55,414,394	-£55,313,384



#### CIL Zone 1 Low Value - Z1 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556
10%	71%	-£34,038,551	-£33,800,312	-£34,028,817	-£33,790,579	-£34,004,769	-£33,995,037
15%	71%	-£35,367,548	-£35,010,191	-£35,352,949	-£34,995,591	-£35,316,876	-£35,302,277
20%	71%	-£36,697,406	-£36,220,069	-£36,677,665	-£36,200,602	-£36,628,984	-£36,609,517
25%	71%	-£38,035,395	-£37,431,401	-£38,010,718	-£37,406,725	-£37,949,752	-£37,925,076
30%	71%	-£39,373,383	-£38,648,591	-£39,343,772	-£38,618,979	-£39,270,611	-£39,241,000
35%	71%	-£40,711,371	-£39,865,780	-£40,676,824	-£39,831,234	-£40,591,471	-£40,556,924
40%	71%	-£42,049,359	-£41,082,969	-£42,009,877	-£41,043,488	-£41,912,331	-£41,872,849
45%	71%	-£43,387,348	-£42,300,159	-£43,342,930	-£42,255,742	-£43,233,190	-£43,188,773
50%	71%	-£44,725,335	-£43,517,349	-£44,675,983	-£43,467,996	-£44,554,050	-£44,504,697
100%	71%	-£58,274,793	-£55,819,307	-£58,174,474	-£55,718,987	-£57,926,619	-£57,826,301
10%	75%	-£34,067,090	-£33,853,789	-£34,056,771	-£33,843,470	-£34,036,846	-£34,026,527
15%	75%	-£35,410,358	-£35,090,406	-£35,394,879	-£35,074,927	-£35,364,991	-£35,349,512
20%	75%	-£36,755,291	-£36,327,023	-£36,734,363	-£36,306,384	-£36,693,948	-£36,673,019
25%	75%	-£38,107,750	-£37,566,978	-£38,081,589	-£37,540,818	-£38,031,072	-£38,004,911
30%	75%	-£39,460,210	-£38,811,283	-£39,428,817	-£38,779,890	-£39,368,196	-£39,336,803
35%	75%	-£40,812,669	-£40,055,588	-£40,776,044	-£40,018,963	-£40,705,319	-£40,668,694
40%	75%	-£42,165,128	-£41,299,893	-£42,123,271	-£41,258,035	-£42,042,443	-£42,000,586
45%	75%	-£43,517,588	-£42,544,198	-£43,470,498	-£42,497,108	-£43,379,567	-£43,332,477
50%	75%	-£44,870,047	-£43,788,503	-£44,817,725	-£43,736,180	-£44,716,691	-£44,664,368
10%	60%	-£33,957,264	-£33,648,262	-£33,949,342	-£33,640,340	-£33,913,449	-£33,905,526
15%	60%	-£35,245,617	-£34,782,115	-£35,233,734	-£34,770,231	-£35,179,896	-£35,168,012
20%	60%	-£36,533,971	-£35,915,968	-£36,518,126	-£35,900,123	-£36,446,342	-£36,430,497
25%	60%	-£37,829,312	-£37,049,821	-£37,809,226	-£37,030,014	-£37,718,231	-£37,698,146
30%	60%	-£39,126,083	-£38,186,008	-£39,101,981	-£38,161,905	-£38,992,787	-£38,968,683
35%	60%	-£40,422,855	-£39,326,101	-£40,394,736	-£39,297,981	-£40,267,342	-£40,239,222
40%	60%	-£41,719,627	-£40,466,193	-£41,687,490	-£40,434,056	-£41,541,897	-£41,509,760
45%	60%	-£43,016,399	-£41,606,285	-£42,980,244	-£41,570,131	-£42,816,453	-£42,780,299
50%	60%	-£44.313.170	-£42,746,378	-£44,272,999	-£42,706,206	-£44,091,009	-£44.050.837

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556
10%	71%	-£33,893,601	-£33,759,567	-£33,869,885	-£33,735,851	-£33,874,595	-£33,850,879
15%	71%	-£35,150,122	-£34,949,072	-£35,114,548	-£34,913,499	-£35,121,615	-£35,086,041
20%	71%	-£36,406,644	-£36,138,578	-£36,359,213	-£36,091,147	-£36,368,634	-£36,321,203
25%	71%	-£37,667,909	-£37,328,102	-£37,607,785	-£37,268,795	-£37,619,726	-£37,559,601
30%	71%	-£38,932,400	-£38,524,630	-£38,860,250	-£38,452,481	-£38,874,580	-£38,802,431
35%	71%	-£40,196,891	-£39,721,160	-£40,112,716	-£39,636,985	-£40,129,435	-£40,045,261
40%	71%	-£41,461,382	-£40,917,689	-£41,365,183	-£40,821,490	-£41,384,290	-£41,288,090
45%	71%	-£42,725,874	-£42,114,219	-£42,617,649	-£42,005,994	-£42,639,145	-£42,530,920
50%	71%	-£43,990,365	-£43,310,748	-£43,870,114	-£43,190,499	-£43,893,999	-£43,773,749
100%	71%	-£56,780,810	-£55,399,349	-£56,536,377	-£55,154,916	-£56,584,927	-£56,340,494
10%	75%	-£33,900,203	-£33,782,924	-£33,875,302	-£33,758,022	-£33,883,573	-£33,858,672
15%	75%	-£35,160,026	-£34,984,108	-£35,122,675	-£34,946,756	-£35,135,082	-£35,097,731
20%	75%	-£36,419,850	-£36,185,292	-£36,370,048	-£36,135,489	-£36,386,591	-£36,336,788
25%	75%	-£37,684,648	-£37,387,317	-£37,621,518	-£37,324,222	-£37,642,488	-£37,579,358
30%	75%	-£38,952,487	-£38,595,690	-£38,876,731	-£38,519,932	-£38,901,895	-£38,826,139
35%	75%	-£40,220,327	-£39,804,062	-£40,131,943	-£39,715,679	-£40,161,302	-£40,072,919
40%	75%	-£41,488,166	-£41,012,435	-£41,387,155	-£40,911,425	-£41,420,709	-£41,319,700
45%	75%	-£42,756,004	-£42,220,807	-£42,642,368	-£42,107,171	-£42,680,117	-£42,566,481
50%	75%	-£44,023,843	-£43,429,180	-£43,897,581	-£43,302,918	-£43,939,524	-£43,813,261
10%	60%	-£33,872,471	-£33,684,825	-£33,852,551	-£33,664,904	-£33,845,864	-£33,825,943
15%	60%	-£35,118,429	-£34,836,959	-£35,088,548	-£34,807,078	-£35,078,518	-£35,048,636
20%	60%	-£36,364,387	-£35,989,093	-£36,324,544	-£35,949,251	-£36,311,172	-£36,271,330
25%	60%	-£37,614,342	-£37,141,228	-£37,563,838	-£37,091,425	-£37,546,887	-£37,496,382
30%	60%	-£38,868,120	-£38,297,243	-£38,807,515	-£38,236,638	-£38,787,173	-£38,726,568
35%	60%	-£40,121,897	-£39,455,874	-£40,051,191	-£39,385,167	-£40,027,460	-£39,956,753
40%	60%	-£41,375,676	-£40,614,506	-£41,294,868	-£40,533,698	-£41,267,746	-£41,186,939
45%	60%	-£42,629,454	-£41,773,138	-£42,538,545	-£41,682,228	-£42,508,033	-£42,417,125
50%	60%	-£43.883.231	-£42.931.769	-£43.782.221	-£42.830.759	-£43.748.320	-£43.647.309



#### CIL Zone 1 Low Value - Z1 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376
10%	71%	-£13,727,371	-£13,489,132	-£13,717,638	-£13,479,399	-£13,693,589	-£13,683,857
15%	71%	-£15,056,368	-£14,699,011	-£15,041,769	-£14,684,411	-£15,005,697	-£14,991,097
20%	71%	-£16,386,226	-£15,908,889	-£16,366,485	-£15,889,422	-£16,317,804	-£16,298,337
25%	71%	-£17,724,215	-£17,120,222	-£17,699,538	-£17,095,545	-£17,638,572	-£17,613,896
30%	71%	-£19,062,203	-£18,337,411	-£19,032,592	-£18,307,799	-£18,959,431	-£18,929,820
35%	71%	-£20,400,191	-£19,554,600	-£20,365,644	-£19,520,054	-£20,280,292	-£20,245,744
40%	71%	-£21,738,179	-£20,771,790	-£21,698,697	-£20,732,308	-£21,601,151	-£21,561,669
45%	71%	-£23,076,168	-£21,988,979	-£23,031,750	-£21,944,562	-£22,922,010	-£22,877,593
50%	71%	-£24,414,155	-£23,206,169	-£24,364,803	-£23,156,816	-£24,242,870	-£24,193,517
100%	71%	-£37,963,613	-£35,508,127	-£37,863,294	-£35,407,807	-£37,615,439	-£37,515,121
10%	75%	-£13,755,910	-£13,542,609	-£13,745,591	-£13,532,290	-£13,725,666	-£13,715,347
15%	75%	-£15,099,178	-£14,779,226	-£15,083,700	-£14,763,747	-£15,053,811	-£15,038,332
20%	75%	-£16,444,111	-£16,015,843	-£16,423,183	-£15,995,204	-£16,382,768	-£16,361,839
25%	75%	-£17,796,570	-£17,255,798	-£17,770,409	-£17,229,638	-£17,719,892	-£17,693,732
30%	75%	-£19,149,030	-£18,500,103	-£19,117,637	-£18,468,710	-£19,057,016	-£19,025,623
35%	75%	-£20,501,489	-£19,744,408	-£20,464,864	-£19,707,783	-£20,394,139	-£20,357,514
40%	75%	-£21,853,948	-£20,988,713	-£21,812,091	-£20,946,855	-£21,731,263	-£21,689,406
45%	75%	-£23,206,408	-£22,233,018	-£23,159,318	-£22,185,928	-£23,068,387	-£23,021,297
50%	75%	-£24,558,867	-£23,477,323	-£24,506,545	-£23,425,000	-£24,405,511	-£24,353,188
10%	60%	-£13,646,084	-£13,337,082	-£13,638,162	-£13,329,160	-£13,602,269	-£13,594,346
15%	60%	-£14,934,437	-£14,470,935	-£14,922,554	-£14,459,051	-£14,868,716	-£14,856,832
20%	60%	-£16,222,791	-£15,604,788	-£16,206,946	-£15,588,943	-£16,135,162	-£16,119,317
25%	60%	-£17,518,132	-£16,738,641	-£17,498,046	-£16,718,834	-£17,407,051	-£17,386,966
30%	60%	-£18,814,903	-£17,874,829	-£18,790,801	-£17,850,725	-£18,681,607	-£18,657,503
35%	60%	-£20,111,675	-£19,014,921	-£20,083,556	-£18,986,801	-£19,956,162	-£19,928,042
40%	60%	-£21,408,447	-£20,155,013	-£21,376,310	-£20,122,876	-£21,230,717	-£21,198,580
45%	60%	-£22,705,219	-£21,295,105	-£22,669,064	-£21,258,951	-£22,505,273	-£22,469,119
50%	60%	-£24.001.990	-£22,435,198	-£23,961,819	-£22,395,027	-£23,779,829	-£23,739,657

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376
10%	71%	-£13,582,421	-£13,448,387	-£13,558,705	-£13,424,671	-£13,563,415	-£13,539,699
15%	71%	-£14,838,942	-£14,637,892	-£14,803,369	-£14,602,319	-£14,810,435	-£14,774,861
20%	71%	-£16,095,464	-£15,827,398	-£16,048,033	-£15,779,967	-£16,057,454	-£16,010,023
25%	71%	-£17,356,729	-£17,016,922	-£17,296,605	-£16,957,615	-£17,308,546	-£17,248,421
30%	71%	-£18,621,220	-£18,213,451	-£18,549,070	-£18,141,301	-£18,563,400	-£18,491,251
35%	71%	-£19,885,711	-£19,409,980	-£19,801,536	-£19,325,805	-£19,818,255	-£19,734,081
40%	71%	-£21,150,203	-£20,606,509	-£21,054,003	-£20,510,310	-£21,073,110	-£20,976,910
45%	71%	-£22,414,694	-£21,803,039	-£22,306,469	-£21,694,815	-£22,327,965	-£22,219,740
50%	71%	-£23,679,185	-£22,999,568	-£23,558,935	-£22,879,319	-£23,582,819	-£23,462,569
100%	71%	-£36,469,630	-£35,088,169	-£36,225,197	-£34,843,736	-£36,273,747	-£36,029,314
10%	75%	-£13,589,023	-£13,471,744	-£13,564,122	-£13,446,842	-£13,572,393	-£13,547,492
15%	75%	-£14,848,846	-£14,672,928	-£14,811,495	-£14,635,576	-£14,823,902	-£14,786,551
20%	75%	-£16,108,670	-£15,874,112	-£16,058,868	-£15,824,309	-£16,075,411	-£16,025,608
25%	75%	-£17,373,468	-£17,076,137	-£17,310,338	-£17,013,043	-£17,331,308	-£17,268,178
30%	75%	-£18,641,307	-£18,284,510	-£18,565,551	-£18,208,752	-£18,590,715	-£18,514,959
35%	75%	-£19,909,147	-£19,492,882	-£19,820,763	-£19,404,499	-£19,850,122	-£19,761,739
40%	75%	-£21,176,986	-£20,701,255	-£21,075,976	-£20,600,245	-£21,109,529	-£21,008,520
45%	75%	-£22,444,824	-£21,909,627	-£22,331,188	-£21,795,991	-£22,368,937	-£22,255,301
50%	75%	-£23,712,664	-£23,118,000	-£23,586,401	-£22,991,738	-£23,628,344	-£23,502,081
10%	60%	-£13,561,291	-£13,373,645	-£13,541,371	-£13,353,724	-£13,534,684	-£13,514,763
15%	60%	-£14,807,249	-£14,525,779	-£14,777,368	-£14,495,898	-£14,767,338	-£14,737,456
20%	60%	-£16,053,207	-£15,677,913	-£16,013,364	-£15,638,071	-£15,999,992	-£15,960,150
25%	60%	-£17,303,162	-£16,830,048	-£17,252,658	-£16,780,246	-£17,235,707	-£17,185,202
30%	60%	-£18,556,940	-£17,986,063	-£18,496,335	-£17,925,458	-£18,475,993	-£18,415,388
35%	60%	-£19,810,717	-£19,144,694	-£19,740,011	-£19,073,988	-£19,716,280	-£19,645,573
40%	60%	-£21,064,496	-£20,303,326	-£20,983,688	-£20,222,518	-£20,956,567	-£20,875,759
45%	60%	-£22,318,274	-£21,461,958	-£22,227,365	-£21,371,048	-£22,196,853	-£22,105,945
50%	60%	-£23,572,051	-£22,620,589	-£23,471,041	-£22,519,579	-£23,437,140	-£23,336,129



## CIL Zone 1 Low Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444
10%	71%	-£4,534,438	-£4,296,200	-£4,524,705	-£4,286,466	-£4,500,657	-£4,490,924
15%	71%	-£5,863,435	-£5,506,078	-£5,848,836	-£5,491,478	-£5,812,764	-£5,798,165
20%	71%	-£7,193,294	-£6,715,956	-£7,173,553	-£6,696,489	-£7,124,871	-£7,105,404
25%	71%	-£8,531,282	-£7,927,289	-£8,506,606	-£7,902,612	-£8,445,639	-£8,420,964
30%	71%	-£9,869,270	-£9,144,478	-£9,839,659	-£9,114,866	-£9,766,499	-£9,736,888
35%	71%	-£11,207,259	-£10,361,668	-£11,172,711	-£10,327,121	-£11,087,359	-£11,052,812
40%	71%	-£12,545,246	-£11,578,857	-£12,505,765	-£11,539,375	-£12,408,218	-£12,368,737
45%	71%	-£13,883,235	-£12,796,046	-£13,838,817	-£12,751,629	-£13,729,078	-£13,684,661
50%	71%	-£15,221,223	-£14,013,237	-£15,171,870	-£13,963,883	-£15,049,937	-£15,000,585
100%	71%	-£28,770,681	-£26,315,194	-£28,670,362	-£26,214,874	-£28,422,507	-£28,322,188
10%	75%	-£4,562,978	-£4,349,676	-£4,552,659	-£4,339,358	-£4,532,733	-£4,522,414
15%	75%	-£5,906,246	-£5,586,293	-£5,890,767	-£5,570,815	-£5,860,878	-£5,845,400
20%	75%	-£7,251,179	-£6,822,910	-£7,230,250	-£6,802,272	-£7,189,836	-£7,168,907
25%	75%	-£8,603,638	-£8,062,866	-£8,577,477	-£8,036,705	-£8,526,960	-£8,500,799
30%	75%	-£9,956,097	-£9,307,171	-£9,924,705	-£9,275,777	-£9,864,084	-£9,832,690
35%	75%	-£11,308,557	-£10,551,475	-£11,271,931	-£10,514,850	-£11,201,207	-£11,164,581
40%	75%	-£12,661,016	-£11,795,780	-£12,619,158	-£11,753,923	-£12,538,331	-£12,496,473
45%	75%	-£14,013,475	-£13,040,085	-£13,966,386	-£12,992,996	-£13,875,454	-£13,828,365
50%	75%	-£15,365,935	-£14,284,390	-£15,313,612	-£14,232,068	-£15,212,578	-£15,160,256
10%	60%	-£4,453,152	-£4,144,150	-£4,445,229	-£4,136,227	-£4,409,336	-£4,401,414
15%	60%	-£5,741,505	-£5,278,002	-£5,729,622	-£5,266,118	-£5,675,784	-£5,663,900
20%	60%	-£7,029,859	-£6,411,856	-£7,014,013	-£6,396,010	-£6,942,230	-£6,926,385
25%	60%	-£8,325,200	-£7,545,708	-£8,305,114	-£7,525,902	-£8,214,118	-£8,194,033
30%	60%	-£9,621,971	-£8,681,896	-£9,597,868	-£8,657,793	-£9,488,674	-£9,464,571
35%	60%	-£10,918,743	-£9,821,988	-£10,890,623	-£9,793,868	-£10,763,230	-£10,735,109
40%	60%	-£12,215,515	-£10,962,080	-£12,183,378	-£10,929,943	-£12,037,785	-£12,005,648
45%	60%	-£13,512,287	-£12,102,172	-£13,476,131	-£12,066,018	-£13,312,340	-£13,276,186
50%	60%	-£14,809,058	-£13,242,265	-£14,768,886	-£13,202,094	-£14,586,896	-£14,546,725

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444
10%	71%	-£4,389,488	-£4,255,454	-£4,365,772	-£4,231,739	-£4,370,482	-£4,346,766
15%	71%	-£5,646,010	-£5,444,960	-£5,610,436	-£5,409,386	-£5,617,502	-£5,581,928
20%	71%	-£6,902,531	-£6,634,465	-£6,855,101	-£6,587,035	-£6,864,522	-£6,817,090
25%	71%	-£8,163,797	-£7,823,989	-£8,103,672	-£7,764,682	-£8,115,613	-£8,055,489
30%	71%	-£9,428,288	-£9,020,518	-£9,356,138	-£8,948,368	-£9,370,468	-£9,298,318
35%	71%	-£10,692,779	-£10,217,048	-£10,608,604	-£10,132,873	-£10,625,322	-£10,541,148
40%	71%	-£11,957,270	-£11,413,577	-£11,861,070	-£11,317,377	-£11,880,178	-£11,783,977
45%	71%	-£13,221,761	-£12,610,107	-£13,113,536	-£12,501,882	-£13,135,032	-£13,026,807
50%	71%	-£14,486,252	-£13,806,636	-£14,366,002	-£13,686,387	-£14,389,887	-£14,269,636
100%	71%	-£27,276,697	-£25,895,236	-£27,032,265	-£25,650,803	-£27,080,814	-£26,836,382
10%	75%	-£4,396,091	-£4,278,812	-£4,371,189	-£4,253,909	-£4,379,461	-£4,354,560
15%	75%	-£5,655,914	-£5,479,995	-£5,618,562	-£5,442,643	-£5,630,969	-£5,593,618
20%	75%	-£6,915,737	-£6,681,179	-£6,865,935	-£6,631,376	-£6,882,479	-£6,832,676
25%	75%	-£8,180,536	-£7,883,204	-£8,117,405	-£7,820,110	-£8,138,376	-£8,075,246
30%	75%	-£9,448,375	-£9,091,577	-£9,372,618	-£9,015,820	-£9,397,783	-£9,322,026
35%	75%	-£10,716,214	-£10,299,949	-£10,627,830	-£10,211,566	-£10,657,190	-£10,568,807
40%	75%	-£11,984,053	-£11,508,322	-£11,883,043	-£11,407,312	-£11,916,597	-£11,815,587
45%	75%	-£13,251,892	-£12,716,695	-£13,138,256	-£12,603,059	-£13,176,004	-£13,062,368
50%	75%	-£14,519,731	-£13,925,068	-£14,393,469	-£13,798,805	-£14,435,411	-£14,309,149
10%	60%	-£4,368,359	-£4,180,712	-£4,348,438	-£4,160,792	-£4,341,751	-£4,321,831
15%	60%	-£5,614,316	-£5,332,847	-£5,584,435	-£5,302,965	-£5,574,406	-£5,544,524
20%	60%	-£6,860,275	-£6,484,981	-£6,820,432	-£6,445,138	-£6,807,060	-£6,767,218
25%	60%	-£8,110,230	-£7,637,115	-£8,059,725	-£7,587,313	-£8,042,774	-£7,992,269
30%	60%	-£9,364,008	-£8,793,131	-£9,303,402	-£8,732,525	-£9,283,061	-£9,222,455
35%	60%	-£10,617,785	-£9,951,762	-£10,547,078	-£9,881,055	-£10,523,347	-£10,452,641
40%	60%	-£11,871,563	-£11,110,393	-£11,790,755	-£11,029,586	-£11,763,634	-£11,682,826
45%	60%	-£13,125,341	-£12,269,025	-£13,034,433	-£12,178,116	-£13,003,921	-£12,913,012
50%	60%	-£14,379,118	-£13,427,656	-£14,278,109	-£13,326,647	-£14,244,207	-£14.143.197



## CIL Zone 2 High Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260
10%	71%	-£3,156,373	-£2,913,548	-£3,146,640	-£2,903,815	-£3,190,846	-£3,181,113
15%	71%	-£4,561,930	-£4,197,692	-£4,547,330	-£4,183,092	-£4,613,640	-£4,599,039
20%	71%	-£5,967,487	-£5,481,836	-£5,948,020	-£5,462,370	-£6,036,433	-£6,016,966
25%	71%	-£7,373,042	-£6,765,980	-£7,348,710	-£6,741,647	-£7,459,226	-£7,434,893
30%	71%	-£8,783,901	-£8,050,124	-£8,754,290	-£8,020,925	-£8,888,779	-£8,859,168
35%	71%	-£10,199,415	-£9,337,544	-£10,164,869	-£9,302,998	-£10,321,773	-£10,287,226
40%	71%	-£11,614,930	-£10,629,935	-£11,575,448	-£10,590,454	-£11,754,768	-£11,715,285
45%	71%	-£13,030,444	-£11,922,325	-£12,986,027	-£11,877,908	-£13,187,761	-£13,143,344
50%	71%	-£14,445,959	-£13,214,716	-£14,396,606	-£13,165,364	-£14,620,756	-£14,571,403
100%	71%	-£28,770,681	-£26,267,920	-£28,670,362	-£26,167,601	-£29,125,992	-£29,025,673
10%	75%	-£3,184,913	-£2,967,505	-£3,174,594	-£2,957,186	-£3,215,778	-£3,205,459
15%	75%	-£4,604,739	-£4,278,628	-£4,589,262	-£4,263,149	-£4,651,037	-£4,635,559
20%	75%	-£6,024,566	-£5,589,750	-£6,003,929	-£5,569,112	-£6,086,296	-£6,065,658
25%	75%	-£7,444,392	-£6,900,872	-£7,418,596	-£6,875,076	-£7,521,555	-£7,495,758
30%	75%	-£8,870,728	-£8,211,995	-£8,839,335	-£8,181,039	-£8,964,628	-£8,933,234
35%	75%	-£10,300,713	-£9,529,057	-£10,264,089	-£9,492,432	-£10,410,263	-£10,373,639
40%	75%	-£11,730,700	-£10,848,806	-£11,688,842	-£10,806,948	-£11,855,900	-£11,814,042
45%	75%	-£13,160,685	-£12,168,555	-£13,113,596	-£12,121,465	-£13,301,535	-£13,254,446
50%	75%	-£14,590,671	-£13,488,303	-£14,538,349	-£13,435,982	-£14,747,172	-£14,694,849
10%	60%	-£3,075,086	-£2,760,135	-£3,067,164	-£2,752,213	-£3,119,799	-£3,111,877
15%	60%	-£4,439,999	-£3,967,573	-£4,428,115	-£3,955,689	-£4,507,069	-£4,495,185
20%	60%	-£5,804,912	-£5,175,011	-£5,789,067	-£5,159,166	-£5,894,339	-£5,878,493
25%	60%	-£7,169,825	-£6,382,448	-£7,150,019	-£6,362,641	-£7,281,607	-£7,261,802
30%	60%	-£8,536,601	-£7,589,886	-£8,512,499	-£7,566,118	-£8,672,631	-£8,648,529
35%	60%	-£9,910,900	-£8,797,324	-£9,882,779	-£8,769,595	-£10,069,602	-£10,041,481
40%	60%	-£11,285,198	-£10,007,632	-£11,253,061	-£9,975,495	-£11,466,571	-£11,434,434
45%	60%	-£12,659,496	-£11,222,234	-£12,623,341	-£11,186,080	-£12,863,541	-£12,827,386
50%	60%	-£14,033,794	-£12,436,837	-£13,993,623	-£12,396,665	-£14,260,510	-£14,220,339

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260
10%	71%	-£3,010,504	-£2,873,890	-£2,987,707	-£2,851,093	-£3,029,898	-£3,007,102
15%	71%	-£4,343,125	-£4,138,204	-£4,308,931	-£4,104,010	-£4,372,218	-£4,338,022
20%	71%	-£5,675,747	-£5,402,519	-£5,630,154	-£5,356,927	-£5,714,536	-£5,668,944
25%	71%	-£7,008,368	-£6,666,834	-£6,951,378	-£6,609,843	-£7,056,856	-£6,999,865
30%	71%	-£8,340,990	-£7,931,149	-£8,272,601	-£7,862,760	-£8,399,175	-£8,330,785
35%	71%	-£9,681,673	-£9,196,784	-£9,600,761	-£9,115,871	-£9,750,512	-£9,669,599
40%	71%	-£11,023,225	-£10,469,065	-£10,930,754	-£10,376,593	-£11,101,898	-£11,009,426
45%	71%	-£12,364,777	-£11,741,347	-£12,260,746	-£11,637,316	-£12,453,283	-£12,349,253
50%	71%	-£13,706,328	-£13,013,627	-£13,590,739	-£12,898,038	-£13,804,669	-£13,689,080
100%	71%	-£27,267,225	-£25,859,166	-£27,032,265	-£25,624,206	-£27,467,124	-£27,232,164
10%	75%	-£3,017,061	-£2,897,523	-£2,993,124	-£2,873,587	-£3,034,031	-£3,010,095
15%	75%	-£4,352,961	-£4,173,655	-£4,317,056	-£4,137,751	-£4,378,416	-£4,342,512
20%	75%	-£5,688,860	-£5,449,787	-£5,640,988	-£5,401,914	-£5,722,801	-£5,674,929
25%	75%	-£7,024,760	-£6,725,918	-£6,964,920	-£6,666,077	-£7,067,187	-£7,007,346
30%	75%	-£8,360,661	-£8,002,050	-£8,288,853	-£7,930,240	-£8,411,698	-£8,339,763
35%	75%	-£9,704,945	-£9,280,667	-£9,619,987	-£9,195,709	-£9,765,180	-£9,680,221
40%	75%	-£11,049,821	-£10,564,932	-£10,952,727	-£10,467,837	-£11,118,661	-£11,021,565
45%	75%	-£12,394,698	-£11,849,197	-£12,285,466	-£11,739,965	-£12,472,141	-£12,362,910
50%	75%	-£13,739,574	-£13,133,461	-£13,618,205	-£13,012,092	-£13,825,622	-£13,704,253
10%	60%	-£2,989,522	-£2,798,262	-£2,970,373	-£2,779,114	-£3,016,675	-£2,997,526
15%	60%	-£4,311,652	-£4,024,764	-£4,282,929	-£3,996,040	-£4,352,382	-£4,323,659
20%	60%	-£5,633,784	-£5,251,265	-£5,595,485	-£5,212,967	-£5,688,089	-£5,649,791
25%	60%	-£6,955,914	-£6,477,766	-£6,908,042	-£6,429,894	-£7,023,796	-£6,975,924
30%	60%	-£8,278,045	-£7,704,268	-£8,220,598	-£7,646,820	-£8,359,504	-£8,302,056
35%	60%	-£9,607,202	-£8,930,768	-£9,539,236	-£8,863,747	-£9,703,576	-£9,635,609
40%	60%	-£10,938,115	-£10,162,291	-£10,860,439	-£10,084,614	-£11,048,257	-£10,970,581
45%	60%	-£12,269,027	-£11,396,225	-£12,181,642	-£11,308,840	-£12,392,937	-£12,305,552
50%	60%	-£13,599,940	-£12,630,160	-£13,502,844	-£12,533,065	-£13,737,617	-£13,640,522



## CIL Zone 2 High Value – Z2 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,469,575	£6,469,575	£6,469,575	£6,469,575	£6,469,575	£6,469,575
10%	71%	£3,658,463	£3,901,287	£3,668,196	£3,911,021	£3,623,989	£3,633,722
15%	71%	£2,252,906	£2,617,143	£2,267,506	£2,631,744	£2,201,196	£2,215,796
20%	71%	£847,349	£1,332,999	£866,816	£1,352,465	£778,403	£797,870
25%	71%	-£558,207	£48,856	-£533,874	£73,188	-£644,390	-£620,058
30%	71%	-£1,969,065	-£1,235,288	-£1,939,454	-£1,206,089	-£2,073,943	-£2,044,332
35%	71%	-£3,384,580	-£2,522,709	-£3,350,033	-£2,488,163	-£3,506,938	-£3,472,390
40%	71%	-£4,800,094	-£3,815,100	-£4,760,612	-£3,775,618	-£4,939,932	-£4,900,450
45%	71%	-£6,215,609	-£5,107,490	-£6,171,192	-£5,063,073	-£6,372,926	-£6,328,509
50%	71%	-£7,631,124	-£6,399,880	-£7,581,771	-£6,350,528	-£7,805,920	-£7,756,568
100%	71%	-£21,955,845	-£19,453,084	-£21,855,526	-£19,352,765	-£22,311,156	-£22,210,838
10%	75%	£3,629,922	£3,847,331	£3,640,241	£3,857,650	£3,599,057	£3,609,376
15%	75%	£2,210,096	£2,536,208	£2,225,574	£2,551,687	£2,163,798	£2,179,277
20%	75%	£790,269	£1,225,085	£810,907	£1,245,724	£728,540	£749,177
25%	75%	-£629,557	-£86,037	-£603,760	-£60,240	-£706,720	-£680,922
30%	75%	-£2,055,892	-£1,397,159	-£2,024,500	-£1,366,203	-£2,149,793	-£2,118,399
35%	75%	-£3,485,878	-£2,714,222	-£3,449,253	-£2,677,596	-£3,595,428	-£3,558,803
40%	75%	-£4,915,864	-£4,033,970	-£4,874,007	-£3,992,113	-£5,041,064	-£4,999,207
45%	75%	-£6,345,850	-£5,353,719	-£6,298,760	-£5,306,630	-£6,486,700	-£6,439,610
50%	75%	-£7,775,835	-£6,673,468	-£7,723,514	-£6,621,147	-£7,932,336	-£7,880,014
10%	60%	£3,739,749	£4,054,700	£3,747,672	£4,062,623	£3,695,036	£3,702,959
15%	60%	£2,374,836	£2,847,262	£2,386,720	£2,859,146	£2,307,767	£2,319,650
20%	60%	£1,009,923	£1,639,824	£1,025,769	£1,655,670	£920,497	£936,342
25%	60%	-£354,990	£432,387	-£335,183	£452,194	-£466,772	-£446,966
30%	60%	-£1,721,766	-£775,051	-£1,697,663	-£751,283	-£1,857,796	-£1,833,693
35%	60%	-£3,096,065	-£1,982,488	-£3,067,944	-£1,954,759	-£3,254,766	-£3,226,645
40%	60%	-£4,470,362	-£3,192,796	-£4,438,225	-£3,160,660	-£4,651,736	-£4,619,599
45%	60%	-£5,844,660	-£4,407,399	-£5,808,506	-£4,371,245	-£6,048,705	-£6,012,551
50%	60%	-£7,218,959	-£5,622,001	-£7,178,787	-£5,581,830	-£7,445,675	-£7,405,503

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,469,575	£6,469,575	£6,469,575	£6,469,575	£6,469,575	£6,469,575
10%	71%	£3,804,332	£3,940,945	£3,827,129	£3,963,742	£3,784,937	£3,807,734
15%	71%	£2,471,710	£2,676,631	£2,505,905	£2,710,826	£2,442,618	£2,476,813
20%	71%	£1,139,089	£1,412,316	£1,184,681	£1,457,909	£1,100,299	£1,145,892
25%	71%	-£193,533	£148,001	-£136,543	£204,993	-£242,021	-£185,029
30%	71%	-£1,526,155	-£1,116,314	-£1,457,765	-£1,047,924	-£1,584,339	-£1,515,950
35%	71%	-£2,866,838	-£2,381,948	-£2,785,925	-£2,301,035	-£2,935,677	-£2,854,764
40%	71%	-£4,208,389	-£3,654,229	-£4,115,918	-£3,561,758	-£4,287,062	-£4,194,591
45%	71%	-£5,549,941	-£4,926,511	-£5,445,911	-£4,822,480	-£5,638,448	-£5,534,417
50%	71%	-£6,891,492	-£6,198,792	-£6,775,903	-£6,083,203	-£6,989,833	-£6,874,244
100%	71%	-£20,452,389	-£19,044,331	-£20,217,429	-£18,809,371	-£20,652,289	-£20,417,329
10%	75%	£3,797,775	£3,917,312	£3,821,712	£3,941,248	£3,780,804	£3,804,741
15%	75%	£2,461,875	£2,641,181	£2,497,780	£2,677,085	£2,436,420	£2,472,324
20%	75%	£1,125,975	£1,365,049	£1,173,848	£1,412,921	£1,092,034	£1,139,907
25%	75%	-£209,925	£88,918	-£150,084	£148,759	-£252,351	-£192,511
30%	75%	-£1,545,825	-£1,187,214	-£1,474,017	-£1,115,405	-£1,596,863	-£1,524,928
35%	75%	-£2,890,110	-£2,465,831	-£2,805,152	-£2,380,873	-£2,950,344	-£2,865,386
40%	75%	-£4,234,986	-£3,750,097	-£4,137,892	-£3,653,001	-£4,303,825	-£4,206,730
45%	75%	-£5,579,862	-£5,034,361	-£5,470,630	-£4,925,130	-£5,657,306	-£5,548,074
50%	75%	-£6,924,738	-£6,318,626	-£6,803,370	-£6,197,257	-£7,010,787	-£6,889,417
10%	60%	£3,825,314	£4,016,573	£3,844,463	£4,035,722	£3,798,161	£3,817,310
15%	60%	£2,503,183	£2,790,072	£2,531,906	£2,818,795	£2,462,454	£2,491,177
20%	60%	£1,181,052	£1,563,571	£1,219,350	£1,601,869	£1,126,746	£1,165,045
25%	60%	-£141,079	£337,069	-£93,206	£384,942	-£208,961	-£161,088
30%	60%	-£1,463,210	-£889,432	-£1,405,762	-£831,985	-£1,544,668	-£1,487,221
35%	60%	-£2,792,367	-£2,115,933	-£2,724,400	-£2,048,911	-£2,888,740	-£2,820,774
40%	60%	-£4,123,280	-£3,347,455	-£4,045,603	-£3,269,779	-£4,233,422	-£4,155,745
45%	60%	-£5,454,191	-£4,581,390	-£5,366,806	-£4,494,004	-£5,578,102	-£5,490,716
50%	60%	-£6,785,104	-£5,815,325	-£6,688,009	-£5,718,230	-£6,922,782	-£6,825,687



## CIL Zone 2 High Value – Z2 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817
10%	71%	£10,598,704	£10,841,529	£10,608,438	£10,851,262	£10,564,231	£10,573,964
15%	71%	£9,193,147	£9,557,385	£9,207,748	£9,571,985	£9,141,438	£9,156,038
20%	71%	£7,787,591	£8,273,241	£7,807,057	£8,292,707	£7,718,644	£7,738,111
25%	71%	£6,382,035	£6,989,097	£6,406,367	£7,013,430	£6,295,851	£6,320,184
30%	71%	£4,971,177	£5,704,953	£5,000,788	£5,734,153	£4,866,298	£4,895,909
35%	71%	£3,555,662	£4,417,533	£3,590,208	£4,452,079	£3,433,304	£3,467,851
40%	71%	£2,140,148	£3,125,142	£2,179,629	£3,164,624	£2,000,309	£2,039,792
45%	71%	£724,633	£1,832,752	£769,050	£1,877,169	£567,316	£611,733
50%	71%	-£690,882	£540,361	-£641,529	£589,714	-£865,678	-£816,326
100%	71%	-£15,015,604	-£12,512,843	-£14,915,285	-£12,412,524	-£15,370,915	-£15,270,596
10%	75%	£10,570,164	£10,787,572	£10,580,483	£10,797,891	£10,539,299	£10,549,618
15%	75%	£9,150,338	£9,476,450	£9,165,816	£9,491,928	£9,104,040	£9,119,518
20%	75%	£7,730,511	£8,165,327	£7,751,149	£8,185,965	£7,668,781	£7,689,419
25%	75%	£6,310,685	£6,854,205	£6,336,481	£6,880,002	£6,233,522	£6,259,319
30%	75%	£4,884,349	£5,543,082	£4,915,742	£5,574,039	£4,790,449	£4,821,843
35%	75%	£3,454,364	£4,226,020	£3,490,989	£4,262,646	£3,344,814	£3,381,438
40%	75%	£2,024,378	£2,906,271	£2,066,235	£2,948,129	£1,899,177	£1,941,035
45%	75%	£594,392	£1,586,522	£641,482	£1,633,612	£453,542	£500,631
50%	75%	-£835,593	£266,774	-£783,272	£319,095	-£992,094	-£939,772
10%	60%	£10,679,991	£10,994,942	£10,687,914	£11,002,865	£10,635,278	£10,643,200
15%	60%	£9,315,078	£9,787,504	£9,326,962	£9,799,388	£9,248,008	£9,259,892
20%	60%	£7,950,165	£8,580,066	£7,966,010	£8,595,911	£7,860,739	£7,876,584
25%	60%	£6,585,252	£7,372,629	£6,605,059	£7,392,436	£6,473,470	£6,493,276
30%	60%	£5,218,476	£6,165,191	£5,242,578	£6,188,959	£5,082,446	£5,106,549
35%	60%	£3,844,177	£4,957,753	£3,872,298	£4,985,482	£3,685,476	£3,713,596
40%	60%	£2,469,879	£3,747,445	£2,502,016	£3,779,582	£2,288,506	£2,320,643
45%	60%	£1,095,582	£2,532,843	£1,131,736	£2,568,997	£891,537	£927,691
50%	60%	-£278,717	£1,318,240	-£238,546	£1,358,412	-£505,433	-£465,262

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817
10%	71%	£10,744,574	£10,881,187	£10,767,370	£10,903,984	£10,725,179	£10,747,976
15%	71%	£9,411,952	£9,616,873	£9,446,147	£9,651,068	£9,382,859	£9,417,055
20%	71%	£8,079,330	£8,352,558	£8,124,923	£8,398,150	£8,040,541	£8,086,133
25%	71%	£6,746,709	£7,088,243	£6,803,699	£7,145,234	£6,698,221	£6,755,212
30%	71%	£5,414,087	£5,823,928	£5,482,476	£5,892,317	£5,355,903	£5,424,292
35%	71%	£4,073,404	£4,558,293	£4,154,316	£4,639,206	£4,004,565	£4,085,478
40%	71%	£2,731,852	£3,286,012	£2,824,324	£3,378,484	£2,653,179	£2,745,651
45%	71%	£1,390,300	£2,013,731	£1,494,331	£2,117,761	£1,301,794	£1,405,825
50%	71%	£48,749	£741,450	£164,338	£857,039	-£49,592	£65,997
100%	71%	-£13,512,147	-£12,104,089	-£13,277,187	-£11,869,129	-£13,712,047	-£13,477,087
10%	75%	£10,738,016	£10,857,554	£10,761,953	£10,881,490	£10,721,046	£10,744,983
15%	75%	£9,402,116	£9,581,422	£9,438,021	£9,617,326	£9,376,661	£9,412,565
20%	75%	£8,066,217	£8,305,290	£8,114,089	£8,353,163	£8,032,276	£8,080,148
25%	75%	£6,730,317	£7,029,159	£6,790,158	£7,089,000	£6,687,890	£6,747,731
30%	75%	£5,394,416	£5,753,027	£5,466,225	£5,824,837	£5,343,379	£5,415,314
35%	75%	£4,050,132	£4,474,410	£4,135,090	£4,559,368	£3,989,897	£4,074,856
40%	75%	£2,705,256	£3,190,145	£2,802,350	£3,287,240	£2,636,416	£2,733,512
45%	75%	£1,360,380	£1,905,880	£1,469,611	£2,015,112	£1,282,936	£1,392,167
50%	75%	£15,504	£621,616	£136,872	£742,985	-£70,545	£50,824
10%	60%	£10,765,555	£10,956,815	£10,784,704	£10,975,963	£10,738,402	£10,757,552
15%	60%	£9,443,425	£9,730,314	£9,472,148	£9,759,037	£9,402,695	£9,431,418
20%	60%	£8,121,293	£8,503,812	£8,159,592	£8,542,111	£8,066,988	£8,105,286
25%	60%	£6,799,163	£7,277,311	£6,847,036	£7,325,183	£6,731,281	£6,779,153
30%	60%	£5,477,032	£6,050,809	£5,534,479	£6,108,257	£5,395,573	£5,453,021
35%	60%	£4,147,875	£4,824,309	£4,215,842	£4,891,331	£4,051,501	£4,119,468
40%	60%	£2,816,962	£3,592,786	£2,894,639	£3,670,463	£2,706,820	£2,784,497
45%	60%	£1,486,050	£2,358,852	£1,573,436	£2,446,237	£1,362,140	£1,449,525
50%	60%	£155,137	£1,124,917	£252,233	£1,222,012	£17,460	£114,555



## CIL Zone 2 Medium Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335
10%	71%	-£11,346,561	-£11,160,780	-£11,331,242	-£11,145,461	-£11,401,993	-£11,386,672
15%	71%	-£12,308,174	-£12,029,502	-£12,285,195	-£12,006,523	-£12,391,321	-£12,368,341
20%	71%	-£13,269,787	-£12,898,224	-£13,239,148	-£12,867,585	-£13,380,649	-£13,350,010
25%	71%	-£14,231,400	-£13,766,947	-£14,193,101	-£13,728,648	-£14,369,978	-£14,331,680
30%	71%	-£15,193,012	-£14,635,669	-£15,147,055	-£14,589,710	-£15,359,306	-£15,313,348
35%	71%	-£16,154,626	-£15,504,392	-£16,101,008	-£15,450,773	-£16,348,636	-£16,295,017
40%	71%	-£17,116,239	-£16,373,114	-£17,054,961	-£16,311,836	-£17,337,964	-£17,276,686
45%	71%	-£18,077,852	-£17,241,837	-£18,008,914	-£17,172,898	-£18,328,839	-£18,258,773
50%	71%	-£19,052,659	-£18,110,559	-£18,974,808	-£18,033,961	-£19,334,349	-£19,256,498
100%	71%	-£28,826,062	-£26,937,866	-£28,670,362	-£26,782,164	-£29,389,442	-£29,233,740
10%	75%	-£11,375,831	-£11,209,496	-£11,359,589	-£11,193,254	-£11,425,460	-£11,409,219
15%	75%	-£12,352,079	-£12,102,576	-£12,327,717	-£12,078,214	-£12,426,523	-£12,402,161
20%	75%	-£13,328,328	-£12,995,657	-£13,295,844	-£12,963,175	-£13,427,585	-£13,395,103
25%	75%	-£14,304,575	-£13,888,737	-£14,263,973	-£13,848,135	-£14,428,649	-£14,388,045
30%	75%	-£15,280,824	-£14,781,818	-£15,232,100	-£14,733,094	-£15,429,712	-£15,380,988
35%	75%	-£16,257,071	-£15,674,898	-£16,200,227	-£15,618,054	-£16,430,774	-£16,373,929
40%	75%	-£17,233,320	-£16,567,979	-£17,168,355	-£16,503,014	-£17,431,837	-£17,366,872
45%	75%	-£18,209,568	-£17,461,060	-£18,136,482	-£17,387,974	-£18,436,173	-£18,361,892
50%	75%	-£19,201,404	-£18,356,125	-£19,118,870	-£18,273,591	-£19,453,609	-£19,371,073
10%	60%	-£11,263,114	-£11,022,150	-£11,250,644	-£11,009,681	-£11,335,010	-£11,322,540
15%	60%	-£12,183,004	-£11,821,558	-£12,164,300	-£11,802,854	-£12,290,847	-£12,272,143
20%	60%	-£13,102,893	-£12,620,967	-£13,077,954	-£12,596,027	-£13,246,685	-£13,221,746
25%	60%	-£14,022,783	-£13,420,375	-£13,991,609	-£13,389,200	-£14,202,523	-£14,171,349
30%	60%	-£14,942,673	-£14,219,783	-£14,905,264	-£14,182,373	-£15,158,361	-£15,120,951
35%	60%	-£15,862,562	-£15,019,191	-£15,818,919	-£14,975,546	-£16,114,199	-£16,070,555
40%	60%	-£16,782,452	-£15,818,598	-£16,732,574	-£15,768,720	-£17,070,036	-£17,020,158
45%	60%	-£17,702,342	-£16,618,006	-£17,646,229	-£16,561,893	-£18,025,874	-£17,969,760
50%	60%	-£18,628,602	-£17,417,414	-£18,565,234	-£17,355,066	-£18,993,961	-£18,930,593

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335
10%	71%	-£11,220,657	-£11,116,136	-£11,170,068	-£11,065,547	-£11,251,843	-£11,201,254
15%	71%	-£12,119,318	-£11,962,536	-£12,043,434	-£11,886,653	-£12,166,096	-£12,090,213
20%	71%	-£13,017,979	-£12,808,937	-£12,916,800	-£12,707,759	-£13,080,350	-£12,979,172
25%	71%	-£13,916,639	-£13,655,337	-£13,790,167	-£13,528,865	-£13,994,604	-£13,868,132
30%	71%	-£14,815,301	-£14,501,738	-£14,663,533	-£14,349,971	-£14,908,858	-£14,757,091
35%	71%	-£15,713,961	-£15,348,138	-£15,536,900	-£15,171,077	-£15,823,112	-£15,646,050
40%	71%	-£16,612,623	-£16,194,539	-£16,410,266	-£15,992,183	-£16,737,365	-£16,535,010
45%	71%	-£17,511,283	-£17,040,939	-£17,283,633	-£16,813,289	-£17,651,619	-£17,423,969
50%	71%	-£18,412,843	-£17,887,341	-£18,156,999	-£17,634,395	-£18,571,321	-£18,314,240
100%	71%	-£27,546,430	-£26,484,126	-£27,032,265	-£25,969,962	-£27,863,388	-£27,349,223
10%	75%	-£11,228,680	-£11,137,223	-£11,175,561	-£11,084,105	-£11,255,967	-£11,202,848
15%	75%	-£12,131,351	-£11,994,169	-£12,051,674	-£11,914,490	-£12,172,283	-£12,092,605
20%	75%	-£13,034,024	-£12,851,113	-£12,927,787	-£12,744,876	-£13,088,599	-£12,982,363
25%	75%	-£13,936,697	-£13,708,057	-£13,803,900	-£13,575,261	-£14,004,916	-£13,872,119
30%	75%	-£14,839,369	-£14,565,002	-£14,680,014	-£14,405,646	-£14,921,232	-£14,761,876
35%	75%	-£15,742,042	-£15,421,946	-£15,556,126	-£15,236,031	-£15,837,547	-£15,651,633
40%	75%	-£16,644,713	-£16,278,890	-£16,432,240	-£16,066,417	-£16,753,864	-£16,541,390
45%	75%	-£17,547,386	-£17,135,836	-£17,308,352	-£16,896,802	-£17,670,180	-£17,431,146
50%	75%	-£18,453,613	-£17,992,780	-£18,184,466	-£17,727,187	-£18,592,282	-£18,322,345
10%	60%	-£11,194,984	-£11,048,655	-£11,152,489	-£11,006,160	-£11,238,644	-£11,196,149
15%	60%	-£12,080,808	-£11,861,315	-£12,017,066	-£11,797,573	-£12,146,298	-£12,082,556
20%	60%	-£12,966,633	-£12,673,974	-£12,881,643	-£12,588,985	-£13,053,953	-£12,968,963
25%	60%	-£13,852,457	-£13,486,634	-£13,746,220	-£13,380,397	-£13,961,608	-£13,855,371
30%	60%	-£14,738,282	-£14,299,294	-£14,610,798	-£14,171,810	-£14,869,262	-£14,741,777
35%	60%	-£15,624,106	-£15,111,954	-£15,475,374	-£14,963,222	-£15,776,916	-£15,628,185
40%	60%	-£16,509,931	-£15,924,614	-£16,339,951	-£15,754,635	-£16,684,571	-£16,514,591
45%	60%	-£17,395,755	-£16,737,274	-£17,204,529	-£16,546,047	-£17,592,226	-£17,400,999
50%	60%	-£18,282,379	-£17,549,933	-£18,069,106	-£17,337,460	-£18,504,249	-£18,288,300



#### CIL Zone 2 Medium Value - Z2 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499
10%	71%	-£4,531,725	-£4,345,944	-£4,516,406	-£4,330,625	-£4,587,157	-£4,571,837
15%	71%	-£5,493,338	-£5,214,667	-£5,470,359	-£5,191,687	-£5,576,485	-£5,553,506
20%	71%	-£6,454,952	-£6,083,389	-£6,424,312	-£6,052,750	-£6,565,814	-£6,535,174
25%	71%	-£7,416,564	-£6,952,111	-£7,378,265	-£6,913,813	-£7,555,142	-£7,516,844
30%	71%	-£8,378,177	-£7,820,834	-£8,332,219	-£7,774,875	-£8,544,471	-£8,498,513
35%	71%	-£9,339,791	-£8,689,556	-£9,286,172	-£8,635,938	-£9,533,800	-£9,480,182
40%	71%	-£10,301,403	-£9,558,279	-£10,240,125	-£9,497,001	-£10,523,129	-£10,461,851
45%	71%	-£11,263,017	-£10,427,002	-£11,194,078	-£10,358,063	-£11,514,003	-£11,443,938
50%	71%	-£12,237,823	-£11,295,723	-£12,159,973	-£11,219,126	-£12,519,513	-£12,441,662
100%	71%	-£22,011,227	-£20,123,030	-£21,855,526	-£19,967,329	-£22,574,606	-£22,418,905
10%	75%	-£4,560,995	-£4,394,660	-£4,544,754	-£4,378,419	-£4,610,624	-£4,594,383
15%	75%	-£5,537,244	-£5,287,741	-£5,512,881	-£5,263,379	-£5,611,687	-£5,587,326
20%	75%	-£6,513,492	-£6,180,822	-£6,481,009	-£6,148,339	-£6,612,750	-£6,580,267
25%	75%	-£7,489,740	-£7,073,902	-£7,449,137	-£7,033,299	-£7,613,813	-£7,573,210
30%	75%	-£8,465,988	-£7,966,983	-£8,417,265	-£7,918,259	-£8,614,876	-£8,566,152
35%	75%	-£9,442,236	-£8,860,063	-£9,385,392	-£8,803,219	-£9,615,939	-£9,559,094
40%	75%	-£10,418,485	-£9,753,144	-£10,353,519	-£9,688,178	-£10,617,001	-£10,552,036
45%	75%	-£11,394,732	-£10,646,225	-£11,321,647	-£10,573,138	-£11,621,337	-£11,547,057
50%	75%	-£12,386,569	-£11,541,290	-£12,304,034	-£11,458,755	-£12,638,773	-£12,556,238
10%	60%	-£4,448,278	-£4,207,315	-£4,435,809	-£4,194,845	-£4,520,175	-£4,507,704
15%	60%	-£5,368,168	-£5,006,723	-£5,349,464	-£4,988,018	-£5,476,012	-£5,457,308
20%	60%	-£6,288,058	-£5,806,132	-£6,263,119	-£5,781,192	-£6,431,850	-£6,406,911
25%	60%	-£7,207,948	-£6,605,539	-£7,176,774	-£6,574,365	-£7,387,688	-£7,356,514
30%	60%	-£8,127,838	-£7,404,947	-£8,090,428	-£7,367,538	-£8,343,525	-£8,306,116
35%	60%	-£9,047,727	-£8,204,355	-£9,004,084	-£8,160,711	-£9,299,363	-£9,255,719
40%	60%	-£9,967,617	-£9,003,763	-£9,917,738	-£8,953,884	-£10,255,200	-£10,205,322
45%	60%	-£10,887,506	-£9,803,171	-£10,831,393	-£9,747,057	-£11,211,038	-£11,154,924
50%	60%	-£11,813,766	-£10,602,579	-£11,750,399	-£10,540,230	-£12,179,125	-£12,115,758

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499
10%	71%	-£4,405,821	-£4,301,300	-£4,355,232	-£4,250,711	-£4,437,007	-£4,386,418
15%	71%	-£5,304,483	-£5,147,700	-£5,228,598	-£5,071,817	-£5,351,260	-£5,275,377
20%	71%	-£6,203,143	-£5,994,102	-£6,101,965	-£5,892,923	-£6,265,514	-£6,164,336
25%	71%	-£7,101,804	-£6,840,502	-£6,975,331	-£6,714,029	-£7,179,769	-£7,053,296
30%	71%	-£8,000,465	-£7,686,903	-£7,848,698	-£7,535,135	-£8,094,023	-£7,942,255
35%	71%	-£8,899,126	-£8,533,303	-£8,722,064	-£8,356,241	-£9,008,277	-£8,831,214
40%	71%	-£9,797,787	-£9,379,704	-£9,595,431	-£9,177,347	-£9,922,530	-£9,720,174
45%	71%	-£10,696,448	-£10,226,104	-£10,468,797	-£9,998,453	-£10,836,784	-£10,609,133
50%	71%	-£11,598,007	-£11,072,505	-£11,342,164	-£10,819,559	-£11,756,486	-£11,499,404
100%	71%	-£20,731,594	-£19,669,291	-£20,217,429	-£19,155,127	-£21,048,553	-£20,534,388
10%	75%	-£4,413,844	-£4,322,388	-£4,360,725	-£4,269,270	-£4,441,132	-£4,388,013
15%	75%	-£5,316,516	-£5,179,333	-£5,236,839	-£5,099,655	-£5,357,448	-£5,277,769
20%	75%	-£6,219,189	-£6,036,278	-£6,112,951	-£5,930,040	-£6,273,763	-£6,167,527
25%	75%	-£7,121,861	-£6,893,222	-£6,989,065	-£6,760,425	-£7,190,080	-£7,057,284
30%	75%	-£8,024,534	-£7,750,166	-£7,865,178	-£7,590,811	-£8,106,396	-£7,947,041
35%	75%	-£8,927,206	-£8,607,111	-£8,741,291	-£8,421,196	-£9,022,712	-£8,836,797
40%	75%	-£9,829,878	-£9,464,055	-£9,617,404	-£9,251,581	-£9,939,029	-£9,726,554
45%	75%	-£10,732,551	-£10,321,000	-£10,493,517	-£10,081,966	-£10,855,345	-£10,616,311
50%	75%	-£11,638,778	-£11,177,945	-£11,369,630	-£10,912,352	-£11,777,446	-£11,507,510
10%	60%	-£4,380,148	-£4,233,820	-£4,337,654	-£4,191,324	-£4,423,809	-£4,381,313
15%	60%	-£5,265,973	-£5,046,479	-£5,202,231	-£4,982,737	-£5,331,463	-£5,267,721
20%	60%	-£6,151,797	-£5,859,139	-£6,066,807	-£5,774,149	-£6,239,117	-£6,154,128
25%	60%	-£7,037,622	-£6,671,799	-£6,931,384	-£6,565,561	-£7,146,772	-£7,040,535
30%	60%	-£7,923,446	-£7,484,458	-£7,795,962	-£7,356,974	-£8,054,427	-£7,926,942
35%	60%	-£8,809,271	-£8,297,119	-£8,660,539	-£8,148,386	-£8,962,081	-£8,813,349
40%	60%	-£9,695,095	-£9,109,779	-£9,525,116	-£8,939,799	-£9,869,735	-£9,699,756
45%	60%	-£10,580,920	-£9,922,438	-£10,389,694	-£9,731,211	-£10,777,390	-£10,586,163
50%	60%	-£11,467,543	-£10,735,098	-£11,254,270	-£10,522,624	-£11,689,414	-£11,473,464



#### CIL Zone 2 Medium Value – Z2 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743
10%	71%	£2,408,516	£2,594,297	£2,423,836	£2,609,617	£2,353,085	£2,368,405
15%	71%	£1,446,904	£1,725,575	£1,469,883	£1,748,555	£1,363,756	£1,386,736
20%	71%	£485,290	£856,853	£515,930	£887,492	£374,428	£405,067
25%	71%	-£476,323	-£11,869	-£438,023	£26,429	-£614,901	-£576,602
30%	71%	-£1,437,935	-£880,592	-£1,391,977	-£834,633	-£1,604,229	-£1,558,271
35%	71%	-£2,399,549	-£1,749,315	-£2,345,930	-£1,695,696	-£2,593,559	-£2,539,940
40%	71%	-£3,361,162	-£2,618,037	-£3,299,883	-£2,556,759	-£3,582,887	-£3,521,609
45%	71%	-£4,322,775	-£3,486,760	-£4,253,836	-£3,417,821	-£4,573,762	-£4,503,696
50%	71%	-£5,297,582	-£4,355,482	-£5,219,731	-£4,278,884	-£5,579,271	-£5,501,421
100%	71%	-£15,070,985	-£13,182,789	-£14,915,285	-£13,027,087	-£15,634,365	-£15,478,663
10%	75%	£2,379,246	£2,545,582	£2,395,488	£2,561,823	£2,329,617	£2,345,859
15%	75%	£1,402,998	£1,652,501	£1,427,360	£1,676,863	£1,328,555	£1,352,916
20%	75%	£426,749	£759,420	£459,233	£791,902	£327,492	£359,975
25%	75%	-£549,498	-£133,660	-£508,895	-£93,057	-£673,572	-£632,968
30%	75%	-£1,525,747	-£1,026,741	-£1,477,023	-£978,017	-£1,674,634	-£1,625,910
35%	75%	-£2,501,994	-£1,919,821	-£2,445,150	-£1,862,977	-£2,675,697	-£2,618,852
40%	75%	-£3,478,243	-£2,812,902	-£3,413,278	-£2,747,937	-£3,676,760	-£3,611,794
45%	75%	-£4,454,490	-£3,705,983	-£4,381,405	-£3,632,897	-£4,681,096	-£4,606,815
50%	75%	-£5,446,327	-£4,601,048	-£5,363,792	-£4,518,514	-£5,698,532	-£5,615,996
10%	60%	£2,491,963	£2,732,927	£2,504,433	£2,745,396	£2,420,067	£2,432,537
15%	60%	£1,572,073	£1,933,519	£1,590,777	£1,952,223	£1,464,230	£1,482,934
20%	60%	£652,184	£1,134,110	£677,123	£1,159,050	£508,392	£533,331
25%	60%	-£267,706	£334,702	-£236,532	£365,877	-£447,446	-£416,272
30%	60%	-£1,187,596	-£464,706	-£1,150,187	-£427,296	-£1,403,284	-£1,365,874
35%	60%	-£2,107,485	-£1,264,113	-£2,063,842	-£1,220,469	-£2,359,122	-£2,315,477
40%	60%	-£3,027,375	-£2,063,521	-£2,977,496	-£2,013,642	-£3,314,958	-£3,265,081
45%	60%	-£3,947,264	-£2,862,929	-£3,891,152	-£2,806,815	-£4,270,796	-£4,214,683
50%	60%	-£4,873,524	-£3,662,337	-£4,810,157	-£3,599,989	-£5,238,884	-£5,175,516

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743
10%	71%	£2,534,420	£2,638,941	£2,585,010	£2,689,530	£2,503,234	£2,553,824
15%	71%	£1,635,759	£1,792,541	£1,711,643	£1,868,424	£1,588,981	£1,664,865
20%	71%	£737,098	£946,140	£838,277	£1,047,318	£674,727	£775,906
25%	71%	-£161,562	£99,740	-£35,090	£226,212	-£239,527	-£113,054
30%	71%	-£1,060,224	-£746,661	-£908,456	-£594,894	-£1,153,781	-£1,002,013
35%	71%	-£1,958,884	-£1,593,061	-£1,781,823	-£1,416,000	-£2,068,035	-£1,890,972
40%	71%	-£2,857,546	-£2,439,462	-£2,655,189	-£2,237,106	-£2,982,288	-£2,779,932
45%	71%	-£3,756,206	-£3,285,862	-£3,528,555	-£3,058,212	-£3,896,542	-£3,668,891
50%	71%	-£4,657,765	-£4,132,263	-£4,401,922	-£3,879,318	-£4,816,244	-£4,559,163
100%	71%	-£13,791,353	-£12,729,049	-£13,277,187	-£12,214,885	-£14,108,311	-£13,594,146
10%	75%	£2,526,397	£2,617,854	£2,579,516	£2,670,972	£2,499,110	£2,552,229
15%	75%	£1,623,726	£1,760,908	£1,703,403	£1,840,587	£1,582,794	£1,662,472
20%	75%	£721,053	£903,964	£827,290	£1,010,201	£666,478	£772,715
25%	75%	-£181,619	£47,020	-£48,823	£179,816	-£249,839	-£117,042
30%	75%	-£1,084,292	-£809,925	-£924,937	-£650,569	-£1,166,154	-£1,006,799
35%	75%	-£1,986,965	-£1,666,869	-£1,801,049	-£1,480,954	-£2,082,470	-£1,896,556
40%	75%	-£2,889,636	-£2,523,813	-£2,677,163	-£2,311,340	-£2,998,787	-£2,786,312
45%	75%	-£3,792,309	-£3,380,759	-£3,553,275	-£3,141,725	-£3,915,103	-£3,676,069
50%	75%	-£4,698,536	-£4,237,703	-£4,429,389	-£3,972,110	-£4,837,205	-£4,567,268
10%	60%	£2,560,094	£2,706,422	£2,602,588	£2,748,917	£2,516,433	£2,558,928
15%	60%	£1,674,269	£1,893,762	£1,738,011	£1,957,504	£1,608,779	£1,672,521
20%	60%	£788,445	£1,081,103	£873,434	£1,166,092	£701,124	£786,114
25%	60%	-£97,380	£268,443	£8,857	£374,680	-£206,531	-£100,293
30%	60%	-£983,204	-£544,217	-£855,720	-£416,733	-£1,114,185	-£986,700
35%	60%	-£1,869,029	-£1,356,877	-£1,720,297	-£1,208,145	-£2,021,839	-£1,873,108
40%	60%	-£2,754,853	-£2,169,537	-£2,584,874	-£1,999,558	-£2,929,494	-£2,759,514
45%	60%	-£3,640,678	-£2,982,197	-£3,449,452	-£2,790,970	-£3,837,149	-£3,645,922
50%	60%	-£4,527,301	-£3,794,856	-£4,314,029	-£3,582,383	-£4,749,172	-£4,533,223



## CIL Zone 2 Low Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344
10%	71%	-£14,928,118	-£14,780,478	-£14,871,850	-£14,724,209	-£15,016,145	-£14,959,876
15%	71%	-£15,713,505	-£15,492,045	-£15,629,103	-£15,407,642	-£15,845,545	-£15,761,143
20%	71%	-£16,498,892	-£16,203,611	-£16,386,356	-£16,091,075	-£16,674,946	-£16,562,408
25%	71%	-£17,284,279	-£16,915,178	-£17,143,608	-£16,774,507	-£17,504,345	-£17,363,675
30%	71%	-£18,069,666	-£17,626,745	-£17,900,861	-£17,457,940	-£18,335,398	-£18,164,942
35%	71%	-£18,865,230	-£18,340,038	-£18,665,070	-£18,141,373	-£19,178,363	-£18,978,204
40%	71%	-£19,663,462	-£19,063,243	-£19,434,709	-£18,834,488	-£20,021,329	-£19,792,574
45%	71%	-£20,461,694	-£19,786,447	-£20,204,346	-£19,529,099	-£20,864,294	-£20,606,946
50%	71%	-£21,259,927	-£20,509,652	-£20,973,984	-£20,223,710	-£21,707,259	-£21,421,317
100%	71%	-£29,242,247	-£27,741,698	-£28,670,362	-£27,169,813	-£30,136,912	-£29,565,027
10%	75%	-£14,959,852	-£14,827,666	-£14,900,198	-£14,768,011	-£15,038,665	-£14,979,011
15%	75%	-£15,761,106	-£15,562,826	-£15,671,625	-£15,473,345	-£15,879,325	-£15,789,845
20%	75%	-£16,562,360	-£16,297,987	-£16,443,052	-£16,178,679	-£16,719,985	-£16,600,678
25%	75%	-£17,363,613	-£17,033,148	-£17,214,480	-£16,884,013	-£17,560,646	-£17,411,512
30%	75%	-£18,164,868	-£17,768,308	-£17,985,906	-£17,589,347	-£18,404,063	-£18,222,345
35%	75%	-£18,978,116	-£18,507,897	-£18,765,913	-£18,295,694	-£19,258,473	-£19,046,270
40%	75%	-£19,792,474	-£19,255,081	-£19,549,957	-£19,012,563	-£20,112,882	-£19,870,365
45%	75%	-£20,606,834	-£20,002,266	-£20,334,001	-£19,729,433	-£20,967,292	-£20,694,459
50%	75%	-£21,421,192	-£20,749,450	-£21,118,044	-£20,446,302	-£21,821,701	-£21,518,554
10%	60%	-£14,837,054	-£14,645,560	-£14,791,252	-£14,599,759	-£14,951,227	-£14,905,426
15%	60%	-£15,576,908	-£15,289,668	-£15,508,207	-£15,220,967	-£15,748,169	-£15,679,467
20%	60%	-£16,316,763	-£15,933,776	-£16,225,162	-£15,842,175	-£16,545,110	-£16,453,508
25%	60%	-£17,056,617	-£16,577,884	-£16,942,116	-£16,463,383	-£17,342,051	-£17,227,549
30%	60%	-£17,796,473	-£17,221,992	-£17,659,071	-£17,084,589	-£18,138,992	-£18,001,590
35%	60%	-£18,541,292	-£17,866,100	-£18,378,369	-£17,705,797	-£18,947,435	-£18,784,510
40%	60%	-£19,293,248	-£18,514,746	-£19,107,048	-£18,328,547	-£19,757,410	-£19,571,211
45%	60%	-£20,045,203	-£19,169,389	-£19,835,729	-£18,959,914	-£20,567,386	-£20,357,911
50%	60%	-£20,797,158	-£19,824,031	-£20,564,409	-£19,591,282	-£21,377,361	-£21,144,612

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344
10%	71%	-£14,789,660	-£14,706,597	-£14,710,676	-£14,627,613	-£14,839,184	-£14,760,200
15%	71%	-£15,505,818	-£15,381,224	-£15,387,342	-£15,262,748	-£15,580,104	-£15,461,628
20%	71%	-£16,221,976	-£16,055,851	-£16,064,007	-£15,897,882	-£16,321,024	-£16,163,056
25%	71%	-£16,938,134	-£16,730,477	-£16,740,674	-£16,533,017	-£17,061,944	-£16,864,484
30%	71%	-£17,654,292	-£17,405,104	-£17,417,340	-£17,168,152	-£17,802,864	-£17,565,913
35%	71%	-£18,372,702	-£18,079,731	-£18,094,006	-£17,803,286	-£18,548,871	-£18,267,906
40%	71%	-£19,100,573	-£18,762,888	-£18,779,470	-£18,441,785	-£19,301,909	-£18,980,806
45%	71%	-£19,828,444	-£19,448,549	-£19,467,203	-£19,087,307	-£20,054,947	-£19,693,706
50%	71%	-£20,556,315	-£20,134,209	-£20,154,936	-£19,732,830	-£20,807,984	-£20,406,606
100%	71%	-£27,835,023	-£26,990,811	-£27,032,265	-£26,188,053	-£28,338,364	-£27,535,605
10%	75%	-£14,799,103	-£14,726,423	-£14,716,170	-£14,643,489	-£14,842,436	-£14,759,503
15%	75%	-£15,519,981	-£15,410,962	-£15,395,582	-£15,286,562	-£15,584,982	-£15,460,582
20%	75%	-£16,240,861	-£16,095,502	-£16,074,995	-£15,929,635	-£16,327,528	-£16,161,662
25%	75%	-£16,961,741	-£16,780,041	-£16,754,407	-£16,572,708	-£17,070,075	-£16,862,741
30%	75%	-£17,682,619	-£17,464,580	-£17,433,820	-£17,215,781	-£17,812,620	-£17,563,820
35%	75%	-£18,406,291	-£18,149,119	-£18,113,232	-£17,858,853	-£18,560,439	-£18,265,426
40%	75%	-£19,138,961	-£18,843,487	-£18,801,802	-£18,506,328	-£19,315,130	-£18,977,972
45%	75%	-£19,871,630	-£19,539,222	-£19,492,327	-£19,159,919	-£20,069,821	-£19,690,517
50%	75%	-£20,604,300	-£20,234,957	-£20,182,852	-£19,813,509	-£20,824,511	-£20,403,063
10%	60%	-£14,759,444	-£14,643,156	-£14,693,097	-£14,576,810	-£14,828,778	-£14,762,431
15%	60%	-£15,460,494	-£15,286,062	-£15,360,974	-£15,186,543	-£15,564,495	-£15,464,975
20%	60%	-£16,161,544	-£15,928,968	-£16,028,851	-£15,796,275	-£16,300,211	-£16,167,518
25%	60%	-£16,862,594	-£16,571,874	-£16,696,727	-£16,406,008	-£17,035,928	-£16,870,062
30%	60%	-£17,563,644	-£17,214,781	-£17,364,604	-£17,015,741	-£17,771,645	-£17,572,605
35%	60%	-£18,265,216	-£17,857,686	-£18,032,480	-£17,625,474	-£18,511,852	-£18,275,842
40%	60%	-£18,977,732	-£18,504,973	-£18,708,005	-£18,235,247	-£19,259,603	-£18,989,875
45%	60%	-£19,690,247	-£19,158,394	-£19,386,805	-£18,854,951	-£20,007,352	-£19,703,909
50%	60%	-£20,402,763	-£19,811,815	-£20,065,604	-£19,474,657	-£20,755,102	-£20,417,943



#### CIL Zone 2 Low Value - Z2 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508
10%	71%	-£8,113,283	-£7,965,643	-£8,057,014	-£7,909,374	-£8,201,309	-£8,145,040
15%	71%	-£8,898,670	-£8,677,209	-£8,814,267	-£8,592,807	-£9,030,710	-£8,946,307
20%	71%	-£9,684,056	-£9,388,776	-£9,571,520	-£9,276,240	-£9,860,110	-£9,747,573
25%	71%	-£10,469,443	-£10,100,343	-£10,328,772	-£9,959,671	-£10,689,510	-£10,548,840
30%	71%	-£11,254,830	-£10,811,909	-£11,086,025	-£10,643,104	-£11,520,563	-£11,350,106
35%	71%	-£12,050,395	-£11,525,203	-£11,850,235	-£11,326,537	-£12,363,528	-£12,163,368
40%	71%	-£12,848,627	-£12,248,407	-£12,619,873	-£12,019,653	-£13,206,493	-£12,977,739
45%	71%	-£13,646,859	-£12,971,612	-£13,389,511	-£12,714,264	-£14,049,458	-£13,792,110
50%	71%	-£14,445,091	-£13,694,817	-£14,159,149	-£13,408,874	-£14,892,424	-£14,606,481
100%	71%	-£22,427,411	-£20,926,862	-£21,855,526	-£20,354,977	-£23,322,077	-£22,750,191
10%	75%	-£8,145,016	-£8,012,830	-£8,085,363	-£7,953,176	-£8,223,829	-£8,164,175
15%	75%	-£8,946,271	-£8,747,990	-£8,856,789	-£8,658,510	-£9,064,489	-£8,975,009
20%	75%	-£9,747,524	-£9,483,151	-£9,628,217	-£9,363,844	-£9,905,150	-£9,785,842
25%	75%	-£10,548,778	-£10,218,312	-£10,399,644	-£10,069,178	-£10,745,811	-£10,596,676
30%	75%	-£11,350,032	-£10,953,472	-£11,171,071	-£10,774,512	-£11,589,228	-£11,407,509
35%	75%	-£12,163,280	-£11,693,061	-£11,951,078	-£11,480,859	-£12,443,637	-£12,231,435
40%	75%	-£12,977,639	-£12,440,245	-£12,735,121	-£12,197,728	-£13,298,047	-£13,055,529
45%	75%	-£13,791,998	-£13,187,430	-£13,519,165	-£12,914,597	-£14,152,456	-£13,879,623
50%	75%	-£14,606,356	-£13,934,614	-£14,303,209	-£13,631,467	-£15,006,865	-£14,703,718
10%	60%	-£8,022,218	-£7,830,724	-£7,976,417	-£7,784,924	-£8,136,392	-£8,090,590
15%	60%	-£8,762,073	-£8,474,832	-£8,693,371	-£8,406,131	-£8,933,333	-£8,864,631
20%	60%	-£9,501,927	-£9,118,940	-£9,410,327	-£9,027,339	-£9,730,274	-£9,638,673
25%	60%	-£10,241,782	-£9,763,048	-£10,127,281	-£9,648,547	-£10,527,216	-£10,412,714
30%	60%	-£10,981,637	-£10,407,156	-£10,844,235	-£10,269,754	-£11,324,157	-£11,186,755
35%	60%	-£11,726,457	-£11,051,264	-£11,563,533	-£10,890,962	-£12,132,599	-£11,969,675
40%	60%	-£12,478,412	-£11,699,910	-£12,292,213	-£11,513,712	-£12,942,575	-£12,756,375
45%	60%	-£13,230,367	-£12,354,553	-£13,020,894	-£12,145,079	-£13,752,550	-£13,543,075
50%	60%	-£13,982,322	-£13,009,195	-£13,749,573	-£12,776,447	-£14,562,525	-£14,329,777

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508
10%	71%	-£7,974,825	-£7,891,762	-£7,895,840	-£7,812,778	-£8,024,348	-£7,945,364
15%	71%	-£8,690,983	-£8,566,388	-£8,572,506	-£8,447,913	-£8,765,269	-£8,646,793
20%	71%	-£9,407,141	-£9,241,015	-£9,249,172	-£9,083,047	-£9,506,188	-£9,348,221
25%	71%	-£10,123,298	-£9,915,642	-£9,925,838	-£9,718,182	-£10,247,109	-£10,049,649
30%	71%	-£10,839,456	-£10,590,268	-£10,602,505	-£10,353,317	-£10,988,028	-£10,751,077
35%	71%	-£11,557,867	-£11,264,895	-£11,279,170	-£10,988,451	-£11,734,035	-£11,453,070
40%	71%	-£12,285,738	-£11,948,052	-£11,964,635	-£11,626,950	-£12,487,074	-£12,165,970
45%	71%	-£13,013,608	-£12,633,713	-£12,652,367	-£12,272,472	-£13,240,111	-£12,878,871
50%	71%	-£13,741,480	-£13,319,373	-£13,340,100	-£12,917,994	-£13,993,149	-£13,591,771
100%	71%	-£21,020,188	-£20,175,976	-£20,217,429	-£19,373,217	-£21,523,528	-£20,720,770
10%	75%	-£7,984,267	-£7,911,588	-£7,901,334	-£7,828,653	-£8,027,601	-£7,944,667
15%	75%	-£8,705,146	-£8,596,127	-£8,580,747	-£8,471,727	-£8,770,147	-£8,645,747
20%	75%	-£9,426,025	-£9,280,666	-£9,260,159	-£9,114,800	-£9,512,693	-£9,346,827
25%	75%	-£10,146,905	-£9,965,205	-£9,939,572	-£9,757,872	-£10,255,239	-£10,047,906
30%	75%	-£10,867,784	-£10,649,745	-£10,618,984	-£10,400,945	-£10,997,784	-£10,748,985
35%	75%	-£11,591,456	-£11,334,284	-£11,298,397	-£11,044,017	-£11,745,604	-£11,450,590
40%	75%	-£12,324,126	-£12,028,651	-£11,986,967	-£11,691,492	-£12,500,294	-£12,163,136
45%	75%	-£13,056,795	-£12,724,386	-£12,677,492	-£12,345,084	-£13,254,985	-£12,875,681
50%	75%	-£13,789,464	-£13,420,121	-£13,368,016	-£12,998,674	-£14,009,676	-£13,588,227
10%	60%	-£7,944,608	-£7,828,321	-£7,878,262	-£7,761,975	-£8,013,942	-£7,947,595
15%	60%	-£8,645,659	-£8,471,226	-£8,546,139	-£8,371,707	-£8,749,659	-£8,650,139
20%	60%	-£9,346,708	-£9,114,133	-£9,214,015	-£8,981,440	-£9,485,376	-£9,352,682
25%	60%	-£10,047,759	-£9,757,039	-£9,881,891	-£9,591,173	-£10,221,092	-£10,055,226
30%	60%	-£10,748,808	-£10,399,945	-£10,549,768	-£10,200,905	-£10,956,809	-£10,757,769
35%	60%	-£11,450,380	-£11,042,851	-£11,217,645	-£10,810,638	-£11,697,017	-£11,461,006
40%	60%	-£12,162,896	-£11,690,137	-£11,893,170	-£11,420,411	-£12,444,767	-£12,175,040
45%	60%	-£12,875,412	-£12,343,559	-£12,571,970	-£12,040,116	-£13,192,517	-£12,889,074
50%	60%	-£13,587,928	-£12,996,979	-£13,250,769	-£12,659,821	-£13,940,266	-£13,603,107



#### CIL Zone 2 Low Value - Z2 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£397,734	£397,734	£397,734	£397,734	£397,734	£397,734
10%	71%	-£1,173,041	-£1,025,401	-£1,116,772	-£969,132	-£1,261,067	-£1,204,799
15%	71%	-£1,958,428	-£1,736,968	-£1,874,025	-£1,652,565	-£2,090,468	-£2,006,065
20%	71%	-£2,743,815	-£2,448,534	-£2,631,278	-£2,335,998	-£2,919,869	-£2,807,331
25%	71%	-£3,529,202	-£3,160,101	-£3,388,530	-£3,019,430	-£3,749,268	-£3,608,598
30%	71%	-£4,314,588	-£3,871,668	-£4,145,783	-£3,702,863	-£4,580,321	-£4,409,865
35%	71%	-£5,110,153	-£4,584,961	-£4,909,993	-£4,386,296	-£5,423,286	-£5,223,126
40%	71%	-£5,908,385	-£5,308,166	-£5,679,632	-£5,079,411	-£6,266,252	-£6,037,497
45%	71%	-£6,706,617	-£6,031,370	-£6,449,269	-£5,774,022	-£7,109,217	-£6,851,869
50%	71%	-£7,504,849	-£6,754,575	-£7,218,907	-£6,468,632	-£7,952,182	-£7,666,239
100%	71%	-£15,487,170	-£13,986,621	-£14,915,285	-£13,414,736	-£16,381,835	-£15,809,950
10%	75%	-£1,204,774	-£1,072,589	-£1,145,121	-£1,012,934	-£1,283,588	-£1,223,933
15%	75%	-£2,006,029	-£1,807,749	-£1,916,548	-£1,718,268	-£2,124,248	-£2,034,767
20%	75%	-£2,807,283	-£2,542,910	-£2,687,975	-£2,423,602	-£2,964,908	-£2,845,600
25%	75%	-£3,608,536	-£3,278,071	-£3,459,402	-£3,128,936	-£3,805,569	-£3,656,434
30%	75%	-£4,409,791	-£4,013,231	-£4,230,829	-£3,834,270	-£4,648,986	-£4,467,267
35%	75%	-£5,223,039	-£4,752,820	-£5,010,836	-£4,540,617	-£5,503,396	-£5,291,193
40%	75%	-£6,037,397	-£5,500,004	-£5,794,880	-£5,257,486	-£6,357,805	-£6,115,288
45%	75%	-£6,851,756	-£6,247,189	-£6,578,924	-£5,974,356	-£7,212,214	-£6,939,382
50%	75%	-£7,666,115	-£6,994,373	-£7,362,967	-£6,691,225	-£8,066,624	-£7,763,476
10%	60%	-£1,081,977	-£890,482	-£1,036,175	-£844,682	-£1,196,150	-£1,150,349
15%	60%	-£1,821,831	-£1,534,590	-£1,753,130	-£1,465,890	-£1,993,091	-£1,924,390
20%	60%	-£2,561,686	-£2,178,698	-£2,470,085	-£2,087,098	-£2,790,033	-£2,698,431
25%	60%	-£3,301,540	-£2,822,806	-£3,187,039	-£2,708,305	-£3,586,974	-£3,472,472
30%	60%	-£4,041,396	-£3,466,914	-£3,903,994	-£3,329,512	-£4,383,915	-£4,246,513
35%	60%	-£4,786,215	-£4,111,022	-£4,623,291	-£3,950,720	-£5,192,358	-£5,029,433
40%	60%	-£5,538,171	-£4,759,668	-£5,351,971	-£4,573,470	-£6,002,333	-£5,816,133
45%	60%	-£6,290,126	-£5,414,312	-£6,080,652	-£5,204,837	-£6,812,308	-£6,602,834
50%	60%	-£7,042,080	-£6,068,954	-£6,809,332	-£5,836,205	-£7,622,284	-£7,389,535

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£397,734	£397,734	£397,734	£397,734	£397,734	£397,734
10%	71%	-£1,034,583	-£951,520	-£955,598	-£872,536	-£1,084,107	-£1,005,123
15%	71%	-£1,750,741	-£1,626,146	-£1,632,265	-£1,507,671	-£1,825,027	-£1,706,551
20%	71%	-£2,466,899	-£2,300,774	-£2,308,930	-£2,142,805	-£2,565,947	-£2,407,979
25%	71%	-£3,183,057	-£2,975,400	-£2,985,597	-£2,777,940	-£3,306,867	-£3,109,407
30%	71%	-£3,899,215	-£3,650,026	-£3,662,263	-£3,413,075	-£4,047,787	-£3,810,835
35%	71%	-£4,617,625	-£4,324,654	-£4,338,929	-£4,048,209	-£4,793,794	-£4,512,829
40%	71%	-£5,345,496	-£5,007,811	-£5,024,393	-£4,686,708	-£5,546,832	-£5,225,729
45%	71%	-£6,073,367	-£5,693,472	-£5,712,126	-£5,332,230	-£6,299,870	-£5,938,629
50%	71%	-£6,801,238	-£6,379,132	-£6,399,859	-£5,977,752	-£7,052,907	-£6,651,529
100%	71%	-£14,079,946	-£13,235,734	-£13,277,187	-£12,432,976	-£14,583,287	-£13,780,528
10%	75%	-£1,044,026	-£971,346	-£961,092	-£888,412	-£1,087,359	-£1,004,426
15%	75%	-£1,764,904	-£1,655,885	-£1,640,505	-£1,531,485	-£1,829,905	-£1,705,505
20%	75%	-£2,485,784	-£2,340,424	-£2,319,918	-£2,174,558	-£2,572,451	-£2,406,585
25%	75%	-£3,206,663	-£3,024,964	-£2,999,330	-£2,817,630	-£3,314,997	-£3,107,664
30%	75%	-£3,927,542	-£3,709,503	-£3,678,743	-£3,460,704	-£4,057,543	-£3,808,743
35%	75%	-£4,651,214	-£4,394,042	-£4,358,155	-£4,103,776	-£4,805,362	-£4,510,349
40%	75%	-£5,383,884	-£5,088,410	-£5,046,725	-£4,751,251	-£5,560,053	-£5,222,895
45%	75%	-£6,116,553	-£5,784,145	-£5,737,250	-£5,404,842	-£6,314,743	-£5,935,440
50%	75%	-£6,849,223	-£6,479,879	-£6,427,774	-£6,058,432	-£7,069,434	-£6,647,986
10%	60%	-£1,004,366	-£888,079	-£938,020	-£821,733	-£1,073,701	-£1,007,353
15%	60%	-£1,705,417	-£1,530,985	-£1,605,897	-£1,431,466	-£1,809,417	-£1,709,897
20%	60%	-£2,406,466	-£2,173,891	-£2,273,774	-£2,041,198	-£2,545,134	-£2,412,440
25%	60%	-£3,107,517	-£2,816,797	-£2,941,650	-£2,650,931	-£3,280,851	-£3,114,984
30%	60%	-£3,808,566	-£3,459,704	-£3,609,526	-£3,260,664	-£4,016,567	-£3,817,528
35%	60%	-£4,510,139	-£4,102,609	-£4,277,403	-£3,870,396	-£4,756,775	-£4,520,765
40%	60%	-£5,222,654	-£4,749,896	-£4,952,928	-£4,480,169	-£5,504,526	-£5,234,798
45%	60%	-£5,935,170	-£5,403,317	-£5,631,728	-£5,099,874	-£6,252,275	-£5,948,832
50%	60%	-£6,647,686	-£6,056,737	-£6,310,527	-£5,719,579	-£7,000,024	-£6,662,865



## CIL Zone 3 High Value – Z3 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486
10%	71%	-£12,898,989	-£12,727,161	-£12,861,732	-£12,689,905	-£12,945,256	-£12,907,999
15%	71%	-£13,798,240	-£13,540,499	-£13,742,356	-£13,484,615	-£13,867,641	-£13,811,757
20%	71%	-£14,697,491	-£14,353,837	-£14,622,978	-£14,279,325	-£14,790,026	-£14,715,514
25%	71%	-£15,596,743	-£15,167,175	-£15,503,602	-£15,074,033	-£15,712,412	-£15,619,270
30%	71%	-£16,495,994	-£15,980,512	-£16,384,225	-£15,868,743	-£16,634,797	-£16,523,028
35%	71%	-£17,395,246	-£16,793,850	-£17,264,849	-£16,663,453	-£17,557,182	-£17,426,784
40%	71%	-£18,294,497	-£17,607,188	-£18,145,471	-£17,458,163	-£18,480,161	-£18,330,541
45%	71%	-£19,206,022	-£18,420,526	-£19,035,626	-£18,252,872	-£19,417,632	-£19,247,236
50%	71%	-£20,119,981	-£19,246,794	-£19,930,653	-£19,057,465	-£20,355,102	-£20,165,774
100%	71%	-£29,259,569	-£27,513,194	-£28,880,912	-£27,134,538	-£29,729,812	-£29,351,154
10%	75%	-£12,929,579	-£12,775,736	-£12,890,081	-£12,736,239	-£12,971,003	-£12,931,505
15%	75%	-£13,844,125	-£13,613,362	-£13,784,878	-£13,554,116	-£13,906,262	-£13,847,014
20%	75%	-£14,758,672	-£14,450,988	-£14,679,675	-£14,371,992	-£14,841,521	-£14,762,525
25%	75%	-£15,673,218	-£15,288,613	-£15,574,473	-£15,189,869	-£15,776,779	-£15,678,035
30%	75%	-£16,587,765	-£16,126,239	-£16,469,270	-£16,007,746	-£16,712,038	-£16,593,544
35%	75%	-£17,502,311	-£16,963,865	-£17,364,067	-£16,825,622	-£17,647,297	-£17,509,054
40%	75%	-£18,416,857	-£17,801,490	-£18,258,866	-£17,643,499	-£18,584,834	-£18,424,564
45%	75%	-£19,345,929	-£18,642,318	-£19,165,281	-£18,461,671	-£19,535,389	-£19,354,740
50%	75%	-£20,275,433	-£19,493,644	-£20,074,713	-£19,292,923	-£20,485,944	-£20,285,224
10%	60%	-£12,811,461	-£12,588,596	-£12,781,135	-£12,558,271	-£12,871,471	-£12,841,145
15%	60%	-£13,666,948	-£13,332,651	-£13,621,460	-£13,287,163	-£13,756,964	-£13,711,476
20%	60%	-£14,522,436	-£14,076,707	-£14,461,785	-£14,016,055	-£14,642,457	-£14,581,805
25%	60%	-£15,377,923	-£14,820,761	-£15,302,110	-£14,744,948	-£15,527,949	-£15,452,136
30%	60%	-£16,233,412	-£15,564,817	-£16,142,434	-£15,473,840	-£16,413,442	-£16,322,465
35%	60%	-£17,088,899	-£16,308,873	-£16,982,759	-£16,202,733	-£17,298,935	-£17,192,796
40%	60%	-£17,944,387	-£17,052,928	-£17,823,084	-£16,931,625	-£18,184,428	-£18,063,125
45%	60%	-£18,805,706	-£17,796,983	-£18,667,009	-£17,660,518	-£19,080,169	-£18,941,472
50%	60%	-£19,675,185	-£18,542,637	-£19,521,078	-£18,389,410	-£19,980,144	-£19,826,037

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486
10%	71%	-£12,764,212	-£12,667,542	-£12,700,558	-£12,603,888	-£12,790,243	-£12,726,588
15%	71%	-£13,596,076	-£13,451,071	-£13,500,595	-£13,355,589	-£13,635,121	-£13,539,640
20%	71%	-£14,427,939	-£14,234,599	-£14,300,631	-£14,107,290	-£14,480,000	-£14,352,692
25%	71%	-£15,259,803	-£15,018,127	-£15,100,667	-£14,858,992	-£15,324,878	-£15,165,743
30%	71%	-£16,091,667	-£15,801,656	-£15,900,704	-£15,610,693	-£16,169,757	-£15,978,795
35%	71%	-£16,923,531	-£16,585,184	-£16,700,741	-£16,362,394	-£17,014,635	-£16,791,846
40%	71%	-£17,755,394	-£17,368,713	-£17,500,777	-£17,114,096	-£17,859,515	-£17,604,898
45%	71%	-£18,589,612	-£18,152,241	-£18,300,813	-£17,865,797	-£18,708,664	-£18,417,949
50%	71%	-£19,435,080	-£18,943,823	-£19,111,604	-£18,620,348	-£19,567,360	-£19,243,883
100%	71%	-£27,889,768	-£26,907,254	-£27,242,815	-£26,260,302	-£28,154,327	-£27,507,375
10%	75%	-£12,772,888	-£12,688,302	-£12,706,052	-£12,621,465	-£12,795,665	-£12,728,828
15%	75%	-£13,609,090	-£13,482,210	-£13,508,834	-£13,381,955	-£13,643,255	-£13,543,000
20%	75%	-£14,445,291	-£14,276,118	-£14,311,618	-£14,142,444	-£14,490,845	-£14,357,171
25%	75%	-£15,281,493	-£15,070,027	-£15,114,401	-£14,902,935	-£15,338,434	-£15,171,342
30%	75%	-£16,117,694	-£15,863,935	-£15,917,184	-£15,663,425	-£16,186,024	-£15,985,514
35%	75%	-£16,953,896	-£16,657,843	-£16,719,967	-£16,423,914	-£17,033,614	-£16,799,685
40%	75%	-£17,790,098	-£17,451,752	-£17,522,750	-£17,184,404	-£17,881,203	-£17,613,856
45%	75%	-£18,629,293	-£18,245,660	-£18,325,534	-£17,944,894	-£18,733,462	-£18,428,027
50%	75%	-£19,479,171	-£19,049,320	-£19,139,520	-£18,709,670	-£19,594,915	-£19,255,265
10%	60%	-£12,736,449	-£12,601,111	-£12,682,980	-£12,547,641	-£12,772,892	-£12,719,422
15%	60%	-£13,554,431	-£13,351,423	-£13,474,227	-£13,271,219	-£13,609,094	-£13,528,890
20%	60%	-£14,372,413	-£14,101,736	-£14,265,474	-£13,994,797	-£14,445,298	-£14,338,358
25%	60%	-£15,190,395	-£14,852,049	-£15,056,721	-£14,718,375	-£15,281,500	-£15,147,826
30%	60%	-£16,008,376	-£15,602,361	-£15,847,968	-£15,441,953	-£16,117,704	-£15,957,294
35%	60%	-£16,826,358	-£16,352,674	-£16,639,215	-£16,165,530	-£16,953,906	-£16,766,763
40%	60%	-£17,644,340	-£17,102,986	-£17,430,462	-£16,889,108	-£17,790,110	-£17,576,232
45%	60%	-£18,462,634	-£17,853,299	-£18,221,710	-£17,612,686	-£18,629,306	-£18,385,700
50%	60%	-£19,293,993	-£18,606,234	-£19,022,273	-£18,336,264	-£19,479,185	-£19,207,465



## CIL Zone 3 High Value – Z3 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475
10%	71%	-£3,348,979	-£3,177,151	-£3,311,722	-£3,139,895	-£3,395,246	-£3,357,989
15%	71%	-£4,248,230	-£3,990,489	-£4,192,346	-£3,934,605	-£4,317,630	-£4,261,746
20%	71%	-£5,147,481	-£4,803,827	-£5,072,968	-£4,729,314	-£5,240,016	-£5,165,504
25%	71%	-£6,046,733	-£5,617,165	-£5,953,592	-£5,524,023	-£6,162,402	-£6,069,260
30%	71%	-£6,945,984	-£6,430,502	-£6,834,215	-£6,318,733	-£7,084,786	-£6,973,017
35%	71%	-£7,845,236	-£7,243,840	-£7,714,838	-£7,113,443	-£8,007,172	-£7,876,774
40%	71%	-£8,744,487	-£8,057,178	-£8,595,461	-£7,908,152	-£8,930,150	-£8,780,531
45%	71%	-£9,656,012	-£8,870,516	-£9,485,616	-£8,702,862	-£9,867,622	-£9,697,226
50%	71%	-£10,569,971	-£9,696,783	-£10,380,642	-£9,507,455	-£10,805,092	-£10,615,763
100%	71%	-£19,709,559	-£17,963,184	-£19,330,902	-£17,584,528	-£20,179,801	-£19,801,144
10%	75%	-£3,379,569	-£3,225,726	-£3,340,071	-£3,186,228	-£3,420,993	-£3,381,495
15%	75%	-£4,294,115	-£4,063,352	-£4,234,868	-£4,004,105	-£4,356,252	-£4,297,004
20%	75%	-£5,208,662	-£4,900,978	-£5,129,665	-£4,821,981	-£5,291,511	-£5,212,515
25%	75%	-£6,123,208	-£5,738,603	-£6,024,463	-£5,639,858	-£6,226,769	-£6,128,025
30%	75%	-£7,037,755	-£6,576,229	-£6,919,260	-£6,457,735	-£7,162,028	-£7,043,534
35%	75%	-£7,952,301	-£7,413,855	-£7,814,057	-£7,275,611	-£8,097,287	-£7,959,044
40%	75%	-£8,866,847	-£8,251,480	-£8,708,855	-£8,093,488	-£9,034,824	-£8,874,553
45%	75%	-£9,795,919	-£9,092,308	-£9,615,270	-£8,911,661	-£9,985,379	-£9,804,730
50%	75%	-£10,725,423	-£9,943,634	-£10,524,703	-£9,742,913	-£10,935,933	-£10,735,214
10%	60%	-£3,261,451	-£3,038,586	-£3,231,125	-£3,008,260	-£3,321,461	-£3,291,135
15%	60%	-£4,116,938	-£3,782,641	-£4,071,450	-£3,737,153	-£4,206,954	-£4,161,466
20%	60%	-£4,972,426	-£4,526,697	-£4,911,775	-£4,466,045	-£5,092,447	-£5,031,795
25%	60%	-£5,827,913	-£5,270,751	-£5,752,100	-£5,194,938	-£5,977,939	-£5,902,126
30%	60%	-£6,683,401	-£6,014,807	-£6,592,424	-£5,923,830	-£6,863,432	-£6,772,455
35%	60%	-£7,538,889	-£6,758,862	-£7,432,749	-£6,652,723	-£7,748,925	-£7,642,785
40%	60%	-£8,394,377	-£7,502,918	-£8,273,074	-£7,381,615	-£8,634,418	-£8,513,115
45%	60%	-£9,255,696	-£8,246,972	-£9,116,999	-£8,110,508	-£9,530,159	-£9,391,462
50%	60%	-£10,125,175	-£8,992,626	-£9,971,067	-£8,839,400	-£10,430,134	-£10,276,026

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475
10%	71%	-£3,214,202	-£3,117,532	-£3,150,548	-£3,053,878	-£3,240,233	-£3,176,578
15%	71%	-£4,046,066	-£3,901,060	-£3,950,585	-£3,805,579	-£4,085,111	-£3,989,630
20%	71%	-£4,877,929	-£4,684,589	-£4,750,621	-£4,557,280	-£4,929,990	-£4,802,682
25%	71%	-£5,709,793	-£5,468,117	-£5,550,657	-£5,308,981	-£5,774,868	-£5,615,733
30%	71%	-£6,541,657	-£6,251,645	-£6,350,693	-£6,060,683	-£6,619,747	-£6,428,785
35%	71%	-£7,373,520	-£7,035,174	-£7,150,731	-£6,812,384	-£7,464,625	-£7,241,835
40%	71%	-£8,205,384	-£7,818,703	-£7,950,767	-£7,564,086	-£8,309,504	-£8,054,887
45%	71%	-£9,039,602	-£8,602,230	-£8,750,803	-£8,315,787	-£9,158,653	-£8,867,939
50%	71%	-£9,885,070	-£9,393,813	-£9,561,594	-£9,070,338	-£10,017,350	-£9,693,873
100%	71%	-£18,339,758	-£17,357,244	-£17,692,805	-£16,710,292	-£18,604,317	-£17,957,365
10%	75%	-£3,222,878	-£3,138,292	-£3,156,042	-£3,071,455	-£3,245,655	-£3,178,818
15%	75%	-£4,059,080	-£3,932,200	-£3,958,824	-£3,831,945	-£4,093,245	-£3,992,989
20%	75%	-£4,895,281	-£4,726,108	-£4,761,607	-£4,592,434	-£4,940,835	-£4,807,161
25%	75%	-£5,731,483	-£5,520,017	-£5,564,391	-£5,352,924	-£5,788,424	-£5,621,332
30%	75%	-£6,567,684	-£6,313,925	-£6,367,174	-£6,113,415	-£6,636,014	-£6,435,504
35%	75%	-£7,403,886	-£7,107,833	-£7,169,957	-£6,873,904	-£7,483,604	-£7,249,675
40%	75%	-£8,240,088	-£7,901,742	-£7,972,740	-£7,634,394	-£8,331,193	-£8,063,846
45%	75%	-£9,079,283	-£8,695,650	-£8,775,524	-£8,394,884	-£9,183,452	-£8,878,017
50%	75%	-£9,929,161	-£9,499,310	-£9,589,510	-£9,159,660	-£10,044,905	-£9,705,255
10%	60%	-£3,186,439	-£3,051,100	-£3,132,970	-£2,997,631	-£3,222,881	-£3,169,412
15%	60%	-£4,004,421	-£3,801,413	-£3,924,217	-£3,721,209	-£4,059,084	-£3,978,880
20%	60%	-£4,822,403	-£4,551,726	-£4,715,464	-£4,444,787	-£4,895,287	-£4,788,348
25%	60%	-£5,640,385	-£5,302,039	-£5,506,711	-£5,168,365	-£5,731,490	-£5,597,816
30%	60%	-£6,458,366	-£6,052,351	-£6,297,958	-£5,891,943	-£6,567,693	-£6,407,284
35%	60%	-£7,276,348	-£6,802,664	-£7,089,205	-£6,615,520	-£7,403,896	-£7,216,753
40%	60%	-£8,094,330	-£7,552,976	-£7,880,452	-£7,339,098	-£8,240,099	-£8,026,221
45%	60%	-£8,912,624	-£8,303,289	-£8,671,699	-£8,062,676	-£9,079,296	-£8,835,690
50%	60%	-£9,743,983	-£9,056,223	-£9,472,263	-£8,786,254	-£9,929,175	-£9,657,455



## CIL Zone 3 High Value – Z3 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142
10%	71%	£1,066,639	£1,238,467	£1,103,896	£1,275,722	£1,020,372	£1,057,628
15%	71%	£167,388	£425,129	£223,272	£481,013	£97,987	£153,871
20%	71%	-£731,863	-£388,209	-£657,351	-£313,697	-£824,399	-£749,886
25%	71%	-£1,631,115	-£1,201,547	-£1,537,975	-£1,108,406	-£1,746,784	-£1,653,643
30%	71%	-£2,530,366	-£2,014,884	-£2,418,597	-£1,903,115	-£2,669,169	-£2,557,400
35%	71%	-£3,429,618	-£2,828,223	-£3,299,221	-£2,697,825	-£3,591,555	-£3,461,156
40%	71%	-£4,328,869	-£3,641,561	-£4,179,844	-£3,492,535	-£4,514,533	-£4,364,914
45%	71%	-£5,240,395	-£4,454,899	-£5,069,999	-£4,287,245	-£5,452,004	-£5,281,608
50%	71%	-£6,154,353	-£5,281,166	-£5,965,025	-£5,091,838	-£6,389,474	-£6,200,146
100%	71%	-£15,293,941	-£13,547,567	-£14,915,285	-£13,168,910	-£15,764,184	-£15,385,527
10%	75%	£1,036,049	£1,189,891	£1,075,547	£1,229,389	£994,625	£1,034,123
15%	75%	£121,503	£352,265	£180,750	£411,512	£59,365	£118,613
20%	75%	-£793,044	-£485,361	-£714,048	-£406,364	-£875,893	-£796,898
25%	75%	-£1,707,590	-£1,322,986	-£1,608,846	-£1,224,241	-£1,811,152	-£1,712,407
30%	75%	-£2,622,137	-£2,160,612	-£2,503,643	-£2,042,118	-£2,746,410	-£2,627,917
35%	75%	-£3,536,683	-£2,998,237	-£3,398,440	-£2,859,994	-£3,681,670	-£3,543,426
40%	75%	-£4,451,229	-£3,835,862	-£4,293,238	-£3,677,871	-£4,619,206	-£4,458,936
45%	75%	-£5,380,301	-£4,676,691	-£5,199,653	-£4,496,043	-£5,569,761	-£5,389,113
50%	75%	-£6,309,805	-£5,528,017	-£6,109,085	-£5,327,296	-£6,520,316	-£6,319,596
10%	60%	£1,154,167	£1,377,032	£1,184,493	£1,407,357	£1,094,157	£1,124,482
15%	60%	£298,679	£632,976	£344,168	£678,465	£208,663	£254,152
20%	60%	-£556,809	-£111,079	-£496,157	-£50,428	-£676,829	-£616,178
25%	60%	-£1,412,296	-£855,134	-£1,336,482	-£779,320	-£1,562,322	-£1,486,508
30%	60%	-£2,267,784	-£1,599,189	-£2,176,807	-£1,508,213	-£2,447,814	-£2,356,838
35%	60%	-£3,123,271	-£2,343,245	-£3,017,132	-£2,237,105	-£3,333,308	-£3,227,168
40%	60%	-£3,978,759	-£3,087,301	-£3,857,457	-£2,965,998	-£4,218,800	-£4,097,498
45%	60%	-£4,840,078	-£3,831,355	-£4,701,382	-£3,694,890	-£5,114,541	-£4,975,845
50%	60%	-£5,709,558	-£4,577,009	-£5,555,450	-£4,423,783	-£6,014,517	-£5,860,409

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142
10%	71%	£1,201,415	£1,298,086	£1,265,070	£1,361,739	£1,175,385	£1,239,039
15%	71%	£369,552	£514,557	£465,032	£610,039	£330,507	£425,987
20%	71%	-£462,312	-£268,972	-£335,004	-£141,663	-£514,373	-£387,065
25%	71%	-£1,294,175	-£1,052,499	-£1,135,040	-£893,364	-£1,359,251	-£1,200,115
30%	71%	-£2,126,040	-£1,836,028	-£1,935,076	-£1,645,066	-£2,204,130	-£2,013,167
35%	71%	-£2,957,903	-£2,619,557	-£2,735,113	-£2,396,767	-£3,049,008	-£2,826,218
40%	71%	-£3,789,766	-£3,403,085	-£3,535,149	-£3,148,468	-£3,893,887	-£3,639,270
45%	71%	-£4,623,984	-£4,186,613	-£4,335,186	-£3,900,170	-£4,743,036	-£4,452,322
50%	71%	-£5,469,453	-£4,978,196	-£5,145,977	-£4,654,720	-£5,601,732	-£5,278,256
100%	71%	-£13,924,141	-£12,941,626	-£13,277,187	-£12,294,674	-£14,188,700	-£13,541,747
10%	75%	£1,192,739	£1,277,325	£1,259,575	£1,344,163	£1,169,963	£1,236,799
15%	75%	£356,537	£483,417	£456,793	£583,672	£322,373	£422,628
20%	75%	-£479,664	-£310,491	-£345,990	-£176,817	-£525,217	-£391,543
25%	75%	-£1,315,866	-£1,104,400	-£1,148,773	-£937,307	-£1,372,806	-£1,205,715
30%	75%	-£2,152,067	-£1,898,308	-£1,951,556	-£1,697,797	-£2,220,396	-£2,019,886
35%	75%	-£2,988,269	-£2,692,215	-£2,754,340	-£2,458,286	-£3,067,986	-£2,834,057
40%	75%	-£3,824,471	-£3,486,124	-£3,557,123	-£3,218,777	-£3,915,576	-£3,648,229
45%	75%	-£4,663,665	-£4,280,032	-£4,359,906	-£3,979,267	-£4,767,835	-£4,462,399
50%	75%	-£5,513,543	-£5,083,693	-£5,173,893	-£4,744,042	-£5,629,288	-£5,289,637
10%	60%	£1,229,178	£1,364,517	£1,282,648	£1,417,987	£1,192,736	£1,246,206
15%	60%	£411,196	£614,205	£491,400	£694,409	£356,533	£436,738
20%	60%	-£406,786	-£136,109	-£299,846	-£29,169	-£479,670	-£372,731
25%	60%	-£1,224,768	-£886,421	-£1,091,094	-£752,747	-£1,315,873	-£1,182,199
30%	60%	-£2,042,749	-£1,636,734	-£1,882,340	-£1,476,326	-£2,152,076	-£1,991,667
35%	60%	-£2,860,730	-£2,387,046	-£2,673,588	-£2,199,903	-£2,988,279	-£2,801,136
40%	60%	-£3,678,712	-£3,137,359	-£3,464,834	-£2,923,481	-£3,824,482	-£3,610,604
45%	60%	-£4,497,006	-£3,887,671	-£4,256,082	-£3,647,059	-£4,663,678	-£4,420,072
50%	60%	-£5,328,366	-£4,640,606	-£5,056,645	-£4,370,637	-£5,513,558	-£5,241,838



## CIL Zone 3 Medium Value – Z3 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489
10%	71%	-£14,178,116	-£14,024,894	-£14,126,235	-£13,973,013	-£14,245,709	-£14,193,828
15%	71%	-£15,014,429	-£14,784,597	-£14,936,608	-£14,706,775	-£15,115,819	-£15,037,998
20%	71%	-£15,850,743	-£15,544,299	-£15,746,981	-£15,440,538	-£15,985,929	-£15,882,167
25%	71%	-£16,687,056	-£16,304,002	-£16,557,354	-£16,174,300	-£16,856,039	-£16,726,337
30%	71%	-£17,523,370	-£17,063,704	-£17,367,727	-£16,908,062	-£17,726,149	-£17,570,506
35%	71%	-£18,359,684	-£17,823,407	-£18,178,100	-£17,641,824	-£18,598,760	-£18,414,676
40%	71%	-£19,208,308	-£18,585,397	-£18,997,390	-£18,375,586	-£19,483,102	-£19,272,184
45%	71%	-£20,058,300	-£19,357,524	-£19,821,017	-£19,120,242	-£20,367,442	-£20,130,160
50%	71%	-£20,908,291	-£20,129,652	-£20,644,644	-£19,866,005	-£21,251,783	-£20,988,136
100%	71%	-£29,408,207	-£27,850,929	-£28,880,912	-£27,323,634	-£30,095,191	-£29,567,896
10%	75%	-£14,209,586	-£14,072,402	-£14,154,584	-£14,017,400	-£14,270,104	-£14,215,101
15%	75%	-£15,061,634	-£14,855,859	-£14,979,131	-£14,773,355	-£15,152,411	-£15,069,907
20%	75%	-£15,913,683	-£15,639,316	-£15,803,678	-£15,529,311	-£16,034,719	-£15,924,714
25%	75%	-£16,765,732	-£16,422,772	-£16,628,225	-£16,285,266	-£16,917,026	-£16,779,520
30%	75%	-£17,617,780	-£17,206,229	-£17,452,772	-£17,041,221	-£17,799,334	-£17,634,326
35%	75%	-£18,470,263	-£17,989,685	-£18,277,320	-£17,797,176	-£18,685,540	-£18,489,882
40%	75%	-£19,336,247	-£18,778,537	-£19,112,638	-£18,554,929	-£19,582,278	-£19,358,670
45%	75%	-£20,202,230	-£19,574,807	-£19,950,671	-£19,323,248	-£20,479,016	-£20,227,456
50%	75%	-£21,068,215	-£20,371,077	-£20,788,704	-£20,091,566	-£21,375,753	-£21,096,243
10%	60%	-£14,087,867	-£13,889,134	-£14,045,639	-£13,846,905	-£14,175,538	-£14,133,308
15%	60%	-£14,879,057	-£14,580,958	-£14,815,713	-£14,517,614	-£15,010,562	-£14,947,218
20%	60%	-£15,670,247	-£15,272,781	-£15,585,787	-£15,188,322	-£15,845,587	-£15,761,127
25%	60%	-£16,461,436	-£15,964,603	-£16,355,862	-£15,859,030	-£16,680,611	-£16,575,037
30%	60%	-£17,252,625	-£16,656,426	-£17,125,937	-£16,529,738	-£17,515,636	-£17,388,947
35%	60%	-£18,043,815	-£17,348,250	-£17,896,011	-£17,200,445	-£18,350,660	-£18,202,856
40%	60%	-£18,841,410	-£18,040,072	-£18,669,730	-£17,871,154	-£19,197,826	-£19,026,146
45%	60%	-£19,645,540	-£18,736,615	-£19,452,400	-£18,543,474	-£20,046,508	-£19,853,367
50%	60%	-£20,449,670	-£19,439,754	-£20,235,069	-£19,225,152	-£20,895,189	-£20,680,589

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489
10%	71%	-£14,040,508	-£13,954,304	-£13,965,062	-£13,878,858	-£14,078,535	-£14,003,089
15%	71%	-£14,808,017	-£14,678,713	-£14,694,847	-£14,565,544	-£14,865,059	-£14,751,890
20%	71%	-£15,575,527	-£15,403,121	-£15,424,634	-£15,252,228	-£15,651,583	-£15,500,690
25%	71%	-£16,343,036	-£16,127,529	-£16,154,420	-£15,938,913	-£16,438,106	-£16,249,490
30%	71%	-£17,110,546	-£16,851,937	-£16,884,207	-£16,625,597	-£17,224,629	-£16,998,290
35%	71%	-£17,878,055	-£17,576,344	-£17,613,993	-£17,312,283	-£18,011,152	-£17,747,091
40%	71%	-£18,648,872	-£18,300,753	-£18,343,778	-£17,998,967	-£18,803,472	-£18,496,751
45%	71%	-£19,428,935	-£19,034,677	-£19,083,873	-£18,689,616	-£19,602,859	-£19,257,798
50%	71%	-£20,208,996	-£19,770,933	-£19,825,595	-£19,387,532	-£20,402,247	-£20,018,845
100%	71%	-£28,009,618	-£27,133,491	-£27,242,815	-£26,366,688	-£28,396,117	-£27,629,314
10%	75%	-£14,049,774	-£13,974,346	-£13,970,555	-£13,895,127	-£14,083,048	-£14,003,829
15%	75%	-£14,821,915	-£14,708,774	-£14,703,087	-£14,589,946	-£14,871,828	-£14,753,000
20%	75%	-£15,594,058	-£15,443,202	-£15,435,621	-£15,284,765	-£15,660,607	-£15,502,169
25%	75%	-£16,366,200	-£16,177,631	-£16,168,153	-£15,979,584	-£16,449,386	-£16,251,340
30%	75%	-£17,138,343	-£16,912,060	-£16,900,686	-£16,674,404	-£17,238,165	-£17,000,510
35%	75%	-£17,910,485	-£17,646,489	-£17,633,220	-£17,369,223	-£18,026,945	-£17,749,680
40%	75%	-£18,686,541	-£18,380,917	-£18,365,752	-£18,064,042	-£18,821,816	-£18,499,759
45%	75%	-£19,471,312	-£19,126,337	-£19,108,998	-£18,764,023	-£19,623,496	-£19,261,181
50%	75%	-£20,256,083	-£19,872,777	-£19,853,511	-£19,470,206	-£20,425,176	-£20,022,605
10%	60%	-£14,010,857	-£13,890,173	-£13,947,483	-£13,826,798	-£14,064,097	-£14,000,722
15%	60%	-£14,763,542	-£14,582,516	-£14,668,479	-£14,487,453	-£14,843,401	-£14,748,339
20%	60%	-£15,516,226	-£15,274,858	-£15,389,476	-£15,148,109	-£15,622,705	-£15,495,954
25%	60%	-£16,268,911	-£15,967,201	-£16,110,473	-£15,808,764	-£16,402,009	-£16,243,571
30%	60%	-£17,021,595	-£16,659,542	-£16,831,470	-£16,469,418	-£17,181,312	-£16,991,187
35%	60%	-£17,774,280	-£17,351,885	-£17,552,468	-£17,130,073	-£17,960,616	-£17,738,804
40%	60%	-£18,528,332	-£18,044,228	-£18,273,465	-£17,790,728	-£18,744,772	-£18,487,127
45%	60%	-£19,293,327	-£18,741,367	-£19,003,476	-£18,451,515	-£19,536,821	-£19,246,970
50%	60%	-£20,058,322	-£19,445,032	-£19,736,265	-£19,122,975	-£20,328,871	-£20,006,814



#### CIL Zone 3 Medium Value - Z3 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479
10%	71%	-£4,628,106	-£4,474,884	-£4,576,225	-£4,423,003	-£4,695,699	-£4,643,817
15%	71%	-£5,464,419	-£5,234,586	-£5,386,598	-£5,156,765	-£5,565,809	-£5,487,988
20%	71%	-£6,300,733	-£5,994,289	-£6,196,971	-£5,890,528	-£6,435,918	-£6,332,157
25%	71%	-£7,137,046	-£6,753,991	-£7,007,344	-£6,624,290	-£7,306,029	-£7,176,326
30%	71%	-£7,973,359	-£7,513,694	-£7,817,717	-£7,358,051	-£8,176,138	-£8,020,496
35%	71%	-£8,809,673	-£8,273,397	-£8,628,090	-£8,091,814	-£9,048,750	-£8,864,666
40%	71%	-£9,658,297	-£9,035,387	-£9,447,380	-£8,825,576	-£9,933,092	-£9,722,174
45%	71%	-£10,508,290	-£9,807,514	-£10,271,007	-£9,570,232	-£10,817,432	-£10,580,150
50%	71%	-£11,358,281	-£10,579,642	-£11,094,633	-£10,315,995	-£11,701,773	-£11,438,125
100%	71%	-£19,858,197	-£18,300,919	-£19,330,902	-£17,773,624	-£20,545,181	-£20,017,886
10%	75%	-£4,659,576	-£4,522,392	-£4,604,574	-£4,467,390	-£4,720,093	-£4,665,091
15%	75%	-£5,511,624	-£5,305,849	-£5,429,121	-£5,223,345	-£5,602,401	-£5,519,897
20%	75%	-£6,363,672	-£6,089,306	-£6,253,668	-£5,979,300	-£6,484,709	-£6,374,704
25%	75%	-£7,215,722	-£6,872,762	-£7,078,215	-£6,735,255	-£7,367,016	-£7,229,510
30%	75%	-£8,067,770	-£7,656,219	-£7,902,762	-£7,491,211	-£8,249,324	-£8,084,316
35%	75%	-£8,920,253	-£8,439,675	-£8,727,310	-£8,247,166	-£9,135,529	-£8,939,872
40%	75%	-£9,786,237	-£9,228,527	-£9,562,628	-£9,004,919	-£10,032,267	-£9,808,659
45%	75%	-£10,652,220	-£10,024,797	-£10,400,661	-£9,773,238	-£10,929,005	-£10,677,446
50%	75%	-£11,518,205	-£10,821,067	-£11,238,694	-£10,541,556	-£11,825,742	-£11,546,233
10%	60%	-£4,537,857	-£4,339,124	-£4,495,628	-£4,296,895	-£4,625,528	-£4,583,298
15%	60%	-£5,329,047	-£5,030,948	-£5,265,703	-£4,967,604	-£5,460,552	-£5,397,208
20%	60%	-£6,120,236	-£5,722,771	-£6,035,777	-£5,638,311	-£6,295,577	-£6,211,117
25%	60%	-£6,911,426	-£6,414,593	-£6,805,852	-£6,309,019	-£7,130,601	-£7,025,027
30%	60%	-£7,702,615	-£7,106,416	-£7,575,927	-£6,979,727	-£7,965,625	-£7,838,937
35%	60%	-£8,493,805	-£7,798,240	-£8,346,001	-£7,650,435	-£8,800,649	-£8,652,846
40%	60%	-£9,291,400	-£8,490,062	-£9,119,719	-£8,321,144	-£9,647,816	-£9,476,135
45%	60%	-£10,095,530	-£9,186,605	-£9,902,389	-£8,993,464	-£10,496,498	-£10,303,357
50%	60%	-£10,899,660	-£9,889,743	-£10,685,058	-£9,675,142	-£11,345,179	-£11,130,578

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479
10%	71%	-£4,490,498	-£4,404,294	-£4,415,052	-£4,328,848	-£4,528,525	-£4,453,079
15%	71%	-£5,258,007	-£5,128,703	-£5,144,837	-£5,015,534	-£5,315,048	-£5,201,880
20%	71%	-£6,025,517	-£5,853,111	-£5,874,624	-£5,702,218	-£6,101,573	-£5,950,680
25%	71%	-£6,793,026	-£6,577,519	-£6,604,410	-£6,388,903	-£6,888,096	-£6,699,480
30%	71%	-£7,560,536	-£7,301,926	-£7,334,196	-£7,075,587	-£7,674,619	-£7,448,280
35%	71%	-£8,328,045	-£8,026,334	-£8,063,983	-£7,762,273	-£8,461,142	-£8,197,081
40%	71%	-£9,098,862	-£8,750,743	-£8,793,768	-£8,448,957	-£9,253,462	-£8,946,741
45%	71%	-£9,878,925	-£9,484,667	-£9,533,863	-£9,139,606	-£10,052,849	-£9,707,787
50%	71%	-£10,658,986	-£10,220,923	-£10,275,585	-£9,837,522	-£10,852,236	-£10,468,834
100%	71%	-£18,459,608	-£17,583,481	-£17,692,805	-£16,816,678	-£18,846,107	-£18,079,304
10%	75%	-£4,499,763	-£4,424,336	-£4,420,545	-£4,345,117	-£4,533,038	-£4,453,819
15%	75%	-£5,271,905	-£5,158,764	-£5,153,077	-£5,039,936	-£5,321,817	-£5,202,990
20%	75%	-£6,044,048	-£5,893,192	-£5,885,611	-£5,734,755	-£6,110,596	-£5,952,159
25%	75%	-£6,816,190	-£6,627,621	-£6,618,143	-£6,429,574	-£6,899,376	-£6,701,330
30%	75%	-£7,588,333	-£7,362,050	-£7,350,676	-£7,124,393	-£7,688,155	-£7,450,499
35%	75%	-£8,360,474	-£8,096,479	-£8,083,209	-£7,819,212	-£8,476,935	-£8,199,670
40%	75%	-£9,136,531	-£8,830,907	-£8,815,742	-£8,514,032	-£9,271,806	-£8,949,749
45%	75%	-£9,921,302	-£9,576,327	-£9,558,988	-£9,214,012	-£10,073,486	-£9,711,171
50%	75%	-£10,706,073	-£10,322,767	-£10,303,501	-£9,920,196	-£10,875,166	-£10,472,595
10%	60%	-£4,460,847	-£4,340,163	-£4,397,472	-£4,276,788	-£4,514,087	-£4,450,712
15%	60%	-£5,213,532	-£5,032,506	-£5,118,469	-£4,937,443	-£5,293,391	-£5,198,329
20%	60%	-£5,966,216	-£5,724,848	-£5,839,466	-£5,598,098	-£6,072,695	-£5,945,944
25%	60%	-£6,718,901	-£6,417,191	-£6,560,463	-£6,258,754	-£6,851,999	-£6,693,561
30%	60%	-£7,471,585	-£7,109,532	-£7,281,460	-£6,919,408	-£7,631,302	-£7,441,177
35%	60%	-£8,224,270	-£7,801,875	-£8,002,458	-£7,580,063	-£8,410,606	-£8,188,794
40%	60%	-£8,978,322	-£8,494,218	-£8,723,454	-£8,240,718	-£9,194,761	-£8,937,116
45%	60%	-£9,743,317	-£9,191,357	-£9,453,465	-£8,901,505	-£9,986,811	-£9,696,959
50%	60%	-£10.508.312	-£9.895.022	-£10.186.255	-£9.572.965	-£10.778.861	-£10.456.804



#### CIL Zone 3 Medium Value – Z3 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139
10%	71%	-£212,489	-£59,266	-£160,607	-£7,385	-£280,081	-£228,200
15%	71%	-£1,048,802	-£818,969	-£970,980	-£741,148	-£1,150,192	-£1,072,370
20%	71%	-£1,885,116	-£1,578,672	-£1,781,353	-£1,474,910	-£2,020,301	-£1,916,540
25%	71%	-£2,721,429	-£2,338,374	-£2,591,726	-£2,208,673	-£2,890,412	-£2,760,709
30%	71%	-£3,557,742	-£3,098,077	-£3,402,099	-£2,942,434	-£3,760,521	-£3,604,878
35%	71%	-£4,394,056	-£3,857,779	-£4,212,472	-£3,676,196	-£4,633,133	-£4,449,049
40%	71%	-£5,242,680	-£4,619,769	-£5,031,762	-£4,409,959	-£5,517,474	-£5,306,557
45%	71%	-£6,092,672	-£5,391,897	-£5,855,389	-£5,154,615	-£6,401,815	-£6,164,533
50%	71%	-£6,942,663	-£6,164,025	-£6,679,016	-£5,900,377	-£7,286,155	-£7,022,508
100%	71%	-£15,442,579	-£13,885,301	-£14,915,285	-£13,358,007	-£16,129,563	-£15,602,269
10%	75%	-£243,959	-£106,775	-£188,956	-£51,772	-£304,476	-£249,474
15%	75%	-£1,096,007	-£890,231	-£1,013,504	-£807,727	-£1,186,784	-£1,104,280
20%	75%	-£1,948,055	-£1,673,688	-£1,838,051	-£1,563,683	-£2,069,092	-£1,959,087
25%	75%	-£2,800,104	-£2,457,145	-£2,662,597	-£2,319,638	-£2,951,399	-£2,813,893
30%	75%	-£3,652,152	-£3,240,602	-£3,487,145	-£3,075,594	-£3,833,706	-£3,668,699
35%	75%	-£4,504,635	-£4,024,057	-£4,311,692	-£3,831,549	-£4,719,912	-£4,524,254
40%	75%	-£5,370,620	-£4,812,909	-£5,147,011	-£4,589,301	-£5,616,650	-£5,393,042
45%	75%	-£6,236,603	-£5,609,179	-£5,985,044	-£5,357,620	-£6,513,388	-£6,261,829
50%	75%	-£7,102,587	-£6,405,450	-£6,823,076	-£6,125,939	-£7,410,125	-£7,130,615
10%	60%	-£122,240	£76,493	-£80,011	£118,723	-£209,910	-£167,681
15%	60%	-£913,429	-£615,330	-£850,085	-£551,986	-£1,044,934	-£981,590
20%	60%	-£1,704,619	-£1,307,153	-£1,620,160	-£1,222,694	-£1,879,959	-£1,795,500
25%	60%	-£2,495,809	-£1,998,976	-£2,390,234	-£1,893,402	-£2,714,983	-£2,609,410
30%	60%	-£3,286,997	-£2,690,799	-£3,160,310	-£2,564,110	-£3,550,008	-£3,423,319
35%	60%	-£4,078,187	-£3,382,622	-£3,930,384	-£3,234,818	-£4,385,032	-£4,237,229
40%	60%	-£4,875,783	-£4,074,444	-£4,704,102	-£3,905,527	-£5,232,199	-£5,060,518
45%	60%	-£5,679,913	-£4,770,987	-£5,486,772	-£4,577,847	-£6,080,880	-£5,887,740
50%	60%	-£6,484,043	-£5,474,126	-£6,269,441	-£5,259,524	-£6,929,562	-£6,714,961

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139
10%	71%	-£74,880	£11,323	£566	£86,769	-£112,908	-£37,462
15%	71%	-£842,389	-£713,086	-£729,220	-£599,916	-£899,431	-£786,262
20%	71%	-£1,609,899	-£1,437,493	-£1,459,006	-£1,286,600	-£1,685,955	-£1,535,062
25%	71%	-£2,377,408	-£2,161,901	-£2,188,793	-£1,973,286	-£2,472,478	-£2,283,863
30%	71%	-£3,144,918	-£2,886,309	-£2,918,579	-£2,659,970	-£3,259,002	-£3,032,663
35%	71%	-£3,912,427	-£3,610,717	-£3,648,366	-£3,346,655	-£4,045,525	-£3,781,463
40%	71%	-£4,683,245	-£4,335,126	-£4,378,151	-£4,033,339	-£4,837,844	-£4,531,123
45%	71%	-£5,463,307	-£5,069,049	-£5,118,246	-£4,723,989	-£5,637,232	-£5,292,170
50%	71%	-£6,243,369	-£5,805,305	-£5,859,968	-£5,421,904	-£6,436,619	-£6,053,217
100%	71%	-£14,043,990	-£13,167,863	-£13,277,187	-£12,401,060	-£14,430,490	-£13,663,687
10%	75%	-£84,146	-£8,718	-£4,927	£70,500	-£117,420	-£38,202
15%	75%	-£856,288	-£743,147	-£737,460	-£624,319	-£906,200	-£787,372
20%	75%	-£1,628,431	-£1,477,575	-£1,469,993	-£1,319,138	-£1,694,979	-£1,536,542
25%	75%	-£2,400,572	-£2,212,003	-£2,202,526	-£2,013,957	-£2,483,759	-£2,285,712
30%	75%	-£3,172,715	-£2,946,433	-£2,935,058	-£2,708,776	-£3,272,538	-£3,034,882
35%	75%	-£3,944,857	-£3,680,861	-£3,667,592	-£3,403,595	-£4,061,318	-£3,784,053
40%	75%	-£4,720,914	-£4,415,290	-£4,400,125	-£4,098,414	-£4,856,188	-£4,534,131
45%	75%	-£5,505,685	-£5,160,709	-£5,143,370	-£4,798,395	-£5,657,868	-£5,295,554
50%	75%	-£6,290,455	-£5,907,150	-£5,887,884	-£5,504,578	-£6,459,549	-£6,056,977
10%	60%	-£45,230	£75,454	£18,145	£138,829	-£98,469	-£35,095
15%	60%	-£797,914	-£616,888	-£702,852	-£521,826	-£877,773	-£782,711
20%	60%	-£1,550,598	-£1,309,231	-£1,423,849	-£1,182,481	-£1,657,077	-£1,530,327
25%	60%	-£2,303,284	-£2,001,573	-£2,144,845	-£1,843,136	-£2,436,381	-£2,277,943
30%	60%	-£3,055,968	-£2,693,915	-£2,865,842	-£2,503,790	-£3,215,685	-£3,025,560
35%	60%	-£3,808,652	-£3,386,258	-£3,586,840	-£3,164,445	-£3,994,989	-£3,773,177
40%	60%	-£4,562,705	-£4,078,600	-£4,307,837	-£3,825,101	-£4,779,144	-£4,521,499
45%	60%	-£5,327,700	-£4,775,739	-£5,037,848	-£4,485,888	-£5,571,194	-£5,281,342
50%	60%	-£6,092,694	-£5,479,404	-£5,770,637	-£5,157,347	-£6,363,243	-£6,041,186



## CIL Zone 3 Low Value - Z3 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,612,994	-£14,612,994	-£14,612,994	-£14,612,994	-£14,612,994	-£14,612,994
10%	71%	-£16,096,807	-£15,971,494	-£16,022,989	-£15,897,675	-£16,200,490	-£16,126,672
15%	71%	-£16,838,714	-£16,650,744	-£16,727,988	-£16,540,016	-£16,994,237	-£16,883,510
20%	71%	-£17,580,620	-£17,329,993	-£17,432,985	-£17,182,357	-£17,787,985	-£17,640,349
25%	71%	-£18,322,527	-£18,009,243	-£18,137,982	-£17,824,698	-£18,583,997	-£18,397,188
30%	71%	-£19,074,593	-£18,692,503	-£18,849,518	-£18,467,428	-£19,390,727	-£19,165,651
35%	71%	-£19,828,633	-£19,382,862	-£19,566,046	-£19,120,274	-£20,197,456	-£19,934,869
40%	71%	-£20,582,674	-£20,073,221	-£20,282,574	-£19,773,121	-£21,004,186	-£20,704,086
45%	71%	-£21,336,715	-£20,763,580	-£20,999,102	-£20,425,967	-£21,810,915	-£21,473,303
50%	71%	-£22,090,756	-£21,453,939	-£21,715,630	-£21,078,813	-£22,617,645	-£22,242,520
100%	71%	-£29,631,162	-£28,357,529	-£28,880,912	-£27,607,279	-£30,684,942	-£29,934,691
10%	75%	-£16,129,597	-£16,017,400	-£16,051,338	-£15,939,141	-£16,222,427	-£16,144,168
15%	75%	-£16,887,898	-£16,719,603	-£16,770,510	-£16,602,214	-£17,027,143	-£16,909,755
20%	75%	-£17,646,201	-£17,421,807	-£17,489,682	-£17,265,288	-£17,831,860	-£17,675,341
25%	75%	-£18,404,502	-£18,124,010	-£18,208,854	-£17,928,362	-£18,639,738	-£18,440,928
30%	75%	-£19,174,572	-£18,832,475	-£18,935,954	-£18,593,858	-£19,457,615	-£19,218,998
35%	75%	-£19,945,275	-£19,546,164	-£19,666,888	-£19,267,776	-£20,275,493	-£19,997,106
40%	75%	-£20,715,979	-£20,259,851	-£20,397,822	-£19,941,695	-£21,093,370	-£20,775,214
45%	75%	-£21,486,683	-£20,973,539	-£21,128,757	-£20,615,613	-£21,911,248	-£21,553,323
50%	75%	-£22,257,386	-£21,687,227	-£21,859,691	-£21,289,531	-£22,729,125	-£22,331,431
10%	60%	-£16,002,478	-£15,839,943	-£15,942,393	-£15,779,858	-£16,136,957	-£16,076,871
15%	60%	-£16,697,221	-£16,453,417	-£16,607,092	-£16,363,289	-£16,898,939	-£16,808,810
20%	60%	-£17,391,962	-£17,066,892	-£17,271,791	-£16,946,721	-£17,660,920	-£17,540,749
25%	60%	-£18,086,705	-£17,680,366	-£17,936,491	-£17,530,153	-£18,422,901	-£18,272,688
30%	60%	-£18,786,977	-£18,293,840	-£18,603,773	-£18,113,584	-£19,197,012	-£19,013,807
35%	60%	-£19,493,082	-£18,914,904	-£19,279,343	-£18,701,165	-£19,971,456	-£19,757,717
40%	60%	-£20,199,187	-£19,538,411	-£19,954,914	-£19,294,139	-£20,745,899	-£20,501,627
45%	60%	-£20,905,292	-£20,161,919	-£20,630,485	-£19,887,113	-£21,520,344	-£21,245,537
50%	60%	-£21,611,396	-£20,785,427	-£21,306,056	-£20,480,086	-£22,294,787	-£21,989,446

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,612,994	-£14,612,994	-£14,612,994	-£14,612,994	-£14,612,994	-£14,612,994
10%	71%	-£15,954,951	-£15,884,448	-£15,861,816	-£15,791,314	-£16,013,283	-£15,920,148
15%	71%	-£16,625,929	-£16,520,176	-£16,486,227	-£16,380,474	-£16,713,426	-£16,573,725
20%	71%	-£17,296,908	-£17,155,903	-£17,110,638	-£16,969,634	-£17,413,571	-£17,227,301
25%	71%	-£17,967,885	-£17,791,631	-£17,735,049	-£17,558,795	-£18,113,715	-£17,880,878
30%	71%	-£18,642,062	-£18,427,358	-£18,359,460	-£18,147,955	-£18,819,919	-£18,535,947
35%	71%	-£19,324,015	-£19,073,223	-£18,992,712	-£18,741,920	-£19,531,515	-£19,200,213
40%	71%	-£20,005,967	-£19,719,347	-£19,627,335	-£19,340,716	-£20,243,110	-£19,864,479
45%	71%	-£20,687,919	-£20,365,472	-£20,261,958	-£19,939,512	-£20,954,706	-£20,528,745
50%	71%	-£21,369,871	-£21,011,597	-£20,896,582	-£20,538,307	-£21,666,301	-£21,193,011
100%	71%	-£28,189,394	-£27,472,845	-£27,242,815	-£26,526,267	-£28,782,252	-£27,835,674
10%	75%	-£15,965,101	-£15,903,412	-£15,867,309	-£15,805,620	-£16,016,141	-£15,918,350
15%	75%	-£16,641,154	-£16,548,621	-£16,494,467	-£16,401,933	-£16,717,714	-£16,571,028
20%	75%	-£17,317,207	-£17,193,829	-£17,121,624	-£16,998,246	-£17,419,287	-£17,223,705
25%	75%	-£17,993,261	-£17,839,038	-£17,748,782	-£17,594,559	-£18,120,862	-£17,876,383
30%	75%	-£18,673,010	-£18,484,917	-£18,375,940	-£18,190,873	-£18,828,635	-£18,530,464
35%	75%	-£19,360,121	-£19,140,677	-£19,012,254	-£18,792,810	-£19,541,684	-£19,193,816
40%	75%	-£20,047,231	-£19,796,439	-£19,649,668	-£19,398,876	-£20,254,732	-£19,857,168
45%	75%	-£20,734,342	-£20,452,200	-£20,287,083	-£20,004,943	-£20,967,780	-£20,520,521
50%	75%	-£21,421,452	-£21,107,962	-£20,924,498	-£20,611,008	-£21,680,828	-£21,183,874
10%	60%	-£15,922,470	-£15,823,768	-£15,844,237	-£15,745,535	-£16,004,135	-£15,925,902
15%	60%	-£16,577,209	-£16,429,155	-£16,459,859	-£16,311,805	-£16,699,705	-£16,582,355
20%	60%	-£17,231,946	-£17,034,542	-£17,075,480	-£16,878,075	-£17,395,275	-£17,238,809
25%	60%	-£17,886,685	-£17,639,928	-£17,691,103	-£17,444,346	-£18,090,847	-£17,895,264
30%	60%	-£18,543,028	-£18,245,315	-£18,306,724	-£18,010,616	-£18,792,028	-£18,553,490
35%	60%	-£19,208,475	-£18,857,366	-£18,930,181	-£18,579,072	-£19,498,976	-£19,220,681
40%	60%	-£19,873,921	-£19,472,654	-£19,555,870	-£19,154,603	-£20,205,922	-£19,887,871
45%	60%	-£20,539,367	-£20,087,942	-£20,181,561	-£19,730,136	-£20,912,868	-£20,555,062
50%	60%	-£21,204,814	-£20,703,231	-£20,807,251	-£20,305,667	-£21,619,815	-£21,222,252



#### CIL Zone 3 Low Value - Z3 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984
10%	71%	-£6,546,797	-£6,421,484	-£6,472,979	-£6,347,665	-£6,650,480	-£6,576,662
15%	71%	-£7,288,704	-£7,100,734	-£7,177,977	-£6,990,006	-£7,444,227	-£7,333,500
20%	71%	-£8,030,610	-£7,779,983	-£7,882,975	-£7,632,347	-£8,237,975	-£8,090,339
25%	71%	-£8,772,517	-£8,459,233	-£8,587,972	-£8,274,688	-£9,033,987	-£8,847,178
30%	71%	-£9,524,583	-£9,142,493	-£9,299,508	-£8,917,418	-£9,840,717	-£9,615,641
35%	71%	-£10,278,623	-£9,832,851	-£10,016,036	-£9,570,264	-£10,647,446	-£10,384,858
40%	71%	-£11,032,664	-£10,523,211	-£10,732,564	-£10,223,111	-£11,454,176	-£11,154,076
45%	71%	-£11,786,705	-£11,213,570	-£11,449,092	-£10,875,957	-£12,260,905	-£11,923,293
50%	71%	-£12,540,746	-£11,903,929	-£12,165,620	-£11,528,803	-£13,067,635	-£12,692,510
100%	71%	-£20,081,152	-£18,807,519	-£19,330,902	-£18,057,269	-£21,134,932	-£20,384,681
10%	75%	-£6,579,587	-£6,467,390	-£6,501,328	-£6,389,131	-£6,672,416	-£6,594,157
15%	75%	-£7,337,888	-£7,169,593	-£7,220,500	-£7,052,204	-£7,477,133	-£7,359,745
20%	75%	-£8,096,191	-£7,871,797	-£7,939,671	-£7,715,277	-£8,281,850	-£8,125,331
25%	75%	-£8,854,492	-£8,573,999	-£8,658,844	-£8,378,352	-£9,089,727	-£8,890,918
30%	75%	-£9,624,562	-£9,282,465	-£9,385,944	-£9,043,848	-£9,907,605	-£9,668,987
35%	75%	-£10,395,265	-£9,996,154	-£10,116,878	-£9,717,766	-£10,725,483	-£10,447,095
40%	75%	-£11,165,968	-£10,709,841	-£10,847,812	-£10,391,684	-£11,543,360	-£11,225,203
45%	75%	-£11,936,673	-£11,423,528	-£11,578,747	-£11,065,603	-£12,361,238	-£12,003,312
50%	75%	-£12,707,376	-£12,137,217	-£12,309,681	-£11,739,521	-£13,179,115	-£12,781,420
10%	60%	-£6,452,468	-£6,289,933	-£6,392,383	-£6,229,847	-£6,586,947	-£6,526,861
15%	60%	-£7,147,211	-£6,903,407	-£7,057,082	-£6,813,279	-£7,348,928	-£7,258,800
20%	60%	-£7,841,952	-£7,516,881	-£7,721,781	-£7,396,711	-£8,110,910	-£7,990,738
25%	60%	-£8,536,695	-£8,130,356	-£8,386,481	-£7,980,142	-£8,872,891	-£8,722,677
30%	60%	-£9,236,967	-£8,743,830	-£9,053,763	-£8,563,574	-£9,647,001	-£9,463,797
35%	60%	-£9,943,072	-£9,364,893	-£9,729,333	-£9,151,155	-£10,421,446	-£10,207,707
40%	60%	-£10,649,176	-£9,988,401	-£10,404,904	-£9,744,129	-£11,195,889	-£10,951,617
45%	60%	-£11,355,281	-£10,611,909	-£11,080,475	-£10,337,103	-£11,970,333	-£11,695,526
50%	60%	-£12,061,386	-£11,235,417	-£11,756,046	-£10,930,076	-£12,744,777	-£12,439,436

% 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%	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984
10%	71%	-£6,404,941	-£6,334,438	-£6,311,806	-£6,241,304	-£6,463,273	-£6,370,138
15%	71%	-£7,075,919	-£6,970,166	-£6,936,217	-£6,830,464	-£7,163,416	-£7,023,714
20%	71%	-£7,746,897	-£7,605,893	-£7,560,628	-£7,419,624	-£7,863,561	-£7,677,291
25%	71%	-£8,417,875	-£8,241,621	-£8,185,039	-£8,008,784	-£8,563,705	-£8,330,868
30%	71%	-£9,092,052	-£8,877,348	-£8,809,449	-£8,597,944	-£9,269,909	-£8,985,937
35%	71%	-£9,774,004	-£9,523,212	-£9,442,702	-£9,191,910	-£9,981,504	-£9,650,203
40%	71%	-£10,455,957	-£10,169,337	-£10,077,325	-£9,790,706	-£10,693,100	-£10,314,469
45%	71%	-£11,137,909	-£10,815,462	-£10,711,948	-£10,389,501	-£11,404,696	-£10,978,735
50%	71%	-£11,819,861	-£11,461,587	-£11,346,572	-£10,988,297	-£12,116,291	-£11,643,001
100%	71%	-£18,639,384	-£17,922,835	-£17,692,805	-£16,976,257	-£19,232,242	-£18,285,664
10%	75%	-£6,415,090	-£6,353,401	-£6,317,299	-£6,255,610	-£6,466,131	-£6,368,339
15%	75%	-£7,091,143	-£6,998,611	-£6,944,457	-£6,851,923	-£7,167,704	-£7,021,017
20%	75%	-£7,767,197	-£7,643,819	-£7,571,614	-£7,448,236	-£7,869,277	-£7,673,695
25%	75%	-£8,443,251	-£8,289,028	-£8,198,772	-£8,044,549	-£8,570,852	-£8,326,373
30%	75%	-£9,123,000	-£8,934,907	-£8,825,930	-£8,640,863	-£9,278,625	-£8,980,454
35%	75%	-£9,810,111	-£9,590,667	-£9,462,244	-£9,242,800	-£9,991,674	-£9,643,806
40%	75%	-£10,497,221	-£10,246,429	-£10,099,658	-£9,848,866	-£10,704,722	-£10,307,158
45%	75%	-£11,184,332	-£10,902,190	-£10,737,073	-£10,454,932	-£11,417,770	-£10,970,511
50%	75%	-£11,871,441	-£11,557,952	-£11,374,488	-£11,060,998	-£12,130,817	-£11,633,863
10%	60%	-£6,372,460	-£6,273,758	-£6,294,227	-£6,195,525	-£6,454,125	-£6,375,892
15%	60%	-£7,027,199	-£6,879,145	-£6,909,849	-£6,761,795	-£7,149,695	-£7,032,345
20%	60%	-£7,681,936	-£7,484,531	-£7,525,470	-£7,328,065	-£7,845,265	-£7,688,799
25%	60%	-£8,336,675	-£8,089,918	-£8,141,092	-£7,894,336	-£8,540,836	-£8,345,254
30%	60%	-£8,993,018	-£8,695,305	-£8,756,714	-£8,460,606	-£9,242,018	-£9,003,480
35%	60%	-£9,658,464	-£9,307,355	-£9,380,171	-£9,029,062	-£9,948,965	-£9,670,671
40%	60%	-£10,323,911	-£9,922,644	-£10,005,860	-£9,604,593	-£10,655,912	-£10,337,861
45%	60%	-£10,989,357	-£10,537,932	-£10,631,551	-£10,180,125	-£11,362,858	-£11,005,052
50%	60%	-£11,654,804	-£11,153,221	-£11,257,241	-£10,755,657	-£12,069,805	-£11,672,242



#### CIL Zone 3 Low Value - Z3 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367
10%	71%	-£2,131,179	-£2,005,866	-£2,057,362	-£1,932,048	-£2,234,862	-£2,161,045
15%	71%	-£2,873,086	-£2,685,116	-£2,762,360	-£2,574,389	-£3,028,610	-£2,917,883
20%	71%	-£3,614,993	-£3,364,366	-£3,467,357	-£3,216,730	-£3,822,358	-£3,674,722
25%	71%	-£4,356,900	-£4,043,616	-£4,172,355	-£3,859,071	-£4,618,370	-£4,431,560
30%	71%	-£5,108,965	-£4,726,875	-£4,883,890	-£4,501,801	-£5,425,100	-£5,200,024
35%	71%	-£5,863,006	-£5,417,234	-£5,600,418	-£5,154,647	-£6,231,828	-£5,969,241
40%	71%	-£6,617,046	-£6,107,594	-£6,316,946	-£5,807,494	-£7,038,558	-£6,738,458
45%	71%	-£7,371,088	-£6,797,952	-£7,033,474	-£6,460,340	-£7,845,288	-£7,507,676
50%	71%	-£8,125,128	-£7,488,312	-£7,750,002	-£7,113,186	-£8,652,018	-£8,276,893
100%	71%	-£15,665,534	-£14,391,901	-£14,915,285	-£13,641,652	-£16,719,314	-£15,969,064
10%	75%	-£2,163,969	-£2,051,772	-£2,085,710	-£1,973,513	-£2,256,799	-£2,178,540
15%	75%	-£2,922,271	-£2,753,975	-£2,804,882	-£2,636,587	-£3,061,516	-£2,944,127
20%	75%	-£3,680,573	-£3,456,179	-£3,524,054	-£3,299,660	-£3,866,232	-£3,709,713
25%	75%	-£4,438,875	-£4,158,382	-£4,243,227	-£3,962,734	-£4,674,110	-£4,475,300
30%	75%	-£5,208,944	-£4,866,848	-£4,970,326	-£4,628,230	-£5,491,987	-£5,253,370
35%	75%	-£5,979,648	-£5,580,536	-£5,701,260	-£5,302,149	-£6,309,865	-£6,031,478
40%	75%	-£6,750,351	-£6,294,224	-£6,432,194	-£5,976,067	-£7,127,743	-£6,809,586
45%	75%	-£7,521,055	-£7,007,911	-£7,163,130	-£6,649,985	-£7,945,621	-£7,587,695
50%	75%	-£8,291,759	-£7,721,599	-£7,894,064	-£7,323,903	-£8,763,498	-£8,365,803
10%	60%	-£2,036,851	-£1,874,315	-£1,976,765	-£1,814,230	-£2,171,329	-£2,111,244
15%	60%	-£2,731,593	-£2,487,790	-£2,641,464	-£2,397,662	-£2,933,311	-£2,843,183
20%	60%	-£3,426,335	-£3,101,264	-£3,306,164	-£2,981,093	-£3,695,293	-£3,575,121
25%	60%	-£4,121,077	-£3,714,738	-£3,970,864	-£3,564,525	-£4,457,273	-£4,307,060
30%	60%	-£4,821,350	-£4,328,213	-£4,638,145	-£4,147,957	-£5,231,384	-£5,048,180
35%	60%	-£5,527,455	-£4,949,276	-£5,313,716	-£4,735,538	-£6,005,828	-£5,792,089
40%	60%	-£6,233,559	-£5,572,784	-£5,989,287	-£5,328,512	-£6,780,272	-£6,536,000
45%	60%	-£6,939,664	-£6,196,292	-£6,664,857	-£5,921,486	-£7,554,716	-£7,279,909
50%	60%	-£7,645,768	-£6,819,799	-£7,340,428	-£6,514,459	-£8,329,159	-£8,023,819

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367
10%	71%	-£1,989,323	-£1,918,821	-£1,896,189	-£1,825,687	-£2,047,655	-£1,954,520
15%	71%	-£2,660,301	-£2,554,549	-£2,520,599	-£2,414,847	-£2,747,799	-£2,608,097
20%	71%	-£3,331,280	-£3,190,276	-£3,145,010	-£3,004,007	-£3,447,944	-£3,261,674
25%	71%	-£4,002,258	-£3,826,004	-£3,769,421	-£3,593,167	-£4,148,087	-£3,915,251
30%	71%	-£4,676,435	-£4,461,731	-£4,393,832	-£4,182,327	-£4,854,292	-£4,570,319
35%	71%	-£5,358,387	-£5,107,595	-£5,027,084	-£4,776,292	-£5,565,887	-£5,234,585
40%	71%	-£6,040,339	-£5,753,720	-£5,661,708	-£5,375,088	-£6,277,482	-£5,898,851
45%	71%	-£6,722,292	-£6,399,845	-£6,296,331	-£5,973,884	-£6,989,078	-£6,563,117
50%	71%	-£7,404,243	-£7,045,970	-£6,930,954	-£6,572,680	-£7,700,673	-£7,227,383
100%	71%	-£14,223,766	-£13,507,218	-£13,277,187	-£12,560,640	-£14,816,625	-£13,870,047
10%	75%	-£1,999,473	-£1,937,784	-£1,901,682	-£1,839,993	-£2,050,513	-£1,952,722
15%	75%	-£2,675,526	-£2,582,993	-£2,528,840	-£2,436,306	-£2,752,087	-£2,605,400
20%	75%	-£3,351,579	-£3,228,201	-£3,155,997	-£3,032,619	-£3,453,660	-£3,258,077
25%	75%	-£4,027,633	-£3,873,410	-£3,783,155	-£3,628,932	-£4,155,234	-£3,910,755
30%	75%	-£4,707,383	-£4,519,289	-£4,410,312	-£4,225,246	-£4,863,008	-£4,564,837
35%	75%	-£5,394,494	-£5,175,050	-£5,046,626	-£4,827,182	-£5,576,057	-£5,228,188
40%	75%	-£6,081,603	-£5,830,811	-£5,684,041	-£5,433,249	-£6,289,104	-£5,891,541
45%	75%	-£6,768,714	-£6,486,573	-£6,321,455	-£6,039,315	-£7,002,152	-£6,554,893
50%	75%	-£7,455,824	-£7,142,334	-£6,958,871	-£6,645,380	-£7,715,200	-£7,218,246
10%	60%	-£1,956,842	-£1,858,140	-£1,878,609	-£1,779,907	-£2,038,507	-£1,960,274
15%	60%	-£2,611,581	-£2,463,527	-£2,494,232	-£2,346,178	-£2,734,078	-£2,616,728
20%	60%	-£3,266,319	-£3,068,914	-£3,109,853	-£2,912,448	-£3,429,648	-£3,273,182
25%	60%	-£3,921,058	-£3,674,301	-£3,725,475	-£3,478,718	-£4,125,219	-£3,929,636
30%	60%	-£4,577,401	-£4,279,688	-£4,341,096	-£4,044,988	-£4,826,401	-£4,587,863
35%	60%	-£5,242,847	-£4,891,738	-£4,964,553	-£4,613,444	-£5,533,348	-£5,255,053
40%	60%	-£5,908,293	-£5,507,026	-£5,590,243	-£5,188,976	-£6,240,295	-£5,922,244
45%	60%	-£6,573,740	-£6,122,315	-£6,215,933	-£5,764,508	-£6,947,241	-£6,589,434
50%	60%	-£7,239,186	-£6,737,603	-£6,841,624	-£6,340,040	-£7,654,187	-£7,256,625



#### Table 3.12.2: Viability of developments – Development Typology 6 (300 units)

## CIL Zone 1 High Value – Z1 High Benchmark

#### Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647
10%	71%	£53,830,869	£54,798,097	£53,870,385	£54,837,614	£53,974,006	£54,013,523
15%	71%	£42,844,904	£44,312,601	£42,904,867	£44,372,564	£43,062,106	£43,122,069
20%	71%	£31,855,492	£33,812,422	£31,935,443	£33,892,373	£32,145,095	£32,225,045
25%	71%	£20,866,082	£23,312,244	£20,966,020	£23,412,182	£21,228,085	£21,328,023
30%	71%	£9,876,670	£12,812,065	£9,996,596	£12,931,991	£10,311,074	£10,431,000
35%	71%	-£1,112,740	£2,311,887	-£972,826	£2,451,800	-£605,937	-£466,023
40%	71%	-£12,104,628	-£8,188,292	-£11,942,611	-£8,028,391	-£11,522,947	-£11,363,046
45%	71%	-£23,145,283	-£18,688,471	-£22,963,014	-£18,508,582	-£22,485,057	-£22,302,788
50%	71%	-£34,185,940	-£29,228,881	-£33,983,418	-£29,026,360	-£33,452,354	-£33,249,834
100%	71%	-£149,329,698	-£138,418,614	-£148,883,924	-£137,972,840	-£147,714,989	-£147,269,214
10%	75%	£53,706,834	£54,573,551	£53,748,764	£54,615,480	£53,835,098	£53,877,027
15%	75%	£42,656,692	£43,971,868	£42,720,316	£44,035,492	£42,851,323	£42,914,946
20%	75%	£31,604,544	£33,358,111	£31,689,376	£33,442,944	£31,864,051	£31,948,884
25%	75%	£20,552,396	£22,744,356	£20,658,436	£22,850,396	£20,876,779	£20,982,820
30%	75%	£9,500,247	£12,130,599	£9,627,496	£12,257,848	£9,889,508	£10,016,757
35%	75%	-£1,551,901	£1,516,843	-£1,403,444	£1,665,299	-£1,097,764	-£949,307
40%	75%	-£12,613,166	-£9,096,914	-£12,441,257	-£8,927,249	-£12,087,285	-£11,915,375
45%	75%	-£23,717,390	-£19,719,656	-£23,523,991	-£19,526,257	-£23,125,773	-£22,932,375
50%	75%	-£34,821,613	-£30,379,686	-£34,606,726	-£30,164,799	-£34,164,262	-£33,949,374
10%	60%	£54,186,239	£55,437,245	£54,218,314	£55,469,320	£54,371,373	£54,403,448
15%	60%	£43,384,152	£45,281,045	£43,432,823	£45,329,156	£43,665,079	£43,713,750
20%	60%	£32,574,490	£35,105,566	£32,639,386	£35,170,460	£32,949,059	£33,013,954
25%	60%	£21,764,829	£24,928,673	£21,845,948	£25,009,791	£22,233,040	£22,314,158
30%	60%	£10,955,167	£14,751,780	£11,052,510	£14,849,122	£11,517,020	£11,614,363
35%	60%	£145,506	£4,574,887	£259,072	£4,688,453	£801,001	£914,567
40%	60%	-£10,664,156	-£5,602,006	-£10,534,366	-£5,472,217	-£9,915,019	-£9,785,228
45%	60%	-£21,506,133	-£15,778,899	-£21,358,187	-£15,632,885	-£20,652,202	-£20,504,256
50%	60%	-£32.364.661	-£25,955,792	-£32,200,277	-£25.793.555	-£31,415,849	-£31.251.464

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647
10%	71%	£54,644,544	£55,177,247	£54,680,036	£55,212,740	£54,723,377	£54,758,871
15%	71%	£44,079,594	£44,887,931	£44,133,452	£44,941,788	£44,199,218	£44,253,076
20%	71%	£33,501,746	£34,579,529	£33,573,557	£34,651,339	£33,661,245	£33,733,056
25%	71%	£22,923,900	£24,271,127	£23,013,662	£24,360,890	£23,123,273	£23,213,035
30%	71%	£12,346,052	£13,962,725	£12,453,767	£14,070,440	£12,585,300	£12,693,015
35%	71%	£1,768,204	£3,654,323	£1,893,871	£3,779,991	£2,047,327	£2,172,995
40%	71%	-£8,809,643	-£6,654,078	-£8,666,023	-£6,510,459	-£8,490,646	-£8,347,026
45%	71%	-£19,392,201	-£16,962,481	-£19,228,490	-£16,800,908	-£19,028,618	-£18,867,046
50%	71%	-£30,015,847	-£27,285,738	-£29,833,946	-£27,103,838	-£29,611,824	-£29,429,923
100%	71%	-£140,150,821	-£134,141,522	-£139,750,435	-£133,741,137	-£139,261,517	-£138,861,131
10%	75%	£54,621,240	£55,087,356	£54,658,507	£55,124,623	£54,690,219	£54,727,487
15%	75%	£44,044,232	£44,751,527	£44,100,783	£44,808,077	£44,148,903	£44,205,454
20%	75%	£33,454,598	£34,397,657	£33,529,998	£34,473,057	£33,594,159	£33,669,560
25%	75%	£22,864,963	£24,043,787	£22,959,213	£24,138,038	£23,039,415	£23,133,665
30%	75%	£12,275,328	£13,689,918	£12,388,429	£13,803,018	£12,484,670	£12,597,771
35%	75%	£1,685,693	£3,336,047	£1,817,644	£3,467,998	£1,929,926	£2,061,877
40%	75%	-£8,903,941	-£7,017,822	-£8,753,140	-£6,867,022	-£8,624,818	-£8,474,017
45%	75%	-£19,499,689	-£17,371,693	-£19,327,794	-£17,202,042	-£19,181,521	-£19,009,912
50%	75%	-£30,135,280	-£27,746,434	-£29,944,284	-£27,555,439	-£29,781,759	-£29,590,763
10%	60%	£54,719,116	£55,464,901	£54,748,930	£55,494,714	£54,829,484	£54,859,297
15%	60%	£44,192,752	£45,322,528	£44,237,992	£45,367,249	£44,360,226	£44,405,466
20%	60%	£33,652,624	£35,161,519	£33,712,944	£35,221,839	£33,875,922	£33,936,243
25%	60%	£23,112,495	£24,998,615	£23,187,896	£25,074,015	£23,391,618	£23,467,019
30%	60%	£12,572,368	£14,835,710	£12,662,848	£14,926,191	£12,907,314	£12,997,796
35%	60%	£2,032,239	£4,672,806	£2,137,800	£4,778,367	£2,423,012	£2,528,572
40%	60%	-£8,507,889	-£5,490,099	-£8,387,248	-£5,369,458	-£8,061,292	-£7,940,651
45%	60%	-£19,048,235	-£15,653,003	-£18,912,296	-£15,517,282	-£18,545,596	-£18,409,875
50%	60%	-£29.633.663	-£25,815,908	-£29,480,867	-£25,665,107	-£29.068.031	-£28.915.234



## CIL Zone 1 High Value – Z1 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£94,906,770	£94,906,770	£94,906,770	£94,906,770	£94,906,770	£94,906,770
10%	71%	£72,987,991	£73,955,220	£73,027,508	£73,994,737	£73,131,129	£73,170,646
15%	71%	£62,002,027	£63,469,724	£62,061,990	£63,529,687	£62,219,228	£62,279,191
20%	71%	£51,012,615	£52,969,545	£51,092,566	£53,049,496	£51,302,218	£51,382,168
25%	71%	£40,023,204	£42,469,367	£40,123,142	£42,569,305	£40,385,207	£40,485,145
30%	71%	£29,033,793	£31,969,188	£29,153,719	£32,089,114	£29,468,197	£29,588,123
35%	71%	£18,044,382	£21,469,009	£18,184,296	£21,608,922	£18,551,186	£18,691,100
40%	71%	£7,052,495	£10,968,830	£7,214,512	£11,128,731	£7,634,176	£7,794,077
45%	71%	-£3,988,161	£468,651	-£3,805,892	£648,540	-£3,327,934	-£3,145,665
50%	71%	-£15,028,817	-£10,071,759	-£14,826,295	-£9,869,237	-£14,295,231	-£14,092,711
100%	71%	-£130,172,575	-£119,261,491	-£129,726,802	-£118,815,717	-£128,557,866	-£128,112,092
10%	75%	£72,863,957	£73,730,674	£72,905,886	£73,772,602	£72,992,221	£73,034,150
15%	75%	£61,813,815	£63,128,991	£61,877,439	£63,192,615	£62,008,445	£62,072,069
20%	75%	£50,761,666	£52,515,234	£50,846,498	£52,600,067	£51,021,173	£51,106,006
25%	75%	£39,709,518	£41,901,478	£39,815,559	£42,007,519	£40,033,902	£40,139,943
30%	75%	£28,657,370	£31,287,722	£28,784,619	£31,414,971	£29,046,631	£29,173,879
35%	75%	£17,605,222	£20,673,965	£17,753,678	£20,822,422	£18,059,359	£18,207,816
40%	75%	£6,543,956	£10,060,209	£6,715,866	£10,229,874	£7,069,838	£7,241,748
45%	75%	-£4,560,268	-£562,533	-£4,366,868	-£369,135	-£3,968,651	-£3,775,252
50%	75%	-£15,664,490	-£11,222,563	-£15,449,604	-£11,007,676	-£15,007,139	-£14,792,251
10%	60%	£73,343,362	£74,594,367	£73,375,437	£74,626,443	£73,528,496	£73,560,571
15%	60%	£62,541,275	£64,438,167	£62,589,945	£64,486,279	£62,822,201	£62,870,873
20%	60%	£51,731,613	£54,262,688	£51,796,509	£54,327,583	£52,106,182	£52,171,076
25%	60%	£40,921,951	£44,085,795	£41,003,071	£44,166,914	£41,390,163	£41,471,281
30%	60%	£30,112,290	£33,908,902	£30,209,633	£34,006,245	£30,674,143	£30,771,485
35%	60%	£19,302,629	£23,732,009	£19,416,195	£23,845,576	£19,958,124	£20,071,690
40%	60%	£8,492,966	£13,555,116	£8,622,757	£13,684,906	£9,242,104	£9,371,895
45%	60%	-£2,349,010	£3,378,223	-£2,201,064	£3,524,237	-£1,495,079	-£1,347,133
50%	60%	-£13,207,538	-£6,798,670	-£13,043,155	-£6,636,432	-£12,258,726	-£12,094,342

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£94,906,770	£94,906,770	£94,906,770	£94,906,770	£94,906,770	£94,906,770
10%	71%	£73,801,667	£74,334,370	£73,837,159	£74,369,863	£73,880,500	£73,915,993
15%	71%	£63,236,717	£64,045,054	£63,290,575	£64,098,911	£63,356,341	£63,410,199
20%	71%	£52,658,869	£53,736,652	£52,730,679	£53,808,462	£52,818,368	£52,890,178
25%	71%	£42,081,022	£43,428,250	£42,170,785	£43,518,012	£42,280,395	£42,370,158
30%	71%	£31,503,174	£33,119,848	£31,610,890	£33,227,563	£31,742,423	£31,850,138
35%	71%	£20,925,327	£22,811,445	£21,050,994	£22,937,114	£21,204,450	£21,330,117
40%	71%	£10,347,480	£12,503,044	£10,491,100	£12,646,664	£10,666,477	£10,810,097
45%	71%	-£235,078	£2,194,642	-£71,367	£2,356,214	£128,504	£290,076
50%	71%	-£10,858,724	-£8,128,616	-£10,676,823	-£7,946,715	-£10,454,701	-£10,272,800
100%	71%	-£120,993,698	-£114,984,399	-£120,593,312	-£114,584,015	-£120,104,394	-£119,704,009
10%	75%	£73,778,362	£74,244,478	£73,815,630	£74,281,746	£73,847,342	£73,884,609
15%	75%	£63,201,355	£63,908,650	£63,257,905	£63,965,200	£63,306,026	£63,362,576
20%	75%	£52,611,721	£53,554,780	£52,687,121	£53,630,180	£52,751,282	£52,826,683
25%	75%	£42,022,086	£43,200,910	£42,116,336	£43,295,161	£42,196,538	£42,290,788
30%	75%	£31,432,451	£32,847,040	£31,545,551	£32,960,141	£31,641,793	£31,754,894
35%	75%	£20,842,816	£22,493,170	£20,974,767	£22,625,121	£21,087,049	£21,219,000
40%	75%	£10,253,182	£12,139,300	£10,403,982	£12,290,101	£10,532,305	£10,683,105
45%	75%	-£342,567	£1,785,430	-£170,671	£1,955,081	-£24,398	£147,211
50%	75%	-£10,978,157	-£8,589,312	-£10,787,161	-£8,398,316	-£10,624,636	-£10,433,640
10%	60%	£73,876,239	£74,622,024	£73,906,053	£74,651,837	£73,986,607	£74,016,420
15%	60%	£63,349,875	£64,479,651	£63,395,115	£64,524,371	£63,517,349	£63,562,589
20%	60%	£52,809,746	£54,318,642	£52,870,067	£54,378,962	£53,033,045	£53,093,365
25%	60%	£42,269,618	£44,155,738	£42,345,019	£44,231,137	£42,548,741	£42,624,142
30%	60%	£31,729,490	£33,992,833	£31,819,971	£34,083,314	£32,064,437	£32,154,918
35%	60%	£21,189,362	£23,829,929	£21,294,923	£23,935,489	£21,580,134	£21,685,695
40%	60%	£10,649,234	£13,667,024	£10,769,874	£13,787,665	£11,095,831	£11,216,472
45%	60%	£108,888	£3,504,120	£244,826	£3,639,840	£611,527	£747,248
50%	60%	-£10.476.540	-£6,658,785	-£10.323.744	-£6,507,984	-£9.910.908	-£9.758.112



## CIL Zone 1 High Value – Z1 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214
10%	71%	£106,341,436	£107,308,665	£106,380,953	£107,348,182	£106,484,574	£106,524,091
15%	71%	£95,355,471	£96,823,169	£95,415,434	£96,883,132	£95,572,673	£95,632,636
20%	71%	£84,366,060	£86,322,990	£84,446,011	£86,402,941	£84,655,663	£84,735,613
25%	71%	£73,376,649	£75,822,812	£73,476,587	£75,922,750	£73,738,652	£73,838,590
30%	71%	£62,387,238	£65,322,632	£62,507,164	£65,442,558	£62,821,642	£62,941,568
35%	71%	£51,397,827	£54,822,454	£51,537,741	£54,962,367	£51,904,631	£52,044,545
40%	71%	£40,405,940	£44,322,275	£40,567,957	£44,482,176	£40,987,620	£41,147,521
45%	71%	£29,365,284	£33,822,096	£29,547,553	£34,001,985	£30,025,511	£30,207,780
50%	71%	£18,324,628	£23,281,686	£18,527,150	£23,484,208	£19,058,213	£19,260,734
100%	71%	-£96,819,130	-£85,908,046	-£96,373,357	-£85,462,272	-£95,204,421	-£94,758,647
10%	75%	£106,217,402	£107,084,119	£106,259,331	£107,126,047	£106,345,666	£106,387,595
15%	75%	£95,167,259	£96,482,435	£95,230,884	£96,546,060	£95,361,890	£95,425,514
20%	75%	£84,115,111	£85,868,679	£84,199,943	£85,953,512	£84,374,618	£84,459,451
25%	75%	£73,062,963	£75,254,923	£73,169,004	£75,360,964	£73,387,346	£73,493,388
30%	75%	£62,010,815	£64,641,167	£62,138,064	£64,768,416	£62,400,075	£62,527,324
35%	75%	£50,958,667	£54,027,410	£51,107,123	£54,175,867	£51,412,804	£51,561,261
40%	75%	£39,897,401	£43,413,654	£40,069,311	£43,583,319	£40,423,283	£40,595,192
45%	75%	£28,793,177	£32,790,912	£28,986,577	£32,984,310	£29,384,794	£29,578,192
50%	75%	£17,688,954	£22,130,882	£17,903,841	£22,345,769	£18,346,306	£18,561,193
10%	60%	£106,696,806	£107,947,812	£106,728,882	£107,979,887	£106,881,941	£106,914,016
15%	60%	£95,894,720	£97,791,612	£95,943,390	£97,839,724	£96,175,646	£96,224,318
20%	60%	£85,085,058	£87,616,133	£85,149,953	£87,681,028	£85,459,626	£85,524,521
25%	60%	£74,275,396	£77,439,240	£74,356,516	£77,520,358	£74,743,607	£74,824,726
30%	60%	£63,465,735	£67,262,347	£63,563,078	£67,359,690	£64,027,588	£64,124,930
35%	60%	£52,656,074	£57,085,454	£52,769,640	£57,199,020	£53,311,569	£53,425,135
40%	60%	£41,846,411	£46,908,561	£41,976,202	£47,038,351	£42,595,549	£42,725,339
45%	60%	£31,004,435	£36,731,668	£31,152,381	£36,877,682	£31,858,366	£32,006,312
50%	60%	£20,145,906	£26,554,775	£20,310,290	£26,717,013	£21,094,718	£21,259,103

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214
10%	71%	£107,155,111	£107,687,815	£107,190,604	£107,723,308	£107,233,945	£107,269,438
15%	71%	£96,590,162	£97,398,499	£96,644,020	£97,452,356	£96,709,786	£96,763,644
20%	71%	£86,012,314	£87,090,097	£86,084,124	£87,161,907	£86,171,813	£86,243,623
25%	71%	£75,434,467	£76,781,694	£75,524,230	£76,871,457	£75,633,840	£75,723,603
30%	71%	£64,856,619	£66,473,292	£64,964,334	£66,581,007	£65,095,867	£65,203,583
35%	71%	£54,278,772	£56,164,890	£54,404,439	£56,290,559	£54,557,895	£54,683,562
40%	71%	£43,700,925	£45,856,489	£43,844,544	£46,000,109	£44,019,922	£44,163,542
45%	71%	£33,118,367	£35,548,087	£33,282,078	£35,709,659	£33,481,949	£33,643,521
50%	71%	£22,494,720	£25,224,829	£22,676,622	£25,406,729	£22,898,744	£23,080,645
100%	71%	-£87,640,253	-£81,630,954	-£87,239,868	-£81,230,570	-£86,750,949	-£86,350,564
10%	75%	£107,131,807	£107,597,923	£107,169,075	£107,635,191	£107,200,787	£107,238,054
15%	75%	£96,554,800	£97,262,095	£96,611,350	£97,318,645	£96,659,471	£96,716,021
20%	75%	£85,965,166	£86,908,225	£86,040,566	£86,983,625	£86,104,727	£86,180,128
25%	75%	£75,375,531	£76,554,355	£75,469,781	£76,648,606	£75,549,983	£75,644,233
30%	75%	£64,785,896	£66,200,485	£64,898,996	£66,313,586	£64,995,238	£65,108,338
35%	75%	£54,196,261	£55,846,615	£54,328,212	£55,978,566	£54,440,494	£54,572,445
40%	75%	£43,606,626	£45,492,745	£43,757,427	£45,643,546	£43,885,750	£44,036,550
45%	75%	£33,010,878	£35,138,875	£33,182,774	£35,308,526	£33,329,047	£33,500,656
50%	75%	£22,375,288	£24,764,133	£22,566,284	£24,955,129	£22,728,809	£22,919,805
10%	60%	£107,229,684	£107,975,469	£107,259,498	£108,005,282	£107,340,051	£107,369,865
15%	60%	£96,703,320	£97,833,095	£96,748,560	£97,877,816	£96,870,794	£96,916,034
20%	60%	£86,163,191	£87,672,086	£86,223,512	£87,732,407	£86,386,490	£86,446,810
25%	60%	£75,623,063	£77,509,182	£75,698,464	£77,584,582	£75,902,186	£75,977,587
30%	60%	£65,082,935	£67,346,278	£65,173,415	£67,436,759	£65,417,882	£65,508,363
35%	60%	£54,542,807	£57,183,374	£54,648,367	£57,288,934	£54,933,579	£55,039,140
40%	60%	£44,002,678	£47,020,469	£44,123,319	£47,141,110	£44,449,275	£44,569,916
45%	60%	£33,462,333	£36,857,565	£33,598,271	£36,993,285	£33,964,972	£34,100,693
50%	60%	£22.876.905	£26,694,660	£23.029.700	£26.845.461	£23,442,537	£23,595,333



## CIL Zone 1 Medium Value – Z1 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327
10%	71%	-£22,000,644	-£21,009,232	-£21,960,139	-£20,968,728	-£21,860,068	-£21,819,563
15%	71%	-£28,811,303	-£27,324,185	-£28,750,546	-£27,263,429	-£28,600,438	-£28,539,682
20%	71%	-£35,654,785	-£33,642,589	-£35,572,576	-£33,560,380	-£35,369,467	-£35,287,258
25%	71%	-£42,507,092	-£39,991,846	-£42,404,332	-£39,889,086	-£42,150,446	-£42,047,684
30%	71%	-£49,365,301	-£46,341,104	-£49,239,971	-£46,217,792	-£48,931,423	-£48,808,110
35%	71%	-£56,273,067	-£52,694,130	-£56,126,848	-£52,547,912	-£55,765,595	-£55,619,377
40%	71%	-£63,180,833	-£59,090,619	-£63,013,726	-£58,923,514	-£62,600,865	-£62,433,758
45%	71%	-£70,107,650	-£65,487,110	-£69,916,580	-£65,299,115	-£69,444,514	-£69,253,445
50%	71%	-£77,085,934	-£71,889,548	-£76,873,635	-£71,677,249	-£76,349,118	-£76,136,818
100%	71%	-£149,329,698	-£138,418,614	-£148,883,924	-£137,972,840	-£147,782,571	-£147,336,796
10%	75%	-£22,127,779	-£21,239,393	-£22,084,801	-£21,196,415	-£22,001,811	-£21,958,833
15%	75%	-£29,002,005	-£27,669,427	-£28,937,539	-£27,604,960	-£28,813,053	-£28,748,587
20%	75%	-£35,912,821	-£34,109,729	-£35,825,593	-£34,022,501	-£35,657,153	-£35,569,926
25%	75%	-£42,829,638	-£40,575,773	-£42,720,602	-£40,466,737	-£42,510,053	-£42,401,018
30%	75%	-£49,758,685	-£47,041,817	-£49,625,703	-£46,910,974	-£49,368,912	-£49,235,929
35%	75%	-£56,732,015	-£53,524,998	-£56,576,869	-£53,369,851	-£56,277,280	-£56,122,133
40%	75%	-£63,705,346	-£60,040,183	-£63,528,036	-£59,862,873	-£63,185,647	-£63,008,337
45%	75%	-£70,707,377	-£66,555,367	-£70,504,642	-£66,355,894	-£70,113,154	-£69,910,418
50%	75%	-£77,752,299	-£73,095,914	-£77,527,036	-£72,870,652	-£77,092,050	-£76,866,789
10%	60%	-£21,636,389	-£20,354,106	-£21,603,511	-£20,321,228	-£21,454,568	-£21,421,691
15%	60%	-£28,264,919	-£26,341,494	-£28,215,604	-£26,292,180	-£27,992,189	-£27,942,874
20%	60%	-£34,915,482	-£32,328,884	-£34,848,754	-£32,263,131	-£34,546,454	-£34,479,727
25%	60%	-£41,582,963	-£38,329,767	-£41,499,554	-£38,246,357	-£41,121,679	-£41,038,270
30%	60%	-£48,250,444	-£44,346,609	-£48,150,353	-£44,246,517	-£47,696,904	-£47,596,812
35%	60%	-£54,958,126	-£50,363,452	-£54,839,442	-£50,246,677	-£54,301,766	-£54,183,082
40%	60%	-£61,678,043	-£56,387,799	-£61,542,405	-£56,252,160	-£60,927,918	-£60,792,279
45%	60%	-£68,397,960	-£62,446,435	-£68,245,367	-£62,293,843	-£67,554,069	-£67,401,477
50%	60%	-£75,176,724	-£68,505,072	-£75,004,403	-£68,335,524	-£74,223,732	-£74,051,411

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327
10%	71%	-£21,189,416	-£20,643,395	-£21,130,245	-£20,584,224	-£21,111,993	-£21,052,822
15%	71%	-£27,594,461	-£26,775,429	-£27,505,704	-£26,686,672	-£27,478,327	-£27,389,570
20%	71%	-£34,008,295	-£32,907,462	-£33,888,200	-£32,789,121	-£33,851,155	-£33,731,061
25%	71%	-£40,448,980	-£39,063,704	-£40,298,861	-£38,913,585	-£40,252,555	-£40,102,436
30%	71%	-£46,889,665	-£45,227,333	-£46,709,521	-£45,047,190	-£46,653,955	-£46,473,813
35%	71%	-£53,344,584	-£51,390,963	-£53,130,980	-£51,180,796	-£53,065,093	-£52,851,489
40%	71%	-£59,833,996	-£57,581,303	-£59,589,877	-£57,337,184	-£59,514,577	-£59,270,458
45%	71%	-£66,323,407	-£63,789,129	-£66,048,773	-£63,514,495	-£65,964,061	-£65,689,427
50%	71%	-£72,833,965	-£69,996,953	-£72,523,826	-£69,691,805	-£72,428,162	-£72,118,022
100%	71%	-£140,401,648	-£134,392,351	-£139,750,435	-£133,741,137	-£139,549,565	-£138,898,353
10%	75%	-£21,214,442	-£20,736,673	-£21,152,312	-£20,674,544	-£21,146,697	-£21,084,568
15%	75%	-£27,632,000	-£26,915,346	-£27,538,806	-£26,822,152	-£27,530,383	-£27,437,188
20%	75%	-£34,059,088	-£33,094,020	-£33,932,989	-£32,969,761	-£33,921,591	-£33,795,492
25%	75%	-£40,512,472	-£39,300,355	-£40,354,847	-£39,142,730	-£40,340,600	-£40,182,976
30%	75%	-£46,965,855	-£45,511,315	-£46,776,704	-£45,322,165	-£46,759,610	-£46,570,459
35%	75%	-£53,434,926	-£51,722,275	-£53,210,643	-£51,501,600	-£53,190,372	-£52,966,088
40%	75%	-£59,937,243	-£57,966,138	-£59,680,919	-£57,709,814	-£59,657,753	-£59,401,428
45%	75%	-£66,439,561	-£64,222,068	-£66,151,196	-£63,933,702	-£66,125,134	-£65,836,769
50%	75%	-£72,965,137	-£70,477,998	-£72,639,490	-£70,157,592	-£72,610,059	-£72,284,412
10%	60%	-£21,109,333	-£20,344,902	-£21,059,630	-£20,295,199	-£21,000,942	-£20,951,237
15%	60%	-£27,474,336	-£26,327,691	-£27,399,780	-£26,253,135	-£27,311,748	-£27,237,193
20%	60%	-£33,845,755	-£32,310,478	-£33,744,876	-£32,211,071	-£33,625,760	-£33,524,881
25%	60%	-£40,245,806	-£38,306,419	-£40,119,705	-£38,180,320	-£39,970,812	-£39,844,712
30%	60%	-£46,645,855	-£44,318,592	-£46,494,536	-£44,167,272	-£46,315,863	-£46,164,544
35%	60%	-£53,055,488	-£50,330,764	-£52,876,061	-£50,154,225	-£52,664,201	-£52,484,773
40%	60%	-£59,503,600	-£56,349,831	-£59,298,540	-£56,144,771	-£59,056,414	-£58,851,354
45%	60%	-£65,951,712	-£62,403,723	-£65,721,020	-£62,173,030	-£65,448,628	-£65,217,936
50%	60%	-£72.414.216	-£68,457,614	-£72.153.699	-£68,201,289	-£71.846.092	-£71,585,575



#### CIL Zone 1 Medium Value - Z1 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,777,796	£10,777,796	£10,777,796	£10,777,796	£10,777,796	£10,777,796
10%	71%	-£2,843,521	-£1,852,110	-£2,803,017	-£1,811,605	-£2,702,945	-£2,662,441
15%	71%	-£9,654,180	-£8,167,062	-£9,593,424	-£8,106,306	-£9,443,315	-£9,382,559
20%	71%	-£16,497,662	-£14,485,466	-£16,415,454	-£14,403,257	-£16,212,344	-£16,130,136
25%	71%	-£23,349,969	-£20,834,724	-£23,247,209	-£20,731,963	-£22,993,323	-£22,890,561
30%	71%	-£30,208,178	-£27,183,981	-£30,082,848	-£27,060,669	-£29,774,300	-£29,650,987
35%	71%	-£37,115,944	-£33,537,007	-£36,969,726	-£33,390,789	-£36,608,472	-£36,462,254
40%	71%	-£44,023,710	-£39,933,497	-£43,856,604	-£39,766,391	-£43,443,742	-£43,276,635
45%	71%	-£50,950,527	-£46,329,987	-£50,759,457	-£46,141,992	-£50,287,391	-£50,096,322
50%	71%	-£57,928,811	-£52,732,425	-£57,716,512	-£52,520,126	-£57,191,995	-£56,979,695
100%	71%	-£130,172,575	-£119,261,491	-£129,726,802	-£118,815,717	-£128,625,448	-£128,179,674
10%	75%	-£2,970,656	-£2,082,271	-£2,927,679	-£2,039,292	-£2,844,688	-£2,801,710
15%	75%	-£9,844,882	-£8,512,304	-£9,780,416	-£8,447,837	-£9,655,930	-£9,591,464
20%	75%	-£16,755,698	-£14,952,606	-£16,668,471	-£14,865,379	-£16,500,030	-£16,412,803
25%	75%	-£23,672,515	-£21,418,650	-£23,563,479	-£21,309,614	-£23,352,930	-£23,243,895
30%	75%	-£30,601,562	-£27,884,694	-£30,468,580	-£27,753,851	-£30,211,789	-£30,078,806
35%	75%	-£37,574,892	-£34,367,875	-£37,419,747	-£34,212,728	-£37,120,157	-£36,965,010
40%	75%	-£44,548,223	-£40,883,060	-£44,370,913	-£40,705,750	-£44,028,524	-£43,851,214
45%	75%	-£51,550,255	-£47,398,245	-£51,347,519	-£47,198,771	-£50,956,031	-£50,753,295
50%	75%	-£58,595,176	-£53,938,792	-£58,369,914	-£53,713,529	-£57,934,928	-£57,709,666
10%	60%	-£2,479,266	-£1,196,983	-£2,446,388	-£1,164,105	-£2,297,445	-£2,264,568
15%	60%	-£9,107,796	-£7,184,371	-£9,058,481	-£7,135,057	-£8,835,066	-£8,785,751
20%	60%	-£15,758,359	-£13,171,761	-£15,691,631	-£13,106,008	-£15,389,331	-£15,322,604
25%	60%	-£22,425,840	-£19,172,644	-£22,342,431	-£19,089,234	-£21,964,556	-£21,881,147
30%	60%	-£29,093,321	-£25,189,487	-£28,993,230	-£25,089,394	-£28,539,781	-£28,439,689
35%	60%	-£35,801,003	-£31,206,329	-£35,682,319	-£31,089,554	-£35,144,643	-£35,025,960
40%	60%	-£42,520,920	-£37,230,676	-£42,385,282	-£37,095,037	-£41,770,795	-£41,635,157
45%	60%	-£49,240,838	-£43,289,312	-£49,088,244	-£43,136,720	-£48,396,946	-£48,244,354
50%	60%	-£56,019,601	-£49,347,950	-£55,847,281	-£49,178,402	-£55,066,609	-£54,894,288

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,777,796	£10,777,796	£10,777,796	£10,777,796	£10,777,796	£10,777,796
10%	71%	-£2,032,293	-£1,486,272	-£1,973,122	-£1,427,101	-£1,954,871	-£1,895,700
15%	71%	-£8,437,338	-£7,618,306	-£8,348,582	-£7,529,549	-£8,321,205	-£8,232,447
20%	71%	-£14,851,172	-£13,750,339	-£14,731,077	-£13,631,998	-£14,694,033	-£14,573,938
25%	71%	-£21,291,857	-£19,906,581	-£21,141,738	-£19,756,462	-£21,095,433	-£20,945,314
30%	71%	-£27,732,542	-£26,070,211	-£27,552,399	-£25,890,067	-£27,496,832	-£27,316,690
35%	71%	-£34,187,461	-£32,233,840	-£33,973,857	-£32,023,674	-£33,907,970	-£33,694,366
40%	71%	-£40,676,873	-£38,424,181	-£40,432,754	-£38,180,062	-£40,357,454	-£40,113,335
45%	71%	-£47,166,284	-£44,632,006	-£46,891,651	-£44,357,372	-£46,806,939	-£46,532,305
50%	71%	-£53,676,842	-£50,839,831	-£53,366,703	-£50,534,682	-£53,271,039	-£52,960,900
100%	71%	-£121,244,526	-£115,235,228	-£120,593,312	-£114,584,015	-£120,392,442	-£119,741,230
10%	75%	-£2,057,319	-£1,579,551	-£1,995,190	-£1,517,421	-£1,989,575	-£1,927,445
15%	75%	-£8,474,877	-£7,758,224	-£8,381,683	-£7,665,030	-£8,373,261	-£8,280,066
20%	75%	-£14,901,965	-£13,936,897	-£14,775,866	-£13,812,638	-£14,764,469	-£14,638,369
25%	75%	-£21,355,349	-£20,143,232	-£21,197,724	-£19,985,608	-£21,183,477	-£21,025,853
30%	75%	-£27,808,732	-£26,354,192	-£27,619,582	-£26,165,043	-£27,602,487	-£27,413,336
35%	75%	-£34,277,803	-£32,565,152	-£34,053,520	-£32,344,478	-£34,033,249	-£33,808,965
40%	75%	-£40,780,121	-£38,809,016	-£40,523,796	-£38,552,691	-£40,500,630	-£40,244,305
45%	75%	-£47,282,438	-£45,064,945	-£46,994,074	-£44,776,580	-£46,968,012	-£46,679,646
50%	75%	-£53,808,014	-£51,320,875	-£53,482,367	-£51,000,469	-£53,452,936	-£53,127,290
10%	60%	-£1,952,210	-£1,187,780	-£1,902,507	-£1,138,077	-£1,843,819	-£1,794,115
15%	60%	-£8,317,214	-£7,170,568	-£8,242,657	-£7,096,012	-£8,154,625	-£8,080,070
20%	60%	-£14,688,632	-£13,153,356	-£14,587,753	-£13,053,949	-£14,468,637	-£14,367,758
25%	60%	-£21,088,683	-£19,149,296	-£20,962,583	-£19,023,197	-£20,813,689	-£20,687,589
30%	60%	-£27,488,732	-£25,161,469	-£27,337,413	-£25,010,149	-£27,158,740	-£27,007,421
35%	60%	-£33,898,365	-£31,173,641	-£33,718,938	-£30,997,102	-£33,507,078	-£33,327,650
40%	60%	-£40,346,478	-£37,192,709	-£40,141,417	-£36,987,649	-£39,899,291	-£39,694,231
45%	60%	-£46,794,590	-£43,246,600	-£46,563,897	-£43,015,907	-£46,291,505	-£46,060,813
50%	60%	-£53.257.093	-£49.300.491	-£52.996.576	-£49.044.166	-£52.688.969	-£52,428,452



#### CIL Zone 1 Medium Value – Z1 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241
10%	71%	£30,509,924	£31,501,335	£30,550,428	£31,541,840	£30,650,500	£30,691,004
15%	71%	£23,699,265	£25,186,383	£23,760,021	£25,247,139	£23,910,129	£23,970,886
20%	71%	£16,855,783	£18,867,979	£16,937,991	£18,950,188	£17,141,100	£17,223,309
25%	71%	£10,003,475	£12,518,721	£10,106,236	£12,621,482	£10,360,122	£10,462,883
30%	71%	£3,145,267	£6,169,464	£3,270,597	£6,292,776	£3,579,145	£3,702,458
35%	71%	-£3,762,499	-£183,563	-£3,616,281	-£37,344	-£3,255,027	-£3,108,809
40%	71%	-£10,670,266	-£6,580,052	-£10,503,159	-£6,412,946	-£10,090,297	-£9,923,191
45%	71%	-£17,597,082	-£12,976,542	-£17,406,012	-£12,788,547	-£16,933,947	-£16,742,878
50%	71%	-£24,575,366	-£19,378,980	-£24,363,067	-£19,166,681	-£23,838,550	-£23,626,250
100%	71%	-£96,819,130	-£85,908,046	-£96,373,357	-£85,462,272	-£95,272,003	-£94,826,229
10%	75%	£30,382,789	£31,271,174	£30,425,766	£31,314,152	£30,508,757	£30,551,735
15%	75%	£23,508,563	£24,841,141	£23,573,029	£24,905,608	£23,697,515	£23,761,981
20%	75%	£16,597,747	£18,400,839	£16,684,974	£18,488,066	£16,853,414	£16,940,642
25%	75%	£9,680,930	£11,934,795	£9,789,966	£12,043,830	£10,000,515	£10,109,550
30%	75%	£2,751,883	£5,468,751	£2,884,864	£5,599,594	£3,141,656	£3,274,639
35%	75%	-£4,221,448	-£1,014,430	-£4,066,302	-£859,283	-£3,766,712	-£3,611,565
40%	75%	-£11,194,779	-£7,529,615	-£11,017,468	-£7,352,305	-£10,675,079	-£10,497,770
45%	75%	-£18,196,810	-£14,044,800	-£17,994,074	-£13,845,326	-£17,602,586	-£17,399,851
50%	75%	-£25,241,731	-£20,585,347	-£25,016,469	-£20,360,084	-£24,581,483	-£24,356,221
10%	60%	£30,874,179	£32,156,462	£30,907,057	£32,189,340	£31,056,000	£31,088,877
15%	60%	£24,245,648	£26,169,073	£24,294,964	£26,218,388	£24,518,378	£24,567,694
20%	60%	£17,595,086	£20,181,684	£17,661,814	£20,247,437	£17,964,114	£18,030,841
25%	60%	£10,927,605	£14,180,801	£11,011,014	£14,264,211	£11,388,889	£11,472,298
30%	60%	£4,260,124	£8,163,958	£4,360,215	£8,264,051	£4,813,664	£4,913,756
35%	60%	-£2,447,558	£2,147,116	-£2,328,874	£2,263,891	-£1,791,198	-£1,672,515
40%	60%	-£9,167,475	-£3,877,231	-£9,031,837	-£3,741,593	-£8,417,350	-£8,281,712
45%	60%	-£15,887,393	-£9,935,868	-£15,734,800	-£9,783,275	-£15,043,501	-£14,890,909
50%	60%	-£22.666.156	-£15.994.505	-£22,493,836	-£15.824.957	-£21,713,164	-£21.540.843

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241
10%	71%	£31,321,152	£31,867,173	£31,380,323	£31,926,344	£31,398,574	£31,457,745
15%	71%	£24,916,107	£25,735,139	£25,004,863	£25,823,895	£25,032,240	£25,120,997
20%	71%	£18,502,273	£19,603,105	£18,622,367	£19,721,447	£18,659,412	£18,779,507
25%	71%	£12,061,588	£13,446,864	£12,211,707	£13,596,982	£12,258,012	£12,408,131
30%	71%	£5,620,903	£7,283,234	£5,801,046	£7,463,377	£5,856,612	£6,036,755
35%	71%	-£834,016	£1,119,605	-£620,413	£1,329,771	-£554,525	-£340,921
40%	71%	-£7,323,428	-£5,070,736	-£7,079,309	-£4,826,617	-£7,004,009	-£6,759,891
45%	71%	-£13,812,839	-£11,278,561	-£13,538,206	-£11,003,927	-£13,453,494	-£13,178,860
50%	71%	-£20,323,397	-£17,486,386	-£20,013,258	-£17,181,237	-£19,917,594	-£19,607,455
100%	71%	-£87,891,081	-£81,881,783	-£87,239,868	-£81,230,570	-£87,038,998	-£86,387,785
10%	75%	£31,296,126	£31,773,894	£31,358,255	£31,836,024	£31,363,870	£31,426,000
15%	75%	£24,878,568	£25,595,221	£24,971,762	£25,688,415	£24,980,184	£25,073,379
20%	75%	£18,451,480	£19,416,547	£18,577,579	£19,540,807	£18,588,976	£18,715,076
25%	75%	£11,998,096	£13,210,213	£12,155,721	£13,367,837	£12,169,968	£12,327,592
30%	75%	£5,544,713	£6,999,253	£5,733,863	£7,188,402	£5,750,958	£5,940,108
35%	75%	-£924,358	£788,293	-£700,075	£1,008,967	-£679,804	-£455,520
40%	75%	-£7,426,676	-£5,455,571	-£7,170,351	-£5,199,246	-£7,147,186	-£6,890,860
45%	75%	-£13,928,993	-£11,711,500	-£13,640,629	-£11,423,135	-£13,614,567	-£13,326,201
50%	75%	-£20,454,569	-£17,967,430	-£20,128,923	-£17,647,024	-£20,099,491	-£19,773,845
10%	60%	£31,401,235	£32,165,665	£31,450,938	£32,215,368	£31,509,626	£31,559,330
15%	60%	£25,036,231	£26,182,877	£25,110,787	£26,257,433	£25,198,819	£25,273,375
20%	60%	£18,664,812	£20,200,089	£18,765,692	£20,299,496	£18,884,807	£18,985,687
25%	60%	£12,264,762	£14,204,149	£12,390,862	£14,330,248	£12,539,755	£12,665,856
30%	60%	£5,864,713	£8,191,976	£6,016,032	£8,343,296	£6,194,705	£6,346,024
35%	60%	-£544,920	£2,179,804	-£365,493	£2,356,343	-£153,633	£25,794
40%	60%	-£6,993,033	-£3,839,264	-£6,787,973	-£3,634,204	-£6,545,847	-£6,340,787
45%	60%	-£13,441,145	-£9,893,155	-£13,210,452	-£9,662,462	-£12,938,060	-£12,707,368
50%	60%	-£19.903.648	-£15,947,046	-£19,643,132	-£15.690.721	-£19.335.525	-£19.075.007



## CIL Zone 1 Low Value – Z1 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185
10%	71%	-£47,366,018	-£46,343,465	-£47,324,242	-£46,301,688	-£47,221,026	-£47,179,250
15%	71%	-£52,849,796	-£51,315,967	-£52,787,131	-£51,253,302	-£52,632,309	-£52,569,644
20%	71%	-£58,333,575	-£56,288,468	-£58,250,021	-£56,204,915	-£58,043,591	-£57,960,038
25%	71%	-£63,817,353	-£61,260,971	-£63,712,912	-£61,156,529	-£63,454,873	-£63,350,432
30%	71%	-£69,328,940	-£66,233,472	-£69,201,561	-£66,108,142	-£68,886,850	-£68,759,471
35%	71%	-£74,867,500	-£71,230,030	-£74,718,891	-£71,081,421	-£74,351,729	-£74,203,120
40%	71%	-£80,406,060	-£76,248,952	-£80,236,221	-£76,079,113	-£79,816,607	-£79,646,768
45%	71%	-£86,011,567	-£81,267,873	-£85,817,373	-£81,076,804	-£85,337,587	-£85,143,392
50%	71%	-£91,637,180	-£86,336,067	-£91,417,880	-£86,120,295	-£90,876,065	-£90,656,764
100%	71%	-£149,329,698	-£138,418,614	-£148,883,924	-£137,972,840	-£147,782,571	-£147,336,796
10%	75%	-£47,497,147	-£46,580,856	-£47,452,819	-£46,536,528	-£47,367,223	-£47,322,895
15%	75%	-£53,046,489	-£51,672,053	-£52,979,998	-£51,605,561	-£52,851,603	-£52,785,111
20%	75%	-£58,595,832	-£56,763,249	-£58,507,176	-£56,674,595	-£58,335,983	-£58,247,327
25%	75%	-£64,145,174	-£61,854,447	-£64,034,356	-£61,743,628	-£63,820,362	-£63,709,543
30%	75%	-£69,728,759	-£66,945,644	-£69,593,601	-£66,812,662	-£69,332,610	-£69,197,453
35%	75%	-£75,333,955	-£72,074,487	-£75,176,272	-£71,916,802	-£74,871,782	-£74,714,099
40%	75%	-£80,947,504	-£77,214,044	-£80,764,346	-£77,033,835	-£80,410,953	-£80,230,744
45%	75%	-£86,621,103	-£82,361,818	-£86,415,052	-£82,155,766	-£86,017,162	-£85,811,111
50%	75%	-£92,325,519	-£87,562,163	-£92,092,829	-£87,333,217	-£91,643,498	-£91,410,807
10%	60%	-£46,990,321	-£45,676,906	-£46,956,412	-£45,643,543	-£46,802,789	-£46,768,880
15%	60%	-£52,286,250	-£50,302,409	-£52,235,387	-£50,251,544	-£52,004,953	-£51,954,089
20%	60%	-£57,582,180	-£54,937,058	-£57,514,361	-£54,869,239	-£57,207,117	-£57,139,298
25%	60%	-£62,878,110	-£59,571,707	-£62,793,336	-£59,486,933	-£62,409,281	-£62,324,507
30%	60%	-£68,183,414	-£64,206,356	-£68,080,021	-£64,104,627	-£67,611,619	-£67,509,716
35%	60%	-£73,531,053	-£68,841,005	-£73,410,428	-£68,722,321	-£72,863,959	-£72,743,335
40%	60%	-£78,878,692	-£73,501,926	-£78,740,836	-£73,364,069	-£78,116,299	-£77,978,442
45%	60%	-£84,265,175	-£78,177,469	-£84,107,550	-£78,022,380	-£83,393,454	-£83,235,829
50%	60%	-£89,677,005	-£82,853,013	-£89,501,866	-£82,680,691	-£88,708,426	-£88,533,288

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185
10%	71%	-£46,567,926	-£46,008,476	-£46,468,280	-£45,910,434	-£46,488,072	-£46,388,425
15%	71%	-£51,652,658	-£50,807,899	-£51,503,188	-£50,658,429	-£51,532,876	-£51,383,406
20%	71%	-£56,737,390	-£55,611,044	-£56,538,097	-£55,411,751	-£56,577,681	-£56,378,387
25%	71%	-£61,822,122	-£60,414,190	-£61,573,006	-£60,165,074	-£61,622,486	-£61,373,369
30%	71%	-£66,906,854	-£65,217,335	-£66,607,914	-£64,918,396	-£66,667,290	-£66,368,351
35%	71%	-£72,028,491	-£70,025,148	-£71,674,025	-£69,671,718	-£71,744,429	-£71,389,962
40%	71%	-£77,161,479	-£74,871,944	-£76,756,374	-£74,466,839	-£76,836,836	-£76,431,731
45%	71%	-£82,301,714	-£79,718,739	-£81,838,723	-£79,262,997	-£81,930,518	-£81,473,501
50%	71%	-£87,495,382	-£84,586,656	-£86,980,718	-£84,071,993	-£87,082,941	-£86,568,279
100%	71%	-£140,813,707	-£134,804,408	-£139,750,435	-£133,741,137	-£139,961,624	-£138,898,353
10%	75%	-£46,595,669	-£46,105,037	-£46,491,040	-£46,002,092	-£46,525,796	-£46,421,167
15%	75%	-£51,694,272	-£50,955,108	-£51,537,329	-£50,798,164	-£51,589,463	-£51,432,520
20%	75%	-£56,792,876	-£55,807,323	-£56,583,619	-£55,598,066	-£56,653,130	-£56,443,873
25%	75%	-£61,891,480	-£60,659,539	-£61,629,907	-£60,397,967	-£61,716,798	-£61,455,225
30%	75%	-£66,990,083	-£65,511,754	-£66,676,196	-£65,197,867	-£66,780,465	-£66,466,578
35%	75%	-£72,127,180	-£70,374,255	-£71,754,989	-£70,002,064	-£71,878,626	-£71,506,435
40%	75%	-£77,274,266	-£75,270,923	-£76,848,905	-£74,845,562	-£76,990,203	-£76,564,843
45%	75%	-£82,430,674	-£80,167,591	-£81,944,317	-£79,689,061	-£82,105,877	-£81,623,252
50%	75%	-£87,638,671	-£85,093,536	-£87,098,274	-£84,553,140	-£87,277,786	-£86,737,389
10%	60%	-£46,479,149	-£45,699,484	-£46,395,446	-£45,617,128	-£46,367,352	-£46,283,648
15%	60%	-£51,519,491	-£50,336,829	-£51,393,937	-£50,211,274	-£51,351,797	-£51,226,242
20%	60%	-£56,559,835	-£54,982,950	-£56,392,429	-£54,815,545	-£56,336,243	-£56,168,836
25%	60%	-£61,600,178	-£59,629,073	-£61,390,920	-£59,419,815	-£61,320,688	-£61,111,429
30%	60%	-£66,640,521	-£64,275,195	-£66,389,412	-£64,024,086	-£66,305,132	-£66,054,023
35%	60%	-£71,712,688	-£68,921,317	-£71,414,936	-£68,628,356	-£71,315,001	-£71,017,249
40%	60%	-£76,800,561	-£73,595,212	-£76,460,273	-£73,254,924	-£76,346,062	-£76,005,773
45%	60%	-£81,889,040	-£78,282,416	-£81,505,610	-£77,899,592	-£81,377,122	-£80,994,298
50%	60%	-£87.036.856	-£82,969,621	-£86.604.538	-£82.544.260	-£86.459.440	-£86.027.122



#### CIL Zone 1 Low Value - Z1 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17,308,062	-£17,308,062	-£17,308,062	-£17,308,062	-£17,308,062	-£17,308,062
10%	71%	-£28,208,895	-£27,186,342	-£28,167,119	-£27,144,566	-£28,063,904	-£28,022,127
15%	71%	-£33,692,674	-£32,158,844	-£33,630,009	-£32,096,179	-£33,475,186	-£33,412,521
20%	71%	-£39,176,452	-£37,131,346	-£39,092,899	-£37,047,792	-£38,886,468	-£38,802,915
25%	71%	-£44,660,230	-£42,103,848	-£44,555,790	-£41,999,406	-£44,297,750	-£44,193,310
30%	71%	-£50,171,817	-£47,076,349	-£50,044,438	-£46,951,019	-£49,729,727	-£49,602,348
35%	71%	-£55,710,377	-£52,072,907	-£55,561,768	-£51,924,298	-£55,194,606	-£55,045,997
40%	71%	-£61,248,938	-£57,091,829	-£61,079,099	-£56,921,990	-£60,659,485	-£60,489,646
45%	71%	-£66,854,444	-£62,110,750	-£66,660,251	-£61,919,681	-£66,180,464	-£65,986,269
50%	71%	-£72,480,058	-£67,178,944	-£72,260,757	-£66,963,172	-£71,718,942	-£71,499,641
100%	71%	-£130,172,575	-£119,261,491	-£129,726,802	-£118,815,717	-£128,625,448	-£128,179,674
10%	75%	-£28,340,024	-£27,423,733	-£28,295,696	-£27,379,406	-£28,210,100	-£28,165,772
15%	75%	-£33,889,366	-£32,514,930	-£33,822,876	-£32,448,439	-£33,694,480	-£33,627,988
20%	75%	-£39,438,709	-£37,606,127	-£39,350,054	-£37,517,472	-£39,178,860	-£39,090,205
25%	75%	-£44,988,051	-£42,697,324	-£44,877,233	-£42,586,505	-£44,663,240	-£44,552,421
30%	75%	-£50,571,636	-£47,788,521	-£50,436,478	-£47,655,539	-£50,175,488	-£50,040,330
35%	75%	-£56,176,833	-£52,917,364	-£56,019,149	-£52,759,680	-£55,714,659	-£55,556,976
40%	75%	-£61.790.381	-£58.056.922	-£61.607.224	-£57.876.713	-£61.253.831	-£61.073.622
45%	75%	-£67,463,980	-£63,204,695	-£67,257,929	-£62,998,643	-£66,860,039	-£66,653,988
50%	75%	-£73,168,396	-£68,405,040	-£72,935,706	-£68,176,095	-£72,486,376	-£72,253,685
10%	60%	-£27,833,199	-£26,519,784	-£27,799,289	-£26,486,420	-£27,645,667	-£27,611,757
15%	60%	-£33,129,127	-£31,145,286	-£33,078,264	-£31,094,422	-£32,847,831	-£32,796,966
20%	60%	-£38,425,057	-£35,779,935	-£38,357,238	-£35,712,116	-£38,049,994	-£37,982,175
25%	60%	-£43,720,987	-£40,414,585	-£43,636,213	-£40,329,811	-£43,252,158	-£43,167,384
30%	60%	-£49,026,292	-£45,049,233	-£48,922,899	-£44,947,504	-£48,454,496	-£48,352,593
35%	60%	-£54,373,930	-£49,683,882	-£54,253,306	-£49,565,199	-£53,706,836	-£53,586,212
40%	60%	-£59,721,569	-£54,344,803	-£59,583,714	-£54,206,946	-£58,959,176	-£58,821,320
45%	60%	-£65,108,052	-£59.020.347	-£64,950,427	-£58.865.257	-£64,236,331	-£64.078.707
50%	60%	-£70.519.883	-£63,695,890	-£70,344,743	-£63.523.569	-£69.551.303	-£69.376.165

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17,308,062	-£17,308,062	-£17,308,062	-£17,308,062	-£17,308,062	-£17,308,062
10%	71%	-£27,410,803	-£26,851,354	-£27,311,157	-£26,753,311	-£27,330,949	-£27,231,302
15%	71%	-£32,495,535	-£31,650,776	-£32,346,066	-£31,501,307	-£32,375,754	-£32,226,283
20%	71%	-£37,580,267	-£36,453,921	-£37,380,974	-£36,254,629	-£37,420,558	-£37,221,265
25%	71%	-£42,664,999	-£41,257,067	-£42,415,883	-£41,007,951	-£42,465,363	-£42,216,247
30%	71%	-£47,749,731	-£46,060,213	-£47,450,792	-£45,761,273	-£47,510,167	-£47,211,228
35%	71%	-£52,871,368	-£50,868,026	-£52,516,902	-£50,514,595	-£52,587,306	-£52,232,839
40%	71%	-£58,004,357	-£55,714,821	-£57,599,252	-£55,309,716	-£57,679,714	-£57,274,609
45%	71%	-£63,144,591	-£60,561,617	-£62,681,600	-£60,105,874	-£62,773,395	-£62,316,378
50%	71%	-£68,338,259	-£65,429,534	-£67,823,595	-£64,914,870	-£67,925,818	-£67,411,156
100%	71%	-£121,656,584	-£115,647,286	-£120,593,312	-£114,584,015	-£120,804,501	-£119,741,230
10%	75%	-£27,438,546	-£26,947,914	-£27,333,917	-£26,844,969	-£27,368,673	-£27,264,045
15%	75%	-£32,537,150	-£31,797,985	-£32,380,207	-£31,641,042	-£32,432,341	-£32,275,398
20%	75%	-£37,635,753	-£36,650,200	-£37,426,496	-£36,440,943	-£37,496,008	-£37,286,750
25%	75%	-£42,734,357	-£41,502,416	-£42,472,784	-£41,240,844	-£42,559,675	-£42,298,102
30%	75%	-£47,832,960	-£46,354,632	-£47,519,073	-£46,040,744	-£47,623,342	-£47,309,455
35%	75%	-£52,970,057	-£51,217,132	-£52,597,866	-£50,844,941	-£52,721,503	-£52,349,312
40%	75%	-£58,117,144	-£56,113,800	-£57,691,782	-£55,688,440	-£57,833,081	-£57,407,721
45%	75%	-£63,273,552	-£61,010,468	-£62,787,195	-£60,531,938	-£62,948,754	-£62,466,129
50%	75%	-£68,481,548	-£65,936,413	-£67,941,151	-£65,396,017	-£68,120,663	-£67,580,267
10%	60%	-£27,322,026	-£26,542,361	-£27,238,323	-£26,460,005	-£27,210,229	-£27,126,526
15%	60%	-£32,362,369	-£31,179,706	-£32,236,815	-£31,054,152	-£32,194,674	-£32,069,120
20%	60%	-£37,402,712	-£35,825,827	-£37,235,306	-£35,658,422	-£37,179,120	-£37,011,714
25%	60%	-£42,443,055	-£40,471,950	-£42,233,798	-£40,262,693	-£42,163,565	-£41,954,306
30%	60%	-£47,483,399	-£45,118,073	-£47,232,289	-£44,866,963	-£47,148,010	-£46,896,900
35%	60%	-£52,555,566	-£49,764,194	-£52,257,813	-£49,471,234	-£52,157,879	-£51,860,126
40%	60%	-£57,643,439	-£54,438,089	-£57,303,151	-£54,097,801	-£57,188,939	-£56,848,650
45%	60%	-£62,731,917	-£59,125,293	-£62,348,487	-£58,742,470	-£62,220,000	-£61,837,175
50%	60%	-£67,879,733	-£63,812,498	-£67,447,416	-£63,387,137	-£67,302,317	-£66,869,999



#### CIL Zone 1 Low Value – Z1 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,045,383	£16,045,383	£16,045,383	£16,045,383	£16,045,383	£16,045,383
10%	71%	£5,144,549	£6,167,103	£5,186,326	£6,208,879	£5,289,541	£5,331,318
15%	71%	-£339,229	£1,194,600	-£276,564	£1,257,265	-£121,742	-£59,077
20%	71%	-£5,823,007	-£3,777,901	-£5,739,454	-£3,694,347	-£5,533,023	-£5,449,470
25%	71%	-£11,306,785	-£8,750,403	-£11,202,345	-£8,645,961	-£10,944,305	-£10,839,865
30%	71%	-£16,818,372	-£13,722,904	-£16,690,993	-£13,597,574	-£16,376,283	-£16,248,903
35%	71%	-£22,356,933	-£18,719,462	-£22,208,323	-£18,570,853	-£21,841,161	-£21,692,552
40%	71%	-£27,895,493	-£23,738,384	-£27,725,654	-£23,568,545	-£27,306,040	-£27,136,201
45%	71%	-£33,501,000	-£28,757,305	-£33,306,806	-£28,566,236	-£32,827,019	-£32,632,824
50%	71%	-£39,126,613	-£33,825,499	-£38,907,312	-£33,609,728	-£38,365,497	-£38,146,196
100%	71%	-£96,819,130	-£85,908,046	-£96,373,357	-£85,462,272	-£95,272,003	-£94,826,229
10%	75%	£5,013,421	£5,929,711	£5,057,748	£5,974,039	£5,143,345	£5,187,673
15%	75%	-£535,921	£838,515	-£469,431	£905,006	-£341,035	-£274,544
20%	75%	-£6,085,264	-£4,252,682	-£5,996,609	-£4,164,028	-£5,825,415	-£5,736,760
25%	75%	-£11,634,606	-£9,343,880	-£11,523,788	-£9,233,060	-£11,309,795	-£11,198,976
30%	75%	-£17,218,191	-£14,435,076	-£17,083,034	-£14,302,094	-£16,822,043	-£16,686,885
35%	75%	-£22,823,388	-£19,563,919	-£22,665,704	-£19,406,235	-£22,361,214	-£22,203,531
40%	75%	-£28,436,936	-£24,703,477	-£28,253,779	-£24,523,268	-£27,900,386	-£27,720,177
45%	75%	-£34,110,536	-£29,851,250	-£33,904,484	-£29,645,199	-£33,506,595	-£33,300,543
50%	75%	-£39,814,951	-£35,051,595	-£39,582,261	-£34,822,650	-£39,132,931	-£38,900,240
10%	60%	£5,520,246	£6,833,661	£5,554,156	£6,867,024	£5,707,778	£5,741,688
15%	60%	£224,317	£2,208,159	£275,181	£2,259,023	£505,614	£556,479
20%	60%	-£5,071,612	-£2,426,490	-£5,003,793	-£2,358,671	-£4,696,550	-£4,628,730
25%	60%	-£10,367,542	-£7,061,140	-£10,282,768	-£6,976,366	-£9,898,713	-£9,813,939
30%	60%	-£15,672,847	-£11,695,788	-£15,569,454	-£11,594,059	-£15,101,052	-£14,999,148
35%	60%	-£21,020,485	-£16,330,437	-£20,899,861	-£16,211,754	-£20,353,392	-£20,232,767
40%	60%	-£26,368,125	-£20,991,358	-£26,230,269	-£20,853,502	-£25,605,731	-£25,467,875
45%	60%	-£31,754,607	-£25,666,902	-£31,596,983	-£25,511,813	-£30,882,887	-£30,725,262
50%	60%	-£37,166,438	-£30,342,445	-£36,991,298	-£30,170,124	-£36,197,858	-£36,022,720

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,045,383	£16,045,383	£16,045,383	£16,045,383	£16,045,383	£16,045,383
10%	71%	£5,942,642	£6,502,091	£6,042,288	£6,600,134	£6,022,496	£6,122,143
15%	71%	£857,910	£1,702,669	£1,007,379	£1,852,138	£977,691	£1,127,161
20%	71%	-£4,226,822	-£3,100,477	-£4,027,529	-£2,901,184	-£4,067,113	-£3,867,820
25%	71%	-£9,311,554	-£7,903,622	-£9,062,438	-£7,654,506	-£9,111,918	-£8,862,802
30%	71%	-£14,396,286	-£12,706,768	-£14,097,347	-£12,407,828	-£14,156,723	-£13,857,783
35%	71%	-£19,517,923	-£17,514,581	-£19,163,457	-£17,161,150	-£19,233,862	-£18,879,394
40%	71%	-£24,650,912	-£22,361,376	-£24,245,807	-£21,956,271	-£24,326,269	-£23,921,164
45%	71%	-£29,791,146	-£27,208,172	-£29,328,155	-£26,752,429	-£29,419,950	-£28,962,933
50%	71%	-£34,984,814	-£32,076,089	-£34,470,150	-£31,561,425	-£34,572,374	-£34,057,711
100%	71%	-£88,303,139	-£82,293,841	-£87,239,868	-£81,230,570	-£87,451,056	-£86,387,785
10%	75%	£5,914,899	£6,405,531	£6,019,527	£6,508,476	£5,984,771	£6,089,400
15%	75%	£816,295	£1,555,460	£973,238	£1,712,403	£921,104	£1,078,047
20%	75%	-£4,282,308	-£3,296,756	-£4,073,051	-£3,087,498	-£4,142,563	-£3,933,305
25%	75%	-£9,380,912	-£8,148,971	-£9,119,339	-£7,887,399	-£9,206,230	-£8,944,657
30%	75%	-£14,479,516	-£13,001,187	-£14,165,629	-£12,687,300	-£14,269,897	-£13,956,010
35%	75%	-£19,616,612	-£17,863,687	-£19,244,422	-£17,491,497	-£19,368,058	-£18,995,867
40%	75%	-£24,763,699	-£22,760,355	-£24,338,338	-£22,334,995	-£24,479,636	-£24,054,276
45%	75%	-£29,920,107	-£27,657,024	-£29,433,750	-£27,178,493	-£29,595,310	-£29,112,684
50%	75%	-£35,128,103	-£32,582,968	-£34,587,707	-£32,042,572	-£34,767,218	-£34,226,822
10%	60%	£6,031,419	£6,811,084	£6,115,122	£6,893,440	£6,143,216	£6,226,919
15%	60%	£991,076	£2,173,739	£1,116,630	£2,299,293	£1,158,771	£1,284,325
20%	60%	-£4,049,268	-£2,472,383	-£3,881,861	-£2,304,977	-£3,825,675	-£3,658,269
25%	60%	-£9,089,610	-£7,118,505	-£8,880,353	-£6,909,248	-£8,810,120	-£8,600,862
30%	60%	-£14,129,954	-£11,764,628	-£13,878,844	-£11,513,518	-£13,794,565	-£13,543,455
35%	60%	-£19,202,121	-£16,410,749	-£18,904,368	-£16,117,789	-£18,804,434	-£18,506,681
40%	60%	-£24,289,994	-£21,084,644	-£23,949,706	-£20,744,356	-£23,835,494	-£23,495,205
45%	60%	-£29,378,473	-£25,771,848	-£28,995,042	-£25,389,025	-£28,866,555	-£28,483,730
50%	60%	-£34.526.288	-£30.459.053	-£34.093.971	-£30.033.692	-£33.948.872	-£33,516,555



## CIL Zone 1 Low Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304
10%	71%	£20,240,470	£21,263,024	£20,282,247	£21,304,800	£20,385,462	£20,427,239
15%	71%	£14,756,692	£16,290,521	£14,819,357	£16,353,186	£14,974,179	£15,036,844
20%	71%	£9,272,914	£11,318,020	£9,356,467	£11,401,574	£9,562,898	£9,646,451
25%	71%	£3,789,136	£6,345,518	£3,893,576	£6,449,960	£4,151,616	£4,256,056
30%	71%	-£1,722,451	£1,373,017	-£1,595,072	£1,498,347	-£1,280,362	-£1,152,982
35%	71%	-£7,261,011	-£3,623,541	-£7,112,402	-£3,474,932	-£6,745,240	-£6,596,631
40%	71%	-£12,799,572	-£8,642,463	-£12,629,733	-£8,472,624	-£12,210,119	-£12,040,280
45%	71%	-£18,405,079	-£13,661,384	-£18,210,885	-£13,470,315	-£17,731,098	-£17,536,903
50%	71%	-£24,030,692	-£18,729,578	-£23,811,391	-£18,513,807	-£23,269,576	-£23,050,275
100%	71%	-£81,723,209	-£70,812,125	-£81,277,436	-£70,366,351	-£80,176,082	-£79,730,308
10%	75%	£20,109,342	£21,025,633	£20,153,670	£21,069,960	£20,239,266	£20,283,594
15%	75%	£14,560,000	£15,934,436	£14,626,490	£16,000,927	£14,754,886	£14,821,378
20%	75%	£9,010,657	£10,843,239	£9,099,312	£10,931,893	£9,270,506	£9,359,161
25%	75%	£3,461,315	£5,752,042	£3,572,133	£5,862,861	£3,786,126	£3,896,945
30%	75%	-£2,122,270	£660,845	-£1,987,112	£793,827	-£1,726,122	-£1,590,964
35%	75%	-£7,727,467	-£4,467,998	-£7,569,783	-£4,310,314	-£7,265,293	-£7,107,610
40%	75%	-£13,341,015	-£9,607,556	-£13,157,858	-£9,427,347	-£12,804,465	-£12,624,256
45%	75%	-£19,014,615	-£14,755,329	-£18,808,563	-£14,549,277	-£18,410,673	-£18,204,622
50%	75%	-£24,719,030	-£19,955,674	-£24,486,340	-£19,726,729	-£24,037,010	-£23,804,319
10%	60%	£20,616,167	£21,929,582	£20,650,077	£21,962,946	£20,803,699	£20,837,609
15%	60%	£15,320,239	£17,304,080	£15,371,102	£17,354,944	£15,601,535	£15,652,400
20%	60%	£10,024,309	£12,669,431	£10,092,128	£12,737,250	£10,399,372	£10,467,191
25%	60%	£4,728,379	£8,034,781	£4,813,153	£8,119,555	£5,197,208	£5,281,982
30%	60%	-£576,926	£3,400,133	-£473,533	£3,501,862	-£5,130	£96,773
35%	60%	-£5,924,564	-£1,234,516	-£5,803,940	-£1,115,833	-£5,257,470	-£5,136,846
40%	60%	-£11,272,204	-£5,895,437	-£11,134,348	-£5,757,580	-£10,509,810	-£10,371,954
45%	60%	-£16,658,686	-£10,570,981	-£16,501,062	-£10,415,892	-£15,786,965	-£15,629,341
50%	60%	-£22.070.517	-£15,246,524	-£21.895.377	-£15.074.203	-£21,101,937	-£20,926,799

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304
10%	71%	£21,038,563	£21,598,012	£21,138,209	£21,696,055	£21,118,417	£21,218,064
15%	71%	£15,953,831	£16,798,590	£16,103,300	£16,948,059	£16,073,612	£16,223,083
20%	71%	£10,869,099	£11,995,445	£11,068,392	£12,194,737	£11,028,808	£11,228,101
25%	71%	£5,784,367	£7,192,299	£6,033,483	£7,441,415	£5,984,003	£6,233,119
30%	71%	£699,635	£2,389,153	£998,574	£2,688,093	£939,199	£1,238,138
35%	71%	-£4,422,002	-£2,418,660	-£4,067,536	-£2,065,229	-£4,137,940	-£3,783,473
40%	71%	-£9,554,991	-£7,265,455	-£9,149,886	-£6,860,350	-£9,230,348	-£8,825,243
45%	71%	-£14,695,225	-£12,112,251	-£14,232,234	-£11,656,508	-£14,324,029	-£13,867,012
50%	71%	-£19,888,893	-£16,980,168	-£19,374,229	-£16,465,504	-£19,476,453	-£18,961,790
100%	71%	-£73,207,218	-£67,197,920	-£72,143,946	-£66,134,649	-£72,355,135	-£71,291,864
10%	75%	£21,010,820	£21,501,452	£21,115,448	£21,604,397	£21,080,693	£21,185,321
15%	75%	£15,912,216	£16,651,381	£16,069,159	£16,808,324	£16,017,025	£16,173,968
20%	75%	£10,813,613	£11,799,166	£11,022,870	£12,008,423	£10,953,358	£11,162,616
25%	75%	£5,715,009	£6,946,950	£5,976,582	£7,208,522	£5,889,691	£6,151,264
30%	75%	£616,405	£2,094,734	£930,293	£2,408,621	£826,024	£1,139,911
35%	75%	-£4,520,691	-£2,767,766	-£4,148,501	-£2,395,576	-£4,272,137	-£3,899,946
40%	75%	-£9,667,778	-£7,664,434	-£9,242,417	-£7,239,074	-£9,383,715	-£8,958,355
45%	75%	-£14,824,186	-£12,561,103	-£14,337,829	-£12,082,572	-£14,499,388	-£14,016,763
50%	75%	-£20,032,182	-£17,487,047	-£19,491,785	-£16,946,651	-£19,671,297	-£19,130,901
10%	60%	£21,127,340	£21,907,005	£21,211,043	£21,989,361	£21,239,137	£21,322,840
15%	60%	£16,086,997	£17,269,660	£16,212,551	£17,395,214	£16,254,692	£16,380,246
20%	60%	£11,046,654	£12,623,538	£11,214,060	£12,790,944	£11,270,246	£11,437,652
25%	60%	£6,006,311	£7,977,416	£6,215,568	£8,186,673	£6,285,801	£6,495,060
30%	60%	£965,967	£3,331,293	£1,217,077	£3,582,403	£1,301,356	£1,552,466
35%	60%	-£4,106,200	-£1,314,828	-£3,808,447	-£1,021,868	-£3,708,513	-£3,410,760
40%	60%	-£9,194,073	-£5,988,723	-£8,853,785	-£5,648,435	-£8,739,573	-£8,399,284
45%	60%	-£14,282,551	-£10,675,927	-£13,899,121	-£10,293,104	-£13,770,634	-£13,387,809
50%	60%	-£19,430,367	-£15,363,132	-£18,998,050	-£14,937,771	-£18,852,951	-£18,420,633



## CIL Zone 2 High Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

	% 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%	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632
10%	71%	£25,998,451	£27,023,919	£26,039,554	£27,065,023	£25,852,867	£25,893,971
15%	71%	£20,238,247	£21,776,450	£20,299,903	£21,838,106	£20,019,872	£20,081,528
20%	71%	£14,442,289	£16,526,768	£14,525,842	£16,610,322	£14,146,360	£14,229,913
25%	71%	£8,635,425	£11,241,025	£8,739,867	£11,345,466	£8,265,514	£8,369,955
30%	71%	£2,828,561	£5,955,281	£2,953,890	£6,080,611	£2,384,668	£2,509,997
35%	71%	-£3,002,019	£669,536	-£2,853,410	£815,755	-£3,528,364	-£3,379,755
40%	71%	-£8,868,194	-£4,631,051	-£8,698,355	-£4,461,212	-£9,469,732	-£9,299,893
45%	71%	-£14,747,915	-£9,967,583	-£14,553,720	-£9,776,514	-£15,435,712	-£15,241,518
50%	71%	-£20,686,257	-£15,304,115	-£20,470,486	-£15,091,816	-£21,450,478	-£21,234,706
100%	71%	-£81,723,209	-£70,602,061	-£81,277,436	-£70,156,286	-£83,302,054	-£82,856,279
10%	75%	£25,869,433	£26,788,335	£25,913,047	£26,831,949	£25,738,978	£25,782,592
15%	75%	£20,044,720	£21,423,074	£20,110,141	£21,488,495	£19,849,038	£19,914,459
20%	75%	£14,180,033	£16,047,896	£14,268,687	£16,136,550	£13,914,856	£14,003,511
25%	75%	£8,307,604	£10,642,434	£8,418,422	£10,753,252	£7,976,133	£8,086,952
30%	75%	£2,435,175	£5,236,971	£2,568,158	£5,369,953	£2,037,412	£2,170,394
35%	75%	-£3,468,474	-£168,491	-£3,310,791	-£13,345	-£3,940,123	-£3,782,439
40%	75%	-£9,401,286	-£5,604,461	-£9,221,076	-£5,424,251	-£9,940,312	-£9,760,102
45%	75%	-£15,357,451	-£11,062,669	-£15,151,399	-£10,859,933	-£15,973,773	-£15,767,722
50%	75%	-£21,363,520	-£16,539,866	-£21,134,573	-£16,310,921	-£22,048,323	-£21,819,377
10%	60%	£26,368,102	£27,694,433	£26,401,466	£27,727,797	£26,179,807	£26,213,170
15%	60%	£20,792,724	£22,782,222	£20,842,770	£22,832,268	£20,510,280	£20,560,327
20%	60%	£15,193,684	£17,870,010	£15,261,503	£17,936,737	£14,810,932	£14,878,751
25%	60%	£9,574,668	£12,944,727	£9,659,442	£13,029,502	£9,096,229	£9,181,003
30%	60%	£3,955,653	£7,999,724	£4,057,382	£8,101,452	£3,381,525	£3,483,254
35%	60%	-£1,665,572	£3,054,721	-£1,544,947	£3,173,403	-£2,346,342	-£2,225,718
40%	60%	-£7,340,826	-£1,890,283	-£7,202,969	-£1,754,645	-£8,118,849	-£7,980,993
45%	60%	-£13,016,081	-£6,850,762	-£12,860,992	-£6,695,673	-£13,891,356	-£13,736,268
50%	60%	-£18,745,822	-£11,840,981	-£18,570,682	-£11,668,660	-£19,734,256	-£19,559,118

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632
10%	71%	£26,787,499	£27,352,278	£26,881,743	£27,446,521	£26,707,319	£26,801,563
15%	71%	£21,421,821	£22,268,988	£21,563,186	£22,410,354	£21,301,551	£21,442,916
20%	71%	£16,046,198	£17,185,699	£16,237,767	£17,374,186	£15,883,214	£16,074,784
25%	71%	£10,640,311	£12,075,349	£10,879,772	£12,314,811	£10,436,581	£10,676,043
30%	71%	£5,234,423	£6,956,470	£5,521,778	£7,243,824	£4,989,949	£5,277,303
35%	71%	-£171,464	£1,837,590	£163,783	£2,172,837	-£456,684	-£121,438
40%	71%	-£5,607,914	-£3,281,289	-£5,218,507	-£2,898,150	-£5,939,211	-£5,549,805
45%	71%	-£11,066,553	-£8,441,238	-£10,628,472	-£8,003,157	-£11,439,263	-£11,001,181
50%	71%	-£16,544,252	-£13,608,176	-£16,049,535	-£13,121,418	-£16,965,148	-£16,470,431
100%	71%	-£73,166,012	-£67,041,021	-£72,143,946	-£66,018,955	-£74,035,563	-£73,013,498
10%	75%	£26,760,393	£27,254,574	£26,859,349	£27,353,530	£26,690,235	£26,789,191
15%	75%	£21,381,161	£22,122,432	£21,529,594	£22,270,866	£21,275,925	£21,424,358
20%	75%	£15,991,098	£16,990,291	£16,192,246	£17,188,202	£15,848,487	£16,049,636
25%	75%	£10,571,436	£11,827,094	£10,822,871	£12,078,529	£10,393,173	£10,644,608
30%	75%	£5,151,774	£6,658,564	£5,453,496	£6,960,286	£4,937,858	£5,239,580
35%	75%	-£267,888	£1,490,033	£84,121	£1,842,043	-£517,456	-£165,448
40%	75%	-£5,719,915	-£3,678,497	-£5,311,039	-£3,276,201	-£6,009,801	-£5,600,925
45%	75%	-£11,192,556	-£8,895,404	-£10,732,570	-£8,435,419	-£11,518,676	-£11,058,692
50%	75%	-£16,686,545	-£14,112,805	-£16,167,092	-£13,601,710	-£17,054,828	-£16,535,374
10%	60%	£26,874,241	£27,664,931	£26,953,406	£27,744,095	£26,761,989	£26,841,153
15%	60%	£21,551,933	£22,737,967	£21,670,679	£22,856,714	£21,383,554	£21,502,301
20%	60%	£16,222,517	£17,811,003	£16,383,435	£17,969,332	£15,994,340	£16,155,258
25%	60%	£10,860,710	£12,869,764	£11,061,858	£13,070,912	£10,575,489	£10,776,637
30%	60%	£5,498,902	£7,909,767	£5,740,279	£8,151,144	£5,156,637	£5,398,015
35%	60%	£137,095	£2,949,771	£418,702	£3,231,377	-£262,214	£19,393
40%	60%	-£5,249,508	-£2,010,226	-£4,922,406	-£1,688,389	-£5,713,324	-£5,386,224
45%	60%	-£10,663,346	-£6,987,905	-£10,295,358	-£6,619,916	-£11,185,141	-£10,817,153
50%	60%	-£16,088,918	-£11,993,361	-£15,673,355	-£11,584,485	-£16,678,172	-£16,262,609



## CIL Zone 2 High Value – Z2 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£48,704,426	£48,704,426	£48,704,426	£48,704,426	£48,704,426	£48,704,426
10%	71%	£37,189,245	£38,214,713	£37,230,349	£38,255,818	£37,043,661	£37,084,765
15%	71%	£31,429,041	£32,967,244	£31,490,698	£33,028,900	£31,210,666	£31,272,323
20%	71%	£25,633,083	£27,717,563	£25,716,637	£27,801,116	£25,337,154	£25,420,708
25%	71%	£19,826,219	£22,431,819	£19,930,661	£22,536,260	£19,456,308	£19,560,750
30%	71%	£14,019,355	£17,146,075	£14,144,684	£17,271,405	£13,575,462	£13,700,791
35%	71%	£8,188,775	£11,860,331	£8,337,385	£12,006,549	£7,662,430	£7,811,039
40%	71%	£2,322,600	£6,559,744	£2,492,439	£6,729,583	£1,721,063	£1,890,902
45%	71%	-£3,557,120	£1,223,212	-£3,362,925	£1,414,281	-£4,244,918	-£4,050,724
50%	71%	-£9,495,463	-£4,113,321	-£9,279,691	-£3,901,021	-£10,259,683	-£10,043,912
100%	71%	-£70,532,415	-£59,411,266	-£70,086,641	-£58,965,492	-£72,111,259	-£71,665,485
10%	75%	£37,060,227	£37,979,129	£37,103,841	£38,022,744	£36,929,772	£36,973,387
15%	75%	£31,235,514	£32,613,868	£31,300,936	£32,679,290	£31,039,832	£31,105,254
20%	75%	£25,370,827	£27,238,691	£25,459,482	£27,327,345	£25,105,651	£25,194,306
25%	75%	£19,498,399	£21,833,228	£19,609,217	£21,944,046	£19,166,928	£19,277,747
30%	75%	£13,625,970	£16,427,766	£13,758,953	£16,560,748	£13,228,206	£13,361,188
35%	75%	£7,722,320	£11,022,303	£7,880,004	£11,177,449	£7,250,672	£7,408,355
40%	75%	£1,789,509	£5,586,333	£1,969,719	£5,766,543	£1,250,482	£1,430,692
45%	75%	-£4,166,656	£128,125	-£3,960,605	£330,861	-£4,782,979	-£4,576,927
50%	75%	-£10,172,726	-£5,349,072	-£9,943,779	-£5,120,126	-£10,857,529	-£10,628,582
10%	60%	£37,558,897	£38,885,228	£37,592,261	£38,918,592	£37,370,601	£37,403,964
15%	60%	£31,983,519	£33,973,016	£32,033,565	£34,023,062	£31,701,075	£31,751,121
20%	60%	£26,384,478	£29,060,804	£26,452,298	£29,127,532	£26,001,727	£26,069,546
25%	60%	£20,765,463	£24,135,522	£20,850,237	£24,220,296	£20,287,024	£20,371,798
30%	60%	£15,146,447	£19,190,518	£15,248,176	£19,292,247	£14,572,320	£14,674,048
35%	60%	£9,525,223	£14,245,515	£9,645,847	£14,364,198	£8,844,452	£8,965,077
40%	60%	£3,849,968	£9,300,511	£3,987,825	£9,436,150	£3,071,945	£3,209,801
45%	60%	-£1,825,286	£4,340,032	-£1,670,197	£4,495,121	-£2,700,562	-£2,545,473
50%	60%	-£7,555,027	-£650,187	-£7,379,888	-£477,865	-£8,543,462	-£8,368,323

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£48,704,426	£48,704,426	£48,704,426	£48,704,426	£48,704,426	£48,704,426
10%	71%	£37,978,294	£38,543,072	£38,072,537	£38,637,316	£37,898,113	£37,992,357
15%	71%	£32,612,616	£33,459,783	£32,753,981	£33,601,148	£32,492,345	£32,633,710
20%	71%	£27,236,992	£28,376,493	£27,428,561	£28,564,980	£27,074,009	£27,265,578
25%	71%	£21,831,105	£23,266,143	£22,070,567	£23,505,606	£21,627,376	£21,866,837
30%	71%	£16,425,217	£18,147,264	£16,712,572	£18,434,619	£16,180,743	£16,468,097
35%	71%	£11,019,330	£13,028,384	£11,354,577	£13,363,631	£10,734,110	£11,069,356
40%	71%	£5,582,881	£7,909,506	£5,972,287	£8,292,644	£5,251,583	£5,640,989
45%	71%	£124,241	£2,749,557	£562,322	£3,187,638	-£248,468	£189,613
50%	71%	-£5,353,458	-£2,417,381	-£4,858,741	-£1,930,624	-£5,774,353	-£5,279,636
100%	71%	-£61,975,218	-£55,850,226	-£60,953,152	-£54,828,160	-£62,844,768	-£61,822,704
10%	75%	£37,951,187	£38,445,369	£38,050,143	£38,544,324	£37,881,030	£37,979,986
15%	75%	£32,571,955	£33,313,227	£32,720,388	£33,461,660	£32,466,719	£32,615,153
20%	75%	£27,181,892	£28,181,085	£27,383,041	£28,378,996	£27,039,282	£27,240,430
25%	75%	£21,762,230	£23,017,889	£22,013,666	£23,269,324	£21,583,967	£21,835,402
30%	75%	£16,342,568	£17,849,358	£16,644,291	£18,151,081	£16,128,652	£16,430,374
35%	75%	£10,922,906	£12,680,828	£11,274,916	£13,032,837	£10,673,338	£11,025,347
40%	75%	£5,470,879	£7,512,298	£5,879,755	£7,914,594	£5,180,993	£5,589,869
45%	75%	-£1,761	£2,295,390	£458,224	£2,755,376	-£327,882	£132,103
50%	75%	-£5,495,751	-£2,922,010	-£4,976,297	-£2,410,915	-£5,864,034	-£5,344,580
10%	60%	£38,065,036	£38,855,725	£38,144,200	£38,934,890	£37,952,783	£38,031,947
15%	60%	£32,742,727	£33,928,761	£32,861,474	£34,047,508	£32,574,348	£32,693,095
20%	60%	£27,413,311	£29,001,798	£27,574,229	£29,160,127	£27,185,134	£27,346,053
25%	60%	£22,051,504	£24,060,558	£22,252,652	£24,261,706	£21,766,283	£21,967,431
30%	60%	£16,689,697	£19,100,562	£16,931,074	£19,341,939	£16,347,432	£16,588,810
35%	60%	£11,327,890	£14,140,565	£11,609,497	£14,422,172	£10,928,581	£11,210,187
40%	60%	£5,941,287	£9,180,568	£6,268,388	£9,502,405	£5,477,470	£5,804,571
45%	60%	£527,448	£4,202,890	£895,437	£4,570,878	£5,654	£373,642
50%	60%	-£4,898,123	-£802,567	-£4,482,560	-£393,691	-£5,487,378	-£5,071,814



## CIL Zone 2 High Value – Z2 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153
10%	71%	£48,585,972	£49,611,440	£48,627,076	£49,652,544	£48,440,388	£48,481,492
15%	71%	£42,825,768	£44,363,971	£42,887,424	£44,425,627	£42,607,393	£42,669,049
20%	71%	£37,029,810	£39,114,290	£37,113,364	£39,197,843	£36,733,881	£36,817,434
25%	71%	£31,222,946	£33,828,546	£31,327,388	£33,932,987	£30,853,035	£30,957,477
30%	71%	£25,416,082	£28,542,802	£25,541,411	£28,668,132	£24,972,189	£25,097,518
35%	71%	£19,585,502	£23,257,057	£19,734,111	£23,403,276	£19,059,157	£19,207,766
40%	71%	£13,719,327	£17,956,470	£13,889,166	£18,126,310	£13,117,789	£13,287,628
45%	71%	£7,839,607	£12,619,939	£8,033,802	£12,811,008	£7,151,809	£7,346,003
50%	71%	£1,901,264	£7,283,406	£2,117,035	£7,495,706	£1,137,044	£1,352,815
100%	71%	-£59,135,688	-£48,014,539	-£58,689,914	-£47,568,765	-£60,714,532	-£60,268,758
10%	75%	£48,456,954	£49,375,856	£48,500,568	£49,419,470	£48,326,499	£48,370,113
15%	75%	£42,632,241	£44,010,595	£42,697,663	£44,076,016	£42,436,559	£42,501,981
20%	75%	£36,767,554	£38,635,417	£36,856,208	£38,724,072	£36,502,377	£36,591,033
25%	75%	£30,895,125	£33,229,955	£31,005,944	£33,340,773	£30,563,655	£30,674,474
30%	75%	£25,022,697	£27,824,492	£25,155,680	£27,957,474	£24,624,933	£24,757,915
35%	75%	£19,119,047	£22,419,030	£19,276,730	£22,574,176	£18,647,399	£18,805,082
40%	75%	£13,186,235	£16,983,060	£13,366,445	£17,163,270	£12,647,209	£12,827,419
45%	75%	£7,230,071	£11,524,852	£7,436,122	£11,727,588	£6,613,748	£6,819,800
50%	75%	£1,224,001	£6,047,655	£1,452,948	£6,276,600	£539,198	£768,145
10%	60%	£48,955,623	£50,281,955	£48,988,987	£50,315,319	£48,767,328	£48,800,691
15%	60%	£43,380,245	£45,369,743	£43,430,292	£45,419,789	£43,097,802	£43,147,848
20%	60%	£37,781,205	£40,457,531	£37,849,024	£40,524,258	£37,398,453	£37,466,273
25%	60%	£32,162,189	£35,532,249	£32,246,964	£35,617,023	£31,683,750	£31,768,524
30%	60%	£26,543,174	£30,587,245	£26,644,903	£30,688,974	£25,969,046	£26,070,775
35%	60%	£20,921,949	£25,642,242	£21,042,574	£25,760,925	£20,241,179	£20,361,804
40%	60%	£15,246,695	£20,697,238	£15,384,552	£20,832,876	£14,468,672	£14,606,528
45%	60%	£9,571,441	£15,736,759	£9,726,530	£15,891,848	£8,696,165	£8,851,253
50%	60%	£3,841,699	£10,746,540	£4,016,839	£10,918,862	£2,853,265	£3,028,404

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153
10%	71%	£49,375,021	£49,939,799	£49,469,264	£50,034,043	£49,294,840	£49,389,084
15%	71%	£44,009,342	£44,856,509	£44,150,708	£44,997,875	£43,889,072	£44,030,437
20%	71%	£38,633,719	£39,773,220	£38,825,288	£39,961,707	£38,470,735	£38,662,305
25%	71%	£33,227,832	£34,662,870	£33,467,294	£34,902,332	£33,024,103	£33,263,564
30%	71%	£27,821,944	£29,543,991	£28,109,299	£29,831,345	£27,577,470	£27,864,824
35%	71%	£22,416,057	£24,425,111	£22,751,304	£24,760,358	£22,130,837	£22,466,083
40%	71%	£16,979,608	£19,306,232	£17,369,014	£19,689,371	£16,648,310	£17,037,716
45%	71%	£11,520,968	£14,146,283	£11,959,049	£14,584,365	£11,148,258	£11,586,340
50%	71%	£6,043,269	£8,979,345	£6,537,986	£9,466,103	£5,622,373	£6,117,091
100%	71%	-£50,578,491	-£44,453,499	-£49,556,425	-£43,431,434	-£51,448,041	-£50,425,977
10%	75%	£49,347,914	£49,842,095	£49,446,870	£49,941,051	£49,277,757	£49,376,712
15%	75%	£43,968,682	£44,709,954	£44,117,115	£44,858,387	£43,863,446	£44,011,879
20%	75%	£38,578,619	£39,577,812	£38,779,767	£39,775,723	£38,436,009	£38,637,157
25%	75%	£33,158,957	£34,414,615	£33,410,392	£34,666,051	£32,980,694	£33,232,129
30%	75%	£27,739,295	£29,246,085	£28,041,017	£29,547,807	£27,525,379	£27,827,101
35%	75%	£22,319,633	£24,077,555	£22,671,642	£24,429,564	£22,070,065	£22,422,073
40%	75%	£16,867,606	£18,909,024	£17,276,482	£19,311,321	£16,577,720	£16,986,596
45%	75%	£11,394,966	£13,692,117	£11,854,951	£14,152,103	£11,068,845	£11,528,829
50%	75%	£5,900,976	£8,474,716	£6,420,430	£8,985,811	£5,532,693	£6,052,147
10%	60%	£49,461,762	£50,252,452	£49,540,927	£50,331,616	£49,349,510	£49,428,674
15%	60%	£44,139,454	£45,325,488	£44,258,201	£45,444,235	£43,971,075	£44,089,822
20%	60%	£38,810,038	£40,398,525	£38,970,956	£40,556,853	£38,581,861	£38,742,780
25%	60%	£33,448,231	£35,457,285	£33,649,379	£35,658,433	£33,163,010	£33,364,158
30%	60%	£28,086,424	£30,497,288	£28,327,801	£30,738,665	£27,744,159	£27,985,537
35%	60%	£22,724,617	£25,537,292	£23,006,223	£25,818,899	£22,325,307	£22,606,914
40%	60%	£17,338,014	£20,577,295	£17,665,115	£20,899,132	£16,874,197	£17,201,297
45%	60%	£11,924,175	£15,599,617	£12,292,163	£15,967,605	£11,402,380	£11,770,369
50%	60%	£6,498,603	£10,594,160	£6,914,167	£11,003,036	£5,909,349	£6.324.912



## CIL Zone 2 Medium Value – Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£628,364	£628,364	£628,364	£628,364	£628,364	£628,364
10%	71%	-£7,384,143	-£6,584,968	-£7,318,243	-£6,519,069	-£7,622,591	-£7,556,690
15%	71%	-£11,390,396	-£10,191,635	-£11,291,545	-£10,092,785	-£11,748,068	-£11,649,218
20%	71%	-£15,435,164	-£13,810,676	-£15,301,209	-£13,676,721	-£15,919,861	-£15,785,905
25%	71%	-£19,489,712	-£17,459,101	-£19,322,267	-£17,291,657	-£20,095,582	-£19,928,138
30%	71%	-£23,560,611	-£21,107,527	-£23,356,391	-£20,906,593	-£24,299,547	-£24,095,327
35%	71%	-£27,672,857	-£24,783,507	-£27,434,601	-£24,545,251	-£28,534,949	-£28,296,692
40%	71%	-£31,815,274	-£28,482,989	-£31,538,528	-£28,210,696	-£32,816,635	-£32,539,888
45%	71%	-£35,994,777	-£32,219,140	-£35,683,436	-£31,907,801	-£37,121,307	-£36,809,967
50%	71%	-£40,174,278	-£35,979,127	-£39,828,345	-£35,633,194	-£41,425,979	-£41,080,046
100%	71%	-£81,969,302	-£73,579,000	-£81,277,436	-£72,887,133	-£84,472,703	-£83,780,837
10%	75%	-£7,518,846	-£6,802,722	-£7,448,922	-£6,732,799	-£7,732,516	-£7,662,592
15%	75%	-£11,592,452	-£10,518,265	-£11,487,566	-£10,413,379	-£11,912,955	-£11,808,069
20%	75%	-£15,708,978	-£14,253,305	-£15,566,844	-£14,111,170	-£16,143,306	-£16,001,170
25%	75%	-£19,831,979	-£18,012,387	-£19,654,311	-£17,834,719	-£20,374,889	-£20,197,220
30%	75%	-£23,978,050	-£21,771,470	-£23,761,361	-£21,558,268	-£24,640,196	-£24,423,507
35%	75%	-£28,159,869	-£25,570,777	-£27,907,065	-£25,317,973	-£28,932,373	-£28,679,569
40%	75%	-£32,380,962	-£29,382,726	-£32,087,318	-£29,093,807	-£33,278,263	-£32,984,619
45%	75%	-£36,631,176	-£33,247,899	-£36,300,826	-£32,917,549	-£37,640,639	-£37,310,289
50%	75%	-£40,881,389	-£37,122,193	-£40,514,333	-£36,755,138	-£42,003,015	-£41,635,959
10%	60%	-£6,997,886	-£5,964,243	-£6,944,396	-£5,910,752	-£7,306,293	-£7,252,802
15%	60%	-£10,811,012	-£9,260,546	-£10,730,776	-£9,180,310	-£11,273,622	-£11,193,386
20%	60%	-£14,650,017	-£12,556,849	-£14,541,288	-£12,449,868	-£15,276,919	-£15,168,189
25%	60%	-£18,508,278	-£15,881,905	-£18,372,366	-£15,745,993	-£19,291,905	-£19,155,992
30%	60%	-£22,366,538	-£19,214,891	-£22,203,443	-£19,051,796	-£23,319,361	-£23,153,598
35%	60%	-£26,276,378	-£22,547,878	-£26,082,988	-£22,357,600	-£27,391,399	-£27,198,010
40%	60%	-£30,193,196	-£25,918,203	-£29,968,563	-£25,697,186	-£31,488,347	-£31,263,714
45%	60%	-£34,169,938	-£29,297,086	-£33,917,227	-£29,048,443	-£35,626,983	-£35,374,272
50%	60%	-£38,146,681	-£32,720,711	-£37,865,890	-£32,439,921	-£39,765,620	-£39,484,829

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£628,364	£628,364	£628,364	£628,364	£628,364	£628,364
10%	71%	-£6,661,315	-£6,221,170	-£6,448,280	-£6,008,134	-£6,792,641	-£6,579,607
15%	71%	-£10,306,155	-£9,645,936	-£9,986,603	-£9,326,383	-£10,503,144	-£10,183,591
20%	71%	-£13,965,866	-£13,071,177	-£13,532,828	-£12,644,632	-£14,232,814	-£13,799,775
25%	71%	-£17,653,089	-£16,534,727	-£17,111,791	-£15,993,429	-£17,986,773	-£17,445,476
30%	71%	-£21,340,312	-£19,998,278	-£20,690,755	-£19,348,721	-£21,740,733	-£21,091,176
35%	71%	-£25,059,533	-£23,468,218	-£24,289,322	-£22,704,011	-£25,534,331	-£24,764,120
40%	71%	-£28,798,447	-£26,979,801	-£27,918,205	-£26,099,560	-£29,341,073	-£28,460,831
45%	71%	-£32,579,834	-£30,500,397	-£31,573,367	-£29,501,113	-£33,200,273	-£32,193,806
50%	71%	-£36,379,898	-£34,069,412	-£35,261,601	-£32,951,114	-£37,069,275	-£35,950,977
100%	71%	-£74,380,541	-£69,759,569	-£72,143,946	-£67,522,974	-£75,759,295	-£73,522,700
10%	75%	-£6,695,100	-£6,309,973	-£6,471,414	-£6,086,285	-£6,810,010	-£6,586,324
15%	75%	-£10,356,832	-£9,779,140	-£10,021,302	-£9,443,610	-£10,529,197	-£10,193,667
20%	75%	-£14,034,540	-£13,251,688	-£13,579,850	-£12,800,935	-£14,268,119	-£13,813,429
25%	75%	-£17,738,933	-£16,760,366	-£17,170,569	-£16,192,003	-£18,030,906	-£17,462,543
30%	75%	-£21,443,324	-£20,269,044	-£20,761,289	-£19,587,009	-£21,793,692	-£21,111,657
35%	75%	-£25,181,679	-£23,789,278	-£24,372,956	-£22,982,015	-£25,597,127	-£24,788,405
40%	75%	-£28,938,042	-£27,346,727	-£28,013,788	-£26,422,474	-£29,412,840	-£28,488,586
45%	75%	-£32,739,448	-£30,919,940	-£31,682,657	-£29,864,391	-£33,282,331	-£32,225,540
50%	75%	-£36,557,247	-£34,535,571	-£35,383,034	-£33,361,358	-£37,160,451	-£35,986,238
10%	60%	-£6,553,205	-£5,937,000	-£6,374,255	-£5,758,051	-£6,737,061	-£6,558,111
15%	60%	-£10,143,988	-£9,219,682	-£9,875,565	-£8,951,258	-£10,419,773	-£10,151,348
20%	60%	-£13,746,108	-£12,502,363	-£13,382,356	-£12,144,465	-£14,119,834	-£13,756,082
25%	60%	-£17,378,391	-£15,812,685	-£16,923,701	-£15,357,994	-£17,845,550	-£17,390,859
30%	60%	-£21,010,675	-£19,131,827	-£20,465,047	-£18,586,198	-£21,571,265	-£21,025,637
35%	60%	-£24,668,666	-£22,450,969	-£24,021,688	-£21,814,403	-£25,333,383	-£24,686,406
40%	60%	-£28,351,742	-£25,805,639	-£27,612,340	-£25,066,236	-£29,111,419	-£28,372,017
45%	60%	-£32,069,072	-£29,170,452	-£31,223,639	-£28,338,624	-£32,937,687	-£32,092,254
50%	60%	-£35,812,386	-£32,577,705	-£34,873,016	-£31,638,334	-£36,777,513	-£35,838,143



#### CIL Zone 2 Medium Value - Z2 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,819,158	£11,819,158	£11,819,158	£11,819,158	£11,819,158	£11,819,158
10%	71%	£3,806,652	£4,605,826	£3,872,552	£4,671,725	£3,568,204	£3,634,104
15%	71%	-£199,601	£999,159	-£100,751	£1,098,010	-£557,274	-£458,423
20%	71%	-£4,244,370	-£2,619,881	-£4,110,414	-£2,485,926	-£4,729,066	-£4,595,111
25%	71%	-£8,298,918	-£6,268,307	-£8,131,473	-£6,100,862	-£8,904,788	-£8,737,343
30%	71%	-£12,369,817	-£9,916,732	-£12,165,597	-£9,715,799	-£13,108,753	-£12,904,533
35%	71%	-£16,482,063	-£13,592,713	-£16,243,807	-£13,354,457	-£17,344,154	-£17,105,897
40%	71%	-£20,624,480	-£17,292,195	-£20,347,733	-£17,019,902	-£21,625,840	-£21,349,094
45%	71%	-£24,803,982	-£21,028,346	-£24,492,642	-£20,717,006	-£25,930,512	-£25,619,173
50%	71%	-£28,983,484	-£24,788,333	-£28,637,551	-£24,442,400	-£30,235,185	-£29,889,252
100%	71%	-£70,778,507	-£62,388,205	-£70,086,641	-£61,696,338	-£73,281,909	-£72,590,043
10%	75%	£3,671,948	£4,388,072	£3,741,872	£4,457,996	£3,458,279	£3,528,202
15%	75%	-£401,658	£672,529	-£296,771	£777,416	-£722,160	-£617,275
20%	75%	-£4,518,184	-£3,062,510	-£4,376,050	-£2,920,375	-£4,952,511	-£4,810,376
25%	75%	-£8,641,185	-£6,821,593	-£8,463,516	-£6,643,924	-£9,184,094	-£9,006,426
30%	75%	-£12,787,256	-£10,580,676	-£12,570,566	-£10,367,473	-£13,449,402	-£13,232,712
35%	75%	-£16,969,075	-£14,379,983	-£16,716,271	-£14,127,179	-£17,741,579	-£17,488,774
40%	75%	-£21,190,167	-£18,191,932	-£20,896,523	-£17,903,013	-£22,087,468	-£21,793,824
45%	75%	-£25,440,381	-£22,057,104	-£25,110,031	-£21,726,754	-£26,449,844	-£26,119,494
50%	75%	-£29,690,595	-£25,931,399	-£29,323,538	-£25,564,343	-£30,812,220	-£30,445,165
10%	60%	£4,192,909	£5,226,551	£4,246,399	£5,280,042	£3,884,501	£3,937,992
15%	60%	£379,783	£1,930,249	£460,018	£2,010,484	-£82,827	-£2,592
20%	60%	-£3,459,222	-£1,366,054	-£3,350,493	-£1,259,073	-£4,086,125	-£3,977,394
25%	60%	-£7,317,483	-£4,691,110	-£7,181,571	-£4,555,198	-£8,101,111	-£7,965,198
30%	60%	-£11,175,744	-£8,024,097	-£11,012,649	-£7,861,002	-£12,128,567	-£11,962,804
35%	60%	-£15,085,584	-£11,357,083	-£14,892,194	-£11,166,805	-£16,200,605	-£16,007,215
40%	60%	-£19,002,401	-£14,727,408	-£18,777,769	-£14,506,392	-£20,297,552	-£20,072,920
45%	60%	-£22,979,143	-£18,106,292	-£22,726,432	-£17,857,648	-£24,436,188	-£24,183,477
50%	60%	-£26,955,886	-£21,529,916	-£26,675,096	-£21,249,127	-£28,574,825	-£28,294,035

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,819,158	£11,819,158	£11,819,158	£11,819,158	£11,819,158	£11,819,158
10%	71%	£4,529,479	£4,969,625	£4,742,514	£5,182,660	£4,398,154	£4,611,188
15%	71%	£884,639	£1,544,859	£1,204,191	£1,864,411	£687,651	£1,007,203
20%	71%	-£2,775,072	-£1,880,382	-£2,342,034	-£1,453,838	-£3,042,019	-£2,608,981
25%	71%	-£6,462,295	-£5,343,932	-£5,920,997	-£4,802,635	-£6,795,979	-£6,254,681
30%	71%	-£10,149,518	-£8,807,483	-£9,499,961	-£8,157,926	-£10,549,939	-£9,900,382
35%	71%	-£13,868,738	-£12,277,424	-£13,098,527	-£11,513,217	-£14,343,536	-£13,573,325
40%	71%	-£17,607,653	-£15,789,007	-£16,727,410	-£14,908,766	-£18,150,279	-£17,270,037
45%	71%	-£21,389,039	-£19,309,602	-£20,382,572	-£18,310,319	-£22,009,478	-£21,003,011
50%	71%	-£25,189,104	-£22,878,618	-£24,070,807	-£21,760,320	-£25,878,481	-£24,760,183
100%	71%	-£63,189,747	-£58,568,775	-£60,953,152	-£56,332,180	-£64,568,501	-£62,331,906
10%	75%	£4,495,694	£4,880,822	£4,719,381	£5,104,509	£4,380,784	£4,604,471
15%	75%	£833,963	£1,411,655	£1,169,492	£1,747,184	£661,597	£997,127
20%	75%	-£2,843,746	-£2,060,893	-£2,389,056	-£1,610,140	-£3,077,325	-£2,622,635
25%	75%	-£6,548,138	-£5,569,572	-£5,979,775	-£5,001,208	-£6,840,111	-£6,271,749
30%	75%	-£10,252,529	-£9,078,250	-£9,570,495	-£8,396,214	-£10,602,898	-£9,920,862
35%	75%	-£13,990,884	-£12,598,484	-£13,182,162	-£11,791,220	-£14,406,332	-£13,597,611
40%	75%	-£17,747,248	-£16,155,933	-£16,822,993	-£15,231,680	-£18,222,046	-£17,297,791
45%	75%	-£21,548,653	-£19,729,145	-£20,491,862	-£18,673,597	-£22,091,537	-£21,034,746
50%	75%	-£25,366,452	-£23,344,776	-£24,192,240	-£22,170,564	-£25,969,656	-£24,795,444
10%	60%	£4,637,590	£5,253,795	£4,816,540	£5,432,743	£4,453,733	£4,632,683
15%	60%	£1,046,806	£1,971,113	£1,315,230	£2,239,537	£771,021	£1,039,446
20%	60%	-£2,555,314	-£1,311,569	-£2,191,562	-£953,670	-£2,929,040	-£2,565,288
25%	60%	-£6,187,597	-£4,621,891	-£5,732,907	-£4,167,200	-£6,654,755	-£6,200,065
30%	60%	-£9,819,881	-£7,941,032	-£9,274,253	-£7,395,404	-£10,380,470	-£9,834,842
35%	60%	-£13,477,872	-£11,260,174	-£12,830,894	-£10,623,608	-£14,142,589	-£13,495,612
40%	60%	-£17,160,948	-£14,614,845	-£16,421,545	-£13,875,442	-£17,920,625	-£17,181,222
45%	60%	-£20,878,278	-£17,979,658	-£20,032,845	-£17,147,829	-£21,746,892	-£20,901,460
50%	60%	-£24,621,591	-£21,386,910	-£23,682,221	-£20,447,540	-£25,586,718	-£24,647,349



#### CIL Zone 2 Medium Value – Z2 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885
10%	71%	£15,203,378	£16,002,553	£15,269,279	£16,068,452	£14,964,931	£15,030,831
15%	71%	£11,197,126	£12,395,886	£11,295,976	£12,494,737	£10,839,453	£10,938,303
20%	71%	£7,152,357	£8,776,845	£7,286,312	£8,910,801	£6,667,661	£6,801,616
25%	71%	£3,097,809	£5,128,420	£3,265,254	£5,295,864	£2,491,939	£2,659,383
30%	71%	-£973,090	£1,479,994	-£768,870	£1,680,928	-£1,712,026	-£1,507,806
35%	71%	-£5,085,336	-£2,195,986	-£4,847,080	-£1,957,730	-£5,947,427	-£5,709,170
40%	71%	-£9,227,753	-£5,895,468	-£8,951,007	-£5,623,175	-£10,229,113	-£9,952,367
45%	71%	-£13,407,255	-£9,631,619	-£13,095,915	-£9,320,279	-£14,533,786	-£14,222,446
50%	71%	-£17,586,757	-£13,391,606	-£17,240,824	-£13,045,673	-£18,838,458	-£18,492,525
100%	71%	-£59,381,780	-£50,991,479	-£58,689,914	-£50,299,612	-£61,885,182	-£61,193,316
10%	75%	£15,068,675	£15,784,799	£15,138,599	£15,854,723	£14,855,006	£14,924,929
15%	75%	£10,995,069	£12,069,256	£11,099,956	£12,174,142	£10,674,566	£10,779,452
20%	75%	£6,878,543	£8,334,216	£7,020,677	£8,476,352	£6,444,215	£6,586,351
25%	75%	£2,755,542	£4,575,134	£2,933,211	£4,752,802	£2,212,633	£2,390,301
30%	75%	-£1,390,529	£816,051	-£1,173,839	£1,029,253	-£2,052,675	-£1,835,986
35%	75%	-£5,572,348	-£2,983,256	-£5,319,544	-£2,730,452	-£6,344,852	-£6,092,048
40%	75%	-£9,793,441	-£6,795,205	-£9,499,796	-£6,506,286	-£10,690,742	-£10,397,097
45%	75%	-£14,043,654	-£10,660,377	-£13,713,304	-£10,330,028	-£15,053,117	-£14,722,768
50%	75%	-£18,293,868	-£14,534,672	-£17,926,812	-£14,167,616	-£19,415,493	-£19,048,438
10%	60%	£15,589,635	£16,623,278	£15,643,125	£16,676,769	£15,281,228	£15,334,719
15%	60%	£11,776,510	£13,326,975	£11,856,745	£13,407,211	£11,313,900	£11,394,135
20%	60%	£7,937,504	£10,030,672	£8,046,234	£10,137,653	£7,310,602	£7,419,332
25%	60%	£4,079,244	£6,705,616	£4,215,156	£6,841,528	£3,295,616	£3,431,529
30%	60%	£220,983	£3,372,630	£384,078	£3,535,725	-£731,840	-£566,077
35%	60%	-£3,688,857	£39,643	-£3,495,467	£229,921	-£4,803,878	-£4,610,488
40%	60%	-£7,605,674	-£3,330,682	-£7,381,042	-£3,109,665	-£8,900,825	-£8,676,193
45%	60%	-£11,582,416	-£6,709,565	-£11,329,706	-£6,460,921	-£13,039,461	-£12,786,750
50%	60%	-£15,559,160	-£10,133,189	-£15,278,369	-£9,852,400	-£17,178,098	-£16,897,308

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885
10%	71%	£15,926,206	£16,366,352	£16,139,241	£16,579,387	£15,794,880	£16,007,915
15%	71%	£12,281,366	£12,941,586	£12,600,918	£13,261,138	£12,084,378	£12,403,930
20%	71%	£8,621,655	£9,516,344	£9,054,693	£9,942,889	£8,354,708	£8,787,746
25%	71%	£4,934,432	£6,052,794	£5,475,730	£6,594,092	£4,600,748	£5,142,046
30%	71%	£1,247,209	£2,589,243	£1,896,766	£3,238,800	£846,788	£1,496,345
35%	71%	-£2,472,012	-£880,697	-£1,701,801	-£116,490	-£2,946,810	-£2,176,599
40%	71%	-£6,210,926	-£4,392,280	-£5,330,684	-£3,512,039	-£6,753,552	-£5,873,310
45%	71%	-£9,992,313	-£7,912,875	-£8,985,846	-£6,913,592	-£10,612,752	-£9,606,285
50%	71%	-£13,792,377	-£11,481,891	-£12,674,080	-£10,363,593	-£14,481,754	-£13,363,456
100%	71%	-£51,793,020	-£47,172,048	-£49,556,425	-£44,935,453	-£53,171,774	-£50,935,179
10%	75%	£15,892,421	£16,277,549	£16,116,107	£16,501,236	£15,777,511	£16,001,197
15%	75%	£12,230,689	£12,808,381	£12,566,219	£13,143,911	£12,058,324	£12,393,854
20%	75%	£8,552,981	£9,335,833	£9,007,671	£9,786,587	£8,319,402	£8,774,092
25%	75%	£4,848,589	£5,827,155	£5,416,952	£6,395,519	£4,556,615	£5,124,978
30%	75%	£1,144,198	£2,318,477	£1,826,232	£3,000,513	£793,829	£1,475,865
35%	75%	-£2,594,157	-£1,201,757	-£1,785,435	-£394,493	-£3,009,605	-£2,200,884
40%	75%	-£6,350,521	-£4,759,206	-£5,426,267	-£3,834,953	-£6,825,319	-£5,901,065
45%	75%	-£10,151,926	-£8,332,418	-£9,095,135	-£7,276,870	-£10,694,810	-£9,638,019
50%	75%	-£13,969,725	-£11,948,049	-£12,795,513	-£10,773,837	-£14,572,929	-£13,398,717
10%	60%	£16,034,317	£16,650,521	£16,213,266	£16,829,470	£15,850,460	£16,029,410
15%	60%	£12,443,533	£13,367,840	£12,711,957	£13,636,263	£12,167,748	£12,436,173
20%	60%	£8,841,413	£10,085,158	£9,205,165	£10,443,056	£8,467,687	£8,831,439
25%	60%	£5,209,130	£6,774,836	£5,663,820	£7,229,527	£4,741,972	£5,196,662
30%	60%	£1,576,846	£3,455,695	£2,122,474	£4,001,323	£1,016,256	£1,561,884
35%	60%	-£2,081,145	£136,552	-£1,434,167	£773,119	-£2,745,862	-£2,098,885
40%	60%	-£5,764,221	-£3,218,118	-£5,024,818	-£2,478,715	-£6,523,898	-£5,784,495
45%	60%	-£9,481,551	-£6,582,931	-£8,636,118	-£5,751,103	-£10,350,166	-£9,504,733
50%	60%	-£13,224,864	-£9,990,184	-£12,285,495	-£9,050,813	-£14,189,991	-£13,250,622



## CIL Zone 2 Low Value - Z2 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222
10%	71%	-£22,207,636	-£21,558,632	-£21,958,115	-£21,312,624	-£22,598,788	-£22,348,757
15%	71%	-£25,582,303	-£24,598,232	-£25,207,256	-£24,223,186	-£26,169,030	-£25,793,983
20%	71%	-£28,956,969	-£27,644,875	-£28,456,907	-£27,144,813	-£29,739,273	-£29,239,210
25%	71%	-£32,370,745	-£30,703,803	-£31,735,443	-£30,068,502	-£33,364,618	-£32,729,317
30%	71%	-£35,800,605	-£33,800,274	-£35,038,243	-£33,037,913	-£36,993,251	-£36,230,890
35%	71%	-£39,230,463	-£36,896,746	-£38,341,043	-£36,007,324	-£40,621,885	-£39,732,465
40%	71%	-£42,660,323	-£39,993,217	-£41,643,842	-£38,976,735	-£44,250,520	-£43,234,038
45%	71%	-£46,090,183	-£43,089,688	-£44,946,641	-£41,946,146	-£47,879,154	-£46,735,612
50%	71%	-£49,520,043	-£46,186,159	-£48,249,441	-£44,915,557	-£51,507,788	-£50,237,187
100%	71%	-£83,818,638	-£77,150,871	-£81,277,436	-£74,609,668	-£87,794,130	-£85,252,926
10%	75%	-£22,357,892	-£21,773,550	-£22,092,595	-£21,512,521	-£22,708,396	-£22,443,099
15%	75%	-£25,807,688	-£24,925,880	-£25,409,740	-£24,527,933	-£26,333,443	-£25,935,496
20%	75%	-£29,257,482	-£28,081,740	-£28,726,887	-£27,551,144	-£29,958,786	-£29,427,894
25%	75%	-£32,752,529	-£31,258,815	-£32,078,438	-£30,584,722	-£33,643,121	-£32,969,028
30%	75%	-£36,258,746	-£34,466,288	-£35,449,836	-£33,657,377	-£37,327,455	-£36,518,545
35%	75%	-£39,764,963	-£37,673,761	-£38,821,234	-£36,730,033	-£41,011,789	-£40,068,061
40%	75%	-£43,271,179	-£40,881,235	-£42,192,632	-£39,802,688	-£44,696,124	-£43,617,577
45%	75%	-£46,777,396	-£44,088,708	-£45,564,031	-£42,875,343	-£48,380,459	-£47,167,094
50%	75%	-£50,283,612	-£47,296,182	-£48,935,429	-£45,947,998	-£52,064,794	-£50,716,610
10%	60%	-£21,777,835	-£20,942,964	-£21,578,154	-£20,743,283	-£22,280,289	-£22,077,342
15%	60%	-£24,932,414	-£23,659,626	-£24,627,994	-£23,355,206	-£25,691,283	-£25,386,862
20%	60%	-£28,090,451	-£26,393,401	-£27,684,557	-£25,987,507	-£29,102,275	-£28,696,381
25%	60%	-£31,269,882	-£29,127,175	-£30,754,216	-£28,619,807	-£32,555,348	-£32,039,683
30%	60%	-£34,479,569	-£31,892,360	-£33,860,771	-£31,273,562	-£36,022,129	-£35,403,329
35%	60%	-£37,689,257	-£34,670,846	-£36,967,324	-£33,948,914	-£39,488,909	-£38,766,977
40%	60%	-£40,898,944	-£37,449,332	-£40,073,879	-£36,624,267	-£42,955,689	-£42,130,624
45%	60%	-£44,108,631	-£40,227,818	-£43,180,432	-£39,299,620	-£46,422,470	-£45,494,271
50%	60%	-£47,318,318	-£43,006,303	-£46,286,987	-£41,974,971	-£49,889,250	-£48,857,918

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222
10%	71%	-£21,411,973	-£21,056,468	-£21,073,924	-£20,718,419	-£21,623,934	-£21,285,885
15%	71%	-£24,374,644	-£23,832,666	-£23,859,279	-£23,317,301	-£24,697,785	-£24,182,420
20%	71%	-£27,346,759	-£26,624,120	-£26,659,604	-£25,936,966	-£27,777,613	-£27,090,460
25%	71%	-£30,325,063	-£29,415,575	-£29,459,930	-£28,556,632	-£30,872,439	-£29,999,449
30%	71%	-£33,345,786	-£32,244,100	-£32,298,197	-£31,196,512	-£34,002,638	-£32,955,049
35%	71%	-£36,366,508	-£35,081,209	-£35,144,322	-£33,859,022	-£37,132,836	-£35,910,650
40%	71%	-£39,387,231	-£37,918,318	-£37,990,447	-£36,521,533	-£40,263,035	-£38,866,250
45%	71%	-£42,407,955	-£40,755,427	-£40,836,571	-£39,184,044	-£43,393,234	-£41,821,850
50%	71%	-£45,428,678	-£43,592,536	-£43,682,696	-£41,846,555	-£46,523,432	-£44,777,451
100%	71%	-£75,635,909	-£71,963,625	-£72,143,946	-£68,471,662	-£77,825,417	-£74,333,455
10%	75%	-£21,452,386	-£21,141,320	-£21,097,436	-£20,786,369	-£21,637,852	-£21,282,901
15%	75%	-£24,436,256	-£23,962,026	-£23,895,123	-£23,420,891	-£24,719,005	-£24,177,871
20%	75%	-£27,428,907	-£26,796,599	-£26,707,396	-£26,075,088	-£27,805,906	-£27,084,394
25%	75%	-£30,429,428	-£29,631,174	-£29,519,669	-£28,729,284	-£30,908,383	-£29,991,743
30%	75%	-£33,471,025	-£32,507,050	-£32,371,056	-£31,407,082	-£34,045,771	-£32,945,803
35%	75%	-£36,512,621	-£35,387,984	-£35,229,325	-£34,104,688	-£37,183,158	-£35,899,862
40%	75%	-£39,554,217	-£38,268,918	-£38,087,593	-£36,802,294	-£40,320,545	-£38,853,921
45%	75%	-£42,595,814	-£41,149,852	-£40,945,862	-£39,499,900	-£43,457,932	-£41,807,980
50%	75%	-£45,637,410	-£44,030,785	-£43,804,129	-£42,197,506	-£46,595,320	-£44,762,040
10%	60%	-£21,282,649	-£20,784,943	-£20,998,689	-£20,500,982	-£21,579,395	-£21,295,434
15%	60%	-£24,177,486	-£23,418,716	-£23,744,580	-£22,985,810	-£24,629,884	-£24,196,977
20%	60%	-£27,083,881	-£26,072,187	-£26,506,672	-£25,494,978	-£27,687,078	-£27,109,869
25%	60%	-£29,991,091	-£28,725,658	-£29,268,764	-£28,004,147	-£30,757,419	-£30,024,107
30%	60%	-£32,945,020	-£31,402,661	-£32,065,045	-£30,522,686	-£33,864,613	-£32,984,639
35%	60%	-£35,898,949	-£34,099,529	-£34,872,312	-£33,072,893	-£36,971,808	-£35,945,171
40%	60%	-£38,852,878	-£36,796,399	-£37,679,578	-£35,623,100	-£40,079,003	-£38,905,703
45%	60%	-£41,806,807	-£39,493,268	-£40,486,845	-£38,173,306	-£43,186,197	-£41,866,235
50%	60%	-£44,760,735	-£42,190,137	-£43,294,111	-£40,723,512	-£46,293,391	-£44,826,767



#### CIL Zone 2 Low Value - Z2 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428
10%	71%	-£11,016,841	-£10,367,838	-£10,767,321	-£10,121,830	-£11,407,993	-£11,157,962
15%	71%	-£14,391,508	-£13,407,437	-£14,016,462	-£13,032,391	-£14,978,235	-£14,603,189
20%	71%	-£17,766,175	-£16,454,081	-£17,266,113	-£15,954,018	-£18,548,478	-£18,048,416
25%	71%	-£21,179,950	-£19,513,008	-£20,544,649	-£18,877,708	-£22,173,823	-£21,538,522
30%	71%	-£24,609,810	-£22,609,479	-£23,847,448	-£21,847,118	-£25,802,457	-£25,040,096
35%	71%	-£28,039,669	-£25,705,951	-£27,150,248	-£24,816,530	-£29,431,091	-£28,541,670
40%	71%	-£31,469,529	-£28,802,422	-£30,453,048	-£27,785,941	-£33,059,725	-£32,043,244
45%	71%	-£34,899,389	-£31,898,893	-£33,755,847	-£30,755,351	-£36,688,359	-£35,544,818
50%	71%	-£38,329,248	-£34,995,364	-£37,058,646	-£33,724,763	-£40,316,994	-£39,046,392
100%	71%	-£72,627,844	-£65,960,076	-£70,086,641	-£63,418,874	-£76,603,335	-£74,062,131
10%	75%	-£11,167,098	-£10,582,755	-£10,901,801	-£10,321,727	-£11,517,602	-£11,252,305
15%	75%	-£14,616,893	-£13,735,085	-£14,218,946	-£13,337,139	-£15,142,649	-£14,744,701
20%	75%	-£18,066,688	-£16,890,945	-£17,536,092	-£16,360,350	-£18,767,991	-£18,237,099
25%	75%	-£21,561,735	-£20,068,020	-£20,887,643	-£19,393,927	-£22,452,326	-£21,778,234
30%	75%	-£25,067,952	-£23,275,493	-£24,259,041	-£22,466,583	-£26,136,660	-£25,327,751
35%	75%	-£28,574,169	-£26,482,967	-£27,630,439	-£25,539,238	-£29,820,995	-£28,877,267
40%	75%	-£32,080,385	-£29,690,441	-£31,001,837	-£28,611,893	-£33,505,330	-£32,426,783
45%	75%	-£35,586,602	-£32,897,914	-£34,373,237	-£31,684,549	-£37,189,665	-£35,976,299
50%	75%	-£39,092,818	-£36,105,387	-£37,744,635	-£34,757,204	-£40,874,000	-£39,525,815
10%	60%	-£10,587,041	-£9,752,170	-£10,387,360	-£9,552,488	-£11,089,494	-£10,886,548
15%	60%	-£13,741,620	-£12,468,832	-£13,437,199	-£12,164,411	-£14,500,488	-£14,196,068
20%	60%	-£16,899,657	-£15,202,606	-£16,493,763	-£14,796,712	-£17,911,481	-£17,505,586
25%	60%	-£20,079,088	-£17,936,381	-£19,563,422	-£17,429,013	-£21,364,554	-£20,848,888
30%	60%	-£23,288,775	-£20,701,566	-£22,669,976	-£20,082,767	-£24,831,334	-£24,212,535
35%	60%	-£26,498,462	-£23,480,052	-£25,776,530	-£22,758,119	-£28,298,115	-£27,576,182
40%	60%	-£29,708,150	-£26,258,537	-£28,883,084	-£25,433,472	-£31,764,895	-£30,939,830
45%	60%	-£32,917,837	-£29,037,023	-£31,989,638	-£28,108,825	-£35,231,675	-£34,303,476
50%	60%	-£36,127,523	-£31,815,509	-£35,096,192	-£30,784,177	-£38,698,456	-£37,667,124

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428
10%	71%	-£10,221,178	-£9,865,674	-£9,883,130	-£9,527,625	-£10,433,139	-£10,095,091
15%	71%	-£13,183,850	-£12,641,872	-£12,668,485	-£12,126,507	-£13,506,991	-£12,991,626
20%	71%	-£16,155,964	-£15,433,325	-£15,468,809	-£14,746,172	-£16,586,819	-£15,899,665
25%	71%	-£19,134,268	-£18,224,780	-£18,269,135	-£17,365,838	-£19,681,645	-£18,808,654
30%	71%	-£22,154,991	-£21,053,306	-£21,107,402	-£20,005,717	-£22,811,844	-£21,764,255
35%	71%	-£25,175,714	-£23,890,415	-£23,953,527	-£22,668,228	-£25,942,042	-£24,719,856
40%	71%	-£28,196,437	-£26,727,523	-£26,799,653	-£25,330,739	-£29,072,241	-£27,675,456
45%	71%	-£31,217,160	-£29,564,633	-£29,645,777	-£27,993,249	-£32,202,439	-£30,631,056
50%	71%	-£34,237,883	-£32,401,742	-£32,491,902	-£30,655,760	-£35,332,637	-£33,586,657
100%	71%	-£64,445,115	-£60,772,831	-£60,953,152	-£57,280,868	-£66,634,623	-£63,142,661
10%	75%	-£10,261,592	-£9,950,525	-£9,906,641	-£9,595,575	-£10,447,057	-£10,092,107
15%	75%	-£13,245,462	-£12,771,231	-£12,704,328	-£12,230,097	-£13,528,210	-£12,987,077
20%	75%	-£16,238,113	-£15,605,805	-£15,516,602	-£14,884,294	-£16,615,111	-£15,893,599
25%	75%	-£19,238,634	-£18,440,379	-£18,328,874	-£17,538,489	-£19,717,589	-£18,800,949
30%	75%	-£22,280,230	-£21,316,256	-£21,180,262	-£20,216,287	-£22,854,976	-£21,755,008
35%	75%	-£25,321,827	-£24,197,190	-£24,038,530	-£22,913,893	-£25,992,364	-£24,709,068
40%	75%	-£28,363,423	-£27,078,123	-£26,896,799	-£25,611,499	-£29,129,750	-£27,663,126
45%	75%	-£31,405,019	-£29,959,057	-£29,755,067	-£28,309,105	-£32,267,138	-£30,617,186
50%	75%	-£34,446,616	-£32,839,991	-£32,613,335	-£31,006,711	-£35,404,525	-£33,571,245
10%	60%	-£10,091,855	-£9,594,148	-£9,807,894	-£9,310,188	-£10,388,600	-£10,104,640
15%	60%	-£12,986,692	-£12,227,922	-£12,553,785	-£11,795,015	-£13,439,090	-£13,006,182
20%	60%	-£15,893,087	-£14,881,393	-£15,315,877	-£14,304,184	-£16,496,284	-£15,919,074
25%	60%	-£18,800,297	-£17,534,864	-£18,077,969	-£16,813,353	-£19,566,624	-£18,833,313
30%	60%	-£21,754,226	-£20,211,867	-£20,874,251	-£19,331,892	-£22,673,819	-£21,793,844
35%	60%	-£24,708,154	-£22,908,735	-£23,681,517	-£21,882,098	-£25,781,013	-£24,754,377
40%	60%	-£27,662,084	-£25,605,604	-£26,488,784	-£24,432,305	-£28,888,208	-£27,714,908
45%	60%	-£30,616,012	-£28,302,473	-£29,296,050	-£26,982,511	-£31,995,403	-£30,675,441
50%	60%	-£33,569,941	-£30,999,343	-£32,103,317	-£29,532,717	-£35,102,596	-£33,635,972



#### CIL Zone 2 Low Value – Z2 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299
10%	71%	£379,885	£1,028,889	£629,406	£1,274,897	-£11,266	£238,764
15%	71%	-£2,994,781	-£2,010,711	-£2,619,735	-£1,635,664	-£3,581,508	-£3,206,462
20%	71%	-£6,369,448	-£5,057,354	-£5,869,386	-£4,557,292	-£7,151,752	-£6,651,689
25%	71%	-£9,783,223	-£8,116,281	-£9,147,922	-£7,480,981	-£10,777,097	-£10,141,795
30%	71%	-£13,213,083	-£11,212,752	-£12,450,721	-£10,450,391	-£14,405,730	-£13,643,369
35%	71%	-£16,642,942	-£14,309,224	-£15,753,522	-£13,419,803	-£18,034,364	-£17,144,944
40%	71%	-£20,072,802	-£17,405,695	-£19,056,321	-£16,389,214	-£21,662,998	-£20,646,517
45%	71%	-£23,502,662	-£20,502,166	-£22,359,120	-£19,358,625	-£25,291,633	-£24,148,091
50%	71%	-£26,932,522	-£23,598,637	-£25,661,919	-£22,328,036	-£28,920,267	-£27,649,665
100%	71%	-£61,231,117	-£54,563,350	-£58,689,914	-£52,022,147	-£65,206,608	-£62,665,405
10%	75%	£229,629	£813,971	£494,926	£1,075,000	-£120,875	£144,422
15%	75%	-£3,220,167	-£2,338,359	-£2,822,219	-£1,940,412	-£3,745,922	-£3,347,975
20%	75%	-£6,669,961	-£5,494,218	-£6,139,366	-£4,963,623	-£7,371,265	-£6,840,372
25%	75%	-£10,165,008	-£8,671,293	-£9,490,917	-£7,997,201	-£11,055,600	-£10,381,507
30%	75%	-£13,671,225	-£11,878,767	-£12,862,315	-£11,069,856	-£14,739,933	-£13,931,024
35%	75%	-£17,177,442	-£15,086,240	-£16,233,713	-£14,142,511	-£18,424,268	-£17,480,540
40%	75%	-£20,683,658	-£18,293,714	-£19,605,111	-£17,215,167	-£22,108,603	-£21,030,056
45%	75%	-£24,189,875	-£21,501,187	-£22,976,510	-£20,287,822	-£25,792,938	-£24,579,573
50%	75%	-£27,696,091	-£24,708,660	-£26,347,908	-£23,360,477	-£29,477,273	-£28,129,089
10%	60%	£809,686	£1,644,557	£1,009,367	£1,844,238	£307,232	£510,179
15%	60%	-£2,344,893	-£1,072,105	-£2,040,473	-£767,685	-£3,103,761	-£2,799,341
20%	60%	-£5,502,930	-£3,805,879	-£5,097,036	-£3,399,986	-£6,514,754	-£6,108,859
25%	60%	-£8,682,361	-£6,539,654	-£8,166,695	-£6,032,286	-£9,967,827	-£9,452,162
30%	60%	-£11,892,048	-£9,304,839	-£11,273,250	-£8,686,041	-£13,434,607	-£12,815,808
35%	60%	-£15,101,735	-£12,083,325	-£14,379,803	-£11,361,392	-£16,901,388	-£16,179,455
40%	60%	-£18,311,423	-£14,861,811	-£17,486,357	-£14,036,745	-£20,368,168	-£19,543,103
45%	60%	-£21,521,110	-£17,640,296	-£20,592,911	-£16,712,098	-£23,834,949	-£22,906,749
50%	60%	-£24,730,796	-£20,418,782	-£23,699,465	-£19,387,450	-£27,301,729	-£26,270,397

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299
10%	71%	£1,175,548	£1,531,053	£1,513,597	£1,869,102	£963,588	£1,301,636
15%	71%	-£1,787,123	-£1,245,145	-£1,271,758	-£729,780	-£2,110,264	-£1,594,899
20%	71%	-£4,759,237	-£4,036,599	-£4,072,083	-£3,349,445	-£5,190,092	-£4,502,938
25%	71%	-£7,737,541	-£6,828,053	-£6,872,408	-£5,969,111	-£8,284,918	-£7,411,928
30%	71%	-£10,758,265	-£9,656,579	-£9,710,675	-£8,608,991	-£11,415,117	-£10,367,528
35%	71%	-£13,778,987	-£12,493,688	-£12,556,801	-£11,271,501	-£14,545,315	-£13,323,129
40%	71%	-£16,799,710	-£15,330,797	-£15,402,926	-£13,934,012	-£17,675,514	-£16,278,729
45%	71%	-£19,820,433	-£18,167,906	-£18,249,050	-£16,596,522	-£20,805,712	-£19,234,329
50%	71%	-£22,841,157	-£21,005,015	-£21,095,175	-£19,259,034	-£23,935,911	-£22,189,930
100%	71%	-£53,048,388	-£49,376,104	-£49,556,425	-£45,884,141	-£55,237,896	-£51,745,934
10%	75%	£1,135,135	£1,446,202	£1,490,085	£1,801,152	£949,670	£1,304,620
15%	75%	-£1,848,735	-£1,374,505	-£1,307,602	-£833,370	-£2,131,484	-£1,590,350
20%	75%	-£4,841,386	-£4,209,078	-£4,119,875	-£3,487,567	-£5,218,385	-£4,496,873
25%	75%	-£7,841,907	-£7,043,652	-£6,932,148	-£6,141,763	-£8,320,862	-£7,404,222
30%	75%	-£10,883,503	-£9,919,529	-£9,783,535	-£8,819,561	-£11,458,250	-£10,358,281
35%	75%	-£13,925,100	-£12,800,463	-£12,641,804	-£11,517,167	-£14,595,637	-£13,312,341
40%	75%	-£16,966,696	-£15,681,397	-£15,500,072	-£14,214,772	-£17,733,023	-£16,266,399
45%	75%	-£20,008,293	-£18,562,330	-£18,358,341	-£16,912,378	-£20,870,411	-£19,220,459
50%	75%	-£23,049,889	-£21,443,264	-£21,216,608	-£19,609,984	-£24,007,798	-£22,174,518
10%	60%	£1,304,872	£1,802,579	£1,588,832	£2,086,539	£1,008,127	£1,292,087
15%	60%	-£1,589,965	-£831,195	-£1,157,058	-£398,289	-£2,042,363	-£1,609,456
20%	60%	-£4,496,360	-£3,484,666	-£3,919,150	-£2,907,457	-£5,099,557	-£4,522,348
25%	60%	-£7,403,570	-£6,138,137	-£6,681,243	-£5,416,626	-£8,169,897	-£7,436,586
30%	60%	-£10,357,499	-£8,815,140	-£9,477,524	-£7,935,165	-£11,277,092	-£10,397,117
35%	60%	-£13,311,427	-£11,512,008	-£12,284,791	-£10,485,371	-£14,384,287	-£13,357,650
40%	60%	-£16,265,357	-£14,208,877	-£15,092,057	-£13,035,578	-£17,491,481	-£16,318,181
45%	60%	-£19,219,286	-£16,905,747	-£17,899,324	-£15,585,785	-£20,598,676	-£19,278,714
50%	60%	-£22,173,214	-£19,602,616	-£20,706,590	-£18,135,991	-£23,705,870	-£22,239,246



## CIL Zone 3 High Value – Z3 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942
10%	71%	-£13,103,133	-£12,361,411	-£12,940,293	-£12,201,145	-£13,305,417	-£13,142,530
15%	71%	-£16,909,223	-£15,782,369	-£16,664,894	-£15,538,039	-£17,212,649	-£16,968,319
20%	71%	-£20,715,313	-£19,212,841	-£20,389,540	-£18,887,068	-£21,119,882	-£20,794,108
25%	71%	-£24,545,368	-£22,643,313	-£24,131,491	-£22,236,096	-£25,059,349	-£24,645,472
30%	71%	-£28,405,848	-£26,115,280	-£27,909,197	-£25,618,628	-£29,022,626	-£28,525,973
35%	71%	-£32,298,716	-£29,593,998	-£31,709,812	-£29,014,571	-£33,030,057	-£32,441,153
40%	71%	-£36,222,335	-£33,118,293	-£35,549,302	-£32,445,259	-£37,058,153	-£36,385,121
45%	71%	-£40,145,954	-£36,653,907	-£39,388,793	-£35,896,744	-£41,086,250	-£40,329,089
50%	71%	-£44,069,574	-£40,189,521	-£43,228,282	-£39,348,229	-£45,114,346	-£44,273,055
100%	71%	-£83,305,767	-£75,545,661	-£81,623,185	-£73,863,079	-£85,395,314	-£83,712,731
10%	75%	-£13,245,896	-£12,578,688	-£13,073,063	-£12,408,637	-£13,427,159	-£13,254,326
15%	75%	-£17,123,369	-£16,113,615	-£16,864,120	-£15,854,367	-£17,395,262	-£17,136,014
20%	75%	-£21,000,840	-£19,654,503	-£20,655,176	-£19,308,838	-£21,363,366	-£21,017,701
25%	75%	-£24,908,114	-£23,197,667	-£24,468,966	-£22,763,309	-£25,368,682	-£24,929,534
30%	75%	-£28,841,144	-£26,788,608	-£28,314,167	-£26,261,631	-£29,393,825	-£28,866,848
35%	75%	-£32,814,866	-£30,381,075	-£32,190,003	-£29,764,741	-£33,470,207	-£32,845,345
40%	75%	-£36,812,220	-£34,030,746	-£36,098,093	-£33,316,618	-£37,561,182	-£36,847,054
45%	75%	-£40,809,576	-£37,680,417	-£40,006,181	-£36,877,023	-£41,652,157	-£40,848,763
50%	75%	-£44,806,931	-£41,330,087	-£43,914,271	-£40,437,428	-£45,743,132	-£44,850,472
10%	60%	-£12,696,532	-£11,740,525	-£12,566,446	-£11,610,440	-£12,954,131	-£12,823,868
15%	60%	-£16,293,272	-£14,835,808	-£16,094,952	-£14,637,489	-£16,685,720	-£16,487,401
20%	60%	-£19,894,045	-£17,950,760	-£19,629,619	-£17,686,334	-£20,417,309	-£20,152,883
25%	60%	-£23,501,993	-£21,065,713	-£23,166,054	-£20,735,180	-£24,166,770	-£23,830,832
30%	60%	-£27,153,798	-£24,191,197	-£26,750,672	-£23,788,071	-£27,951,531	-£27,548,405
35%	60%	-£30,814,100	-£27,349,235	-£30,336,094	-£26,878,921	-£31,760,009	-£31,282,003
40%	60%	-£34,525,631	-£30,510,891	-£33,979,338	-£29,969,772	-£35,606,672	-£35,060,379
45%	60%	-£38,237,162	-£33,720,579	-£37,622,583	-£33,106,001	-£39,453,333	-£38,838,753
50%	60%	-£41,948,694	-£36,930,268	-£41,265,828	-£36,247,403	-£43,299,994	-£42,617,128

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942
10%	71%	-£12,338,384	-£11,931,297	-£12,070,330	-£11,663,244	-£12,447,999	-£12,179,946
15%	71%	-£15,747,264	-£15,126,647	-£15,338,608	-£14,717,991	-£15,914,376	-£15,505,721
20%	71%	-£19,166,035	-£18,338,545	-£18,621,160	-£17,793,671	-£19,388,851	-£18,843,977
25%	71%	-£22,584,806	-£21,550,443	-£21,903,712	-£20,869,351	-£22,863,326	-£22,182,232
30%	71%	-£26,043,922	-£24,782,387	-£25,213,243	-£23,951,709	-£26,383,613	-£25,552,934
35%	71%	-£29,510,748	-£28,038,957	-£28,541,623	-£27,069,832	-£29,907,053	-£28,937,928
40%	71%	-£33,021,593	-£31,312,037	-£31,895,907	-£30,187,955	-£33,481,921	-£32,356,235
45%	71%	-£36,545,120	-£34,621,868	-£35,278,722	-£33,355,471	-£37,062,990	-£35,796,592
50%	71%	-£40,068,647	-£37,931,700	-£38,661,538	-£36,524,593	-£40,644,057	-£39,236,949
100%	71%	-£75,303,912	-£71,030,020	-£72,489,696	-£68,215,804	-£76,454,734	-£73,640,518
10%	75%	-£12,374,919	-£12,018,719	-£12,093,463	-£11,737,262	-£12,470,833	-£12,189,377
15%	75%	-£15,802,963	-£15,259,923	-£15,373,875	-£14,830,835	-£15,949,187	-£15,520,099
20%	75%	-£19,240,300	-£18,516,247	-£18,668,183	-£17,944,129	-£19,435,266	-£18,863,147
25%	75%	-£22,677,638	-£21,772,571	-£21,962,491	-£21,057,424	-£22,921,343	-£22,206,196
30%	75%	-£26,157,143	-£25,053,300	-£25,284,930	-£24,181,088	-£26,454,373	-£25,582,160
35%	75%	-£29,642,840	-£28,355,023	-£28,625,258	-£27,337,441	-£29,989,607	-£28,972,025
40%	75%	-£33,175,024	-£31,679,162	-£31,993,053	-£30,497,191	-£33,577,811	-£32,395,840
45%	75%	-£36,717,729	-£35,034,885	-£35,388,012	-£33,705,168	-£37,170,865	-£35,841,148
50%	75%	-£40,260,435	-£38,390,607	-£38,782,971	-£36,913,144	-£40,763,919	-£39,286,455
10%	60%	-£12,221,470	-£11,651,548	-£11,996,305	-£11,426,384	-£12,374,931	-£12,149,767
15%	60%	-£15,569,025	-£14,700,161	-£15,225,754	-£14,356,890	-£15,802,982	-£15,459,711
20%	60%	-£18,928,382	-£17,769,897	-£18,470,688	-£17,312,203	-£19,240,326	-£18,782,631
25%	60%	-£22,287,740	-£20,839,634	-£21,715,623	-£20,267,515	-£22,677,669	-£22,105,551
30%	60%	-£25,681,614	-£23,915,465	-£24,983,844	-£23,222,828	-£26,157,181	-£25,459,411
35%	60%	-£29,088,056	-£27,027,548	-£28,273,990	-£26,213,483	-£29,642,884	-£28,828,818
40%	60%	-£32,530,615	-£30,139,632	-£31,585,038	-£29,209,272	-£33,175,075	-£32,229,498
45%	60%	-£35,992,769	-£33,300,218	-£34,928,996	-£32,236,444	-£36,717,787	-£35,654,013
50%	60%	-£39,454,924	-£36,463,199	-£38,272,953	-£35,281,228	-£40,260,498	-£39,078,528



## CIL Zone 3 High Value – Z3 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,102,344	£10,102,344	£10,102,344	£10,102,344	£10,102,344	£10,102,344
10%	71%	£2,579,153	£3,320,876	£2,741,993	£3,481,141	£2,376,869	£2,539,756
15%	71%	-£1,226,937	-£100,083	-£982,608	£144,247	-£1,530,363	-£1,286,033
20%	71%	-£5,033,027	-£3,530,555	-£4,707,254	-£3,204,782	-£5,437,596	-£5,111,821
25%	71%	-£8,863,082	-£6,961,027	-£8,449,205	-£6,553,810	-£9,377,063	-£8,963,186
30%	71%	-£12,723,562	-£10,432,994	-£12,226,911	-£9,936,341	-£13,340,339	-£12,843,687
35%	71%	-£16,616,430	-£13,911,712	-£16,027,526	-£13,332,285	-£17,347,771	-£16,758,867
40%	71%	-£20,540,049	-£17,436,006	-£19,867,016	-£16,762,973	-£21,375,867	-£20,702,835
45%	71%	-£24,463,668	-£20,971,621	-£23,706,506	-£20,214,458	-£25,403,964	-£24,646,802
50%	71%	-£28,387,288	-£24,507,235	-£27,545,996	-£23,665,943	-£29,432,060	-£28,590,769
100%	71%	-£67,623,481	-£59,863,375	-£65,940,899	-£58,180,793	-£69,713,027	-£68,030,444
10%	75%	£2,436,390	£3,103,598	£2,609,223	£3,273,650	£2,255,127	£2,427,960
15%	75%	-£1,441,082	-£431,329	-£1,181,834	-£172,080	-£1,712,976	-£1,453,728
20%	75%	-£5,318,554	-£3,972,217	-£4,972,889	-£3,626,552	-£5,681,080	-£5,335,415
25%	75%	-£9,225,828	-£7,515,381	-£8,786,680	-£7,081,023	-£9,686,395	-£9,247,248
30%	75%	-£13,158,858	-£11,106,322	-£12,631,880	-£10,579,344	-£13,711,539	-£13,184,562
35%	75%	-£17,132,580	-£14,698,789	-£16,507,717	-£14,082,455	-£17,787,920	-£17,163,059
40%	75%	-£21,129,934	-£18,348,460	-£20,415,806	-£17,634,332	-£21,878,896	-£21,164,768
45%	75%	-£25,127,290	-£21,998,131	-£24,323,895	-£21,194,737	-£25,969,871	-£25,166,476
50%	75%	-£29,124,644	-£25,647,801	-£28,231,985	-£24,755,142	-£30,060,845	-£29,168,186
10%	60%	£2,985,754	£3,941,762	£3,115,840	£4,071,846	£2,728,155	£2,858,418
15%	60%	-£610,986	£846,478	-£412,666	£1,044,797	-£1,003,434	-£805,114
20%	60%	-£4,211,759	-£2,268,474	-£3,947,333	-£2,004,048	-£4,735,023	-£4,470,597
25%	60%	-£7,819,707	-£5,383,427	-£7,483,768	-£5,052,894	-£8,484,484	-£8,148,545
30%	60%	-£11,471,512	-£8,508,910	-£11,068,385	-£8,105,784	-£12,269,245	-£11,866,119
35%	60%	-£15,131,813	-£11,666,949	-£14,653,807	-£11,196,635	-£16,077,723	-£15,599,717
40%	60%	-£18,843,345	-£14,828,605	-£18,297,052	-£14,287,486	-£19,924,385	-£19,378,092
45%	60%	-£22,554,876	-£18,038,293	-£21,940,297	-£17,423,714	-£23,771,046	-£23,156,467
50%	60%	-£26,266,408	-£21,247,982	-£25,583,542	-£20,565,117	-£27,617,707	-£26,934,842

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,102,344	£10,102,344	£10,102,344	£10,102,344	£10,102,344	£10,102,344
10%	71%	£3,343,902	£3,750,989	£3,611,956	£4,019,042	£3,234,287	£3,502,340
15%	71%	-£64,978	£555,640	£343,678	£964,296	-£232,090	£176,565
20%	71%	-£3,483,748	-£2,656,259	-£2,938,874	-£2,111,385	-£3,706,565	-£3,161,690
25%	71%	-£6,902,519	-£5,868,157	-£6,221,426	-£5,187,064	-£7,181,040	-£6,499,946
30%	71%	-£10,361,636	-£9,100,101	-£9,530,957	-£8,269,422	-£10,701,327	-£9,870,647
35%	71%	-£13,828,461	-£12,356,671	-£12,859,336	-£11,387,546	-£14,224,767	-£13,255,642
40%	71%	-£17,339,307	-£15,629,750	-£16,213,621	-£14,505,669	-£17,799,635	-£16,673,949
45%	71%	-£20,862,834	-£18,939,582	-£19,596,436	-£17,673,185	-£21,380,703	-£20,114,306
50%	71%	-£24,386,360	-£22,249,414	-£22,979,252	-£20,842,307	-£24,961,771	-£23,554,663
100%	71%	-£59,621,626	-£55,347,734	-£56,807,410	-£52,533,518	-£60,772,447	-£57,958,231
10%	75%	£3,307,367	£3,663,568	£3,588,823	£3,945,024	£3,211,453	£3,492,910
15%	75%	-£120,677	£422,363	£308,411	£851,451	-£266,901	£162,188
20%	75%	-£3,558,014	-£2,833,961	-£2,985,897	-£2,261,843	-£3,752,979	-£3,180,861
25%	75%	-£6,995,352	-£6,090,285	-£6,280,204	-£5,375,138	-£7,239,057	-£6,523,910
30%	75%	-£10,474,857	-£9,371,014	-£9,602,644	-£8,498,801	-£10,772,087	-£9,899,874
35%	75%	-£13,960,554	-£12,672,737	-£12,942,972	-£11,655,155	-£14,307,321	-£13,289,739
40%	75%	-£17,492,738	-£15,996,876	-£16,310,767	-£14,814,905	-£17,895,525	-£16,713,554
45%	75%	-£21,035,443	-£19,352,598	-£19,705,726	-£18,022,881	-£21,488,579	-£20,158,862
50%	75%	-£24,578,149	-£22,708,321	-£23,100,685	-£21,230,858	-£25,081,633	-£23,604,169
10%	60%	£3,460,816	£4,030,738	£3,685,981	£4,255,902	£3,307,355	£3,532,519
15%	60%	£113,261	£982,125	£456,532	£1,325,396	-£120,696	£222,575
20%	60%	-£3,246,096	-£2,087,611	-£2,788,402	-£1,629,917	-£3,558,040	-£3,100,345
25%	60%	-£6,605,454	-£5,157,348	-£6,033,336	-£4,585,229	-£6,995,382	-£6,423,265
30%	60%	-£9,999,327	-£8,233,179	-£9,301,558	-£7,540,542	-£10,474,894	-£9,777,125
35%	60%	-£13,405,770	-£11,345,262	-£12,591,704	-£10,531,196	-£13,960,598	-£13,146,532
40%	60%	-£16,848,329	-£14,457,345	-£15,902,752	-£13,526,986	-£17,492,788	-£16,547,212
45%	60%	-£20,310,483	-£17,617,932	-£19,246,710	-£16,554,158	-£21,035,500	-£19,971,726
50%	60%	-£23,772,638	-£20.780.913	-£22.590.667	-£19.598.942	-£24.578.212	-£23,396,241



# CIL Zone 3 High Value – Z3 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328
10%	71%	£9,830,137	£10,571,860	£9,992,978	£10,732,126	£9,627,854	£9,790,741
15%	71%	£6,024,047	£7,150,902	£6,268,377	£7,395,232	£5,720,621	£5,964,952
20%	71%	£2,217,957	£3,720,430	£2,543,730	£4,046,203	£1,813,389	£2,139,163
25%	71%	-£1,612,097	£289,958	-£1,198,220	£697,174	-£2,126,078	-£1,712,201
30%	71%	-£5,472,578	-£3,182,009	-£4,975,926	-£2,685,357	-£6,089,355	-£5,592,703
35%	71%	-£9,365,446	-£6,660,728	-£8,776,541	-£6,081,300	-£10,096,786	-£9,507,882
40%	71%	-£13,289,065	-£10,185,022	-£12,616,031	-£9,511,988	-£14,124,883	-£13,451,850
45%	71%	-£17,212,684	-£13,720,636	-£16,455,522	-£12,963,473	-£18,152,980	-£17,395,818
50%	71%	-£21,136,304	-£17,256,250	-£20,295,012	-£16,414,958	-£22,181,076	-£21,339,785
100%	71%	-£60,372,497	-£52,612,390	-£58,689,914	-£50,929,808	-£62,462,043	-£60,779,460
10%	75%	£9,687,375	£10,354,583	£9,860,207	£10,524,634	£9,506,112	£9,678,944
15%	75%	£5,809,902	£6,819,655	£6,069,151	£7,078,904	£5,538,008	£5,797,257
20%	75%	£1,932,430	£3,278,768	£2,278,095	£3,624,433	£1,569,905	£1,915,569
25%	75%	-£1,974,843	-£264,397	-£1,535,696	£169,961	-£2,435,411	-£1,996,263
30%	75%	-£5,907,873	-£3,855,337	-£5,380,896	-£3,328,360	-£6,460,554	-£5,933,577
35%	75%	-£9,881,595	-£7,447,805	-£9,256,732	-£6,831,470	-£10,536,936	-£9,912,074
40%	75%	-£13,878,950	-£11,097,475	-£13,164,822	-£10,383,348	-£14,627,911	-£13,913,783
45%	75%	-£17,876,305	-£14,747,146	-£17,072,910	-£13,943,752	-£18,718,887	-£17,915,492
50%	75%	-£21,873,660	-£18,396,817	-£20,981,000	-£17,504,157	-£22,809,861	-£21,917,201
10%	60%	£10,236,739	£11,192,746	£10,366,824	£11,322,831	£9,979,140	£10,109,403
15%	60%	£6,639,998	£8,097,463	£6,838,319	£8,295,782	£6,247,551	£6,445,870
20%	60%	£3,039,226	£4,982,510	£3,303,652	£5,246,936	£2,515,962	£2,780,388
25%	60%	-£568,722	£1,867,558	-£232,783	£2,198,091	-£1,233,499	-£897,561
30%	60%	-£4,220,528	-£1,257,926	-£3,817,401	-£854,800	-£5,018,260	-£4,615,134
35%	60%	-£7,880,829	-£4,415,964	-£7,402,823	-£3,945,651	-£8,826,739	-£8,348,733
40%	60%	-£11,592,361	-£7,577,620	-£11,046,068	-£7,036,501	-£12,673,401	-£12,127,108
45%	60%	-£15,303,891	-£10,787,309	-£14,689,313	-£10,172,730	-£16,520,062	-£15,905,482
50%	60%	-£19,015,423	-£13,996,998	-£18,332,558	-£13,314,132	-£20,366,723	-£19,683,857

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328
10%	71%	£10,594,887	£11,001,974	£10,862,940	£11,270,027	£10,485,272	£10,753,324
15%	71%	£7,186,007	£7,806,624	£7,594,663	£8,215,280	£7,018,895	£7,427,550
20%	71%	£3,767,236	£4,594,725	£4,312,110	£5,139,600	£3,544,420	£4,089,294
25%	71%	£348,465	£1,382,828	£1,029,559	£2,063,920	£69,945	£751,038
30%	71%	-£3,110,651	-£1,849,116	-£2,279,972	-£1,018,438	-£3,450,342	-£2,619,663
35%	71%	-£6,577,477	-£5,105,686	-£5,608,352	-£4,136,561	-£6,973,783	-£6,004,658
40%	71%	-£10,088,322	-£8,378,766	-£8,962,636	-£7,254,685	-£10,548,651	-£9,422,965
45%	71%	-£13,611,849	-£11,688,598	-£12,345,452	-£10,422,200	-£14,129,719	-£12,863,322
50%	71%	-£17,135,376	-£14,998,430	-£15,728,267	-£13,591,322	-£17,710,786	-£16,303,679
100%	71%	-£52,370,641	-£48,096,750	-£49,556,425	-£45,282,534	-£53,521,463	-£50,707,247
10%	75%	£10,558,351	£10,914,552	£10,839,808	£11,196,008	£10,462,438	£10,743,894
15%	75%	£7,130,307	£7,673,347	£7,559,396	£8,102,436	£6,984,083	£7,413,172
20%	75%	£3,692,970	£4,417,024	£4,265,088	£4,989,141	£3,498,005	£4,070,124
25%	75%	£255,632	£1,160,700	£970,780	£1,875,847	£11,928	£727,075
30%	75%	-£3,223,872	-£2,120,030	-£2,351,660	-£1,247,817	-£3,521,102	-£2,648,889
35%	75%	-£6,709,569	-£5,421,752	-£5,691,987	-£4,404,170	-£7,056,336	-£6,038,754
40%	75%	-£10,241,753	-£8,745,891	-£9,059,782	-£7,563,920	-£10,644,541	-£9,462,570
45%	75%	-£13,784,458	-£12,101,614	-£12,454,741	-£10,771,897	-£14,237,595	-£12,907,878
50%	75%	-£17,327,164	-£15,457,337	-£15,849,700	-£13,979,874	-£17,830,649	-£16,353,184
10%	60%	£10,711,801	£11,281,722	£10,936,966	£11,506,886	£10,558,339	£10,783,503
15%	60%	£7,364,245	£8,233,110	£7,707,517	£8,576,380	£7,130,288	£7,473,560
20%	60%	£4,004,888	£5,163,373	£4,462,583	£5,621,068	£3,692,945	£4,150,639
25%	60%	£645,530	£2,093,637	£1,217,648	£2,665,756	£255,602	£827,720
30%	60%	-£2,748,343	-£982,194	-£2,050,573	-£289,558	-£3,223,910	-£2,526,140
35%	60%	-£6,154,785	-£4,094,278	-£5,340,719	-£3,280,212	-£6,709,613	-£5,895,547
40%	60%	-£9,597,344	-£7,206,361	-£8,651,767	-£6,276,001	-£10,241,804	-£9,296,228
45%	60%	-£13,059,498	-£10,366,947	-£11,995,725	-£9,303,173	-£13,784,516	-£12,720,742
50%	60%	-£16,521,653	-£13,529,929	-£15,339,682	-£12,347,958	-£17,327,228	-£16,145,257



## CIL Zone 3 Medium Value – Z3 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841
10%	71%	-£18,416,724	-£17,746,830	-£18,189,897	-£17,520,005	-£18,712,243	-£18,485,417
15%	71%	-£21,963,136	-£20,958,297	-£21,622,898	-£20,618,058	-£22,406,415	-£22,066,177
20%	71%	-£25,549,476	-£24,187,779	-£25,088,406	-£23,726,707	-£26,150,183	-£25,689,111
25%	71%	-£29,146,536	-£27,444,413	-£28,570,197	-£26,868,075	-£29,897,418	-£29,321,080
30%	71%	-£32,783,787	-£30,707,833	-£32,080,870	-£30,009,441	-£33,699,583	-£32,996,665
35%	71%	-£36,439,677	-£34,017,732	-£35,619,606	-£33,197,660	-£37,508,105	-£36,688,035
40%	71%	-£40,095,568	-£37,327,629	-£39,158,343	-£36,390,405	-£41,316,628	-£40,379,404
45%	71%	-£43,751,457	-£40,637,526	-£42,697,080	-£39,583,149	-£45,125,150	-£44,070,774
50%	71%	-£47,407,347	-£43,947,424	-£46,235,817	-£42,775,894	-£48,933,673	-£47,762,143
100%	71%	-£83,966,245	-£77,046,399	-£81,623,185	-£74,703,339	-£87,018,897	-£84,675,838
10%	75%	-£18,563,391	-£17,963,112	-£18,322,715	-£17,722,437	-£18,828,201	-£18,587,525
15%	75%	-£22,183,137	-£21,282,720	-£21,822,124	-£20,921,706	-£22,580,352	-£22,219,338
20%	75%	-£25,847,609	-£24,627,417	-£25,358,386	-£24,138,192	-£26,385,890	-£25,896,667
25%	75%	-£29,519,202	-£27,993,961	-£28,907,672	-£27,382,431	-£30,192,054	-£29,580,524
30%	75%	-£33,238,300	-£31,378,077	-£32,492,463	-£30,632,239	-£34,058,927	-£33,313,089
35%	75%	-£36,969,941	-£34,799,682	-£36,099,797	-£33,929,538	-£37,927,340	-£37,057,196
40%	75%	-£40,701,584	-£38,221,287	-£39,707,133	-£37,226,836	-£41,795,754	-£40,801,303
45%	75%	-£44,433,226	-£41,642,891	-£43,314,469	-£40,524,135	-£45,664,167	-£44,545,410
50%	75%	-£48,164,867	-£45,064,496	-£46,921,805	-£43,821,432	-£49,532,580	-£48,289,517
10%	60%	-£17,994,049	-£17,127,615	-£17,809,937	-£16,943,504	-£18,376,271	-£18,192,159
15%	60%	-£21,329,124	-£20,029,474	-£21,052,957	-£19,753,306	-£21,902,458	-£21,626,290
20%	60%	-£24,690,301	-£22,931,333	-£24,316,055	-£22,563,109	-£25,467,249	-£25,093,003
25%	60%	-£28,072,567	-£25,871,056	-£27,604,760	-£25,403,249	-£29,043,751	-£28,575,944
30%	60%	-£31,473,947	-£28,813,021	-£30,903,397	-£28,251,652	-£32,658,428	-£32,087,878
35%	60%	-£34,911,530	-£31,779,007	-£34,245,888	-£31,113,365	-£36,293,425	-£35,627,784
40%	60%	-£38,349,112	-£34,769,087	-£37,588,379	-£34,008,353	-£39,928,422	-£39,167,689
45%	60%	-£41,786,695	-£37,759,167	-£40,930,871	-£36,903,342	-£43,563,418	-£42,707,593
50%	60%	-£45,224,279	-£40,749,246	-£44,273,362	-£39,798,329	-£47,198,415	-£46,247,498

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841
10%	71%	-£17,628,614	-£17,259,670	-£17,305,707	-£16,936,763	-£17,791,372	-£17,468,465
15%	71%	-£20,780,973	-£20,227,556	-£20,296,612	-£19,743,195	-£21,025,109	-£20,540,749
20%	71%	-£23,947,480	-£23,197,522	-£23,291,103	-£22,549,627	-£24,278,320	-£23,621,943
25%	71%	-£27,144,040	-£26,206,593	-£26,323,569	-£25,386,122	-£27,557,590	-£26,737,118
30%	71%	-£30,341,490	-£29,215,663	-£29,356,035	-£28,231,098	-£30,845,867	-£29,852,295
35%	71%	-£33,590,331	-£32,256,440	-£32,422,885	-£31,088,994	-£34,178,770	-£33,011,324
40%	71%	-£36,839,172	-£35,314,725	-£35,504,947	-£33,980,501	-£37,511,673	-£36,177,449
45%	71%	-£40,088,012	-£38,373,010	-£38,587,010	-£36,872,008	-£40,844,576	-£39,343,574
50%	71%	-£43,336,852	-£41,431,294	-£41,669,072	-£39,763,515	-£44,177,479	-£42,509,699
100%	71%	-£75,825,255	-£72,014,139	-£72,489,696	-£68,678,580	-£77,506,510	-£74,170,950
10%	75%	-£17,668,271	-£17,345,445	-£17,329,219	-£17,006,392	-£17,810,684	-£17,471,632
15%	75%	-£20,840,458	-£20,356,218	-£20,331,879	-£19,847,639	-£21,054,078	-£20,545,498
20%	75%	-£24,028,090	-£23,371,877	-£23,338,894	-£22,688,886	-£24,317,575	-£23,628,379
25%	75%	-£27,244,803	-£26,424,537	-£26,383,309	-£25,563,043	-£27,606,658	-£26,745,164
30%	75%	-£30,464,384	-£29,477,196	-£29,427,722	-£28,443,402	-£30,905,713	-£29,861,949
35%	75%	-£33,733,707	-£32,566,552	-£32,507,888	-£31,340,734	-£34,248,590	-£33,022,772
40%	75%	-£37,003,029	-£35,669,138	-£35,602,095	-£34,268,203	-£37,591,468	-£36,190,533
45%	75%	-£40,272,351	-£38,771,725	-£38,696,300	-£37,195,673	-£40,934,345	-£39,358,293
50%	75%	-£43,541,674	-£41,874,311	-£41,790,506	-£40,123,142	-£44,277,222	-£42,526,054
10%	60%	-£17,501,713	-£16,985,191	-£17,230,471	-£16,713,949	-£17,729,574	-£17,458,332
15%	60%	-£20,590,621	-£19,815,837	-£20,183,758	-£19,408,975	-£20,932,413	-£20,525,550
20%	60%	-£23,689,527	-£22,646,484	-£23,138,171	-£22,104,000	-£24,152,702	-£23,601,346
25%	60%	-£26,821,599	-£25,509,173	-£26,132,403	-£24,819,977	-£27,400,568	-£26,711,373
30%	60%	-£29,953,670	-£28,378,759	-£29,126,636	-£27,551,725	-£30,654,359	-£29,821,399
35%	60%	-£33,131,530	-£31,264,083	-£32,150,875	-£30,283,472	-£33,955,345	-£32,974,690
40%	60%	-£36,314,828	-£34,180,603	-£35,194,080	-£33,059,854	-£37,256,329	-£36,135,582
45%	60%	-£39,498,125	-£37,097,121	-£38,237,283	-£35,836,280	-£40,557,315	-£39,296,473
50%	60%	-£42,681,422	-£40,013,640	-£41,280,487	-£38,612,705	-£43,858,299	-£42,457,365



#### CIL Zone 3 Medium Value - Z3 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,343,445	£4,343,445	£4,343,445	£4,343,445	£4,343,445	£4,343,445
10%	71%	-£2,734,437	-£2,064,544	-£2,507,611	-£1,837,719	-£3,029,957	-£2,803,131
15%	71%	-£6,280,850	-£5,276,010	-£5,940,611	-£4,935,771	-£6,724,129	-£6,383,891
20%	71%	-£9,867,190	-£8,505,492	-£9,406,120	-£8,044,421	-£10,467,896	-£10,006,825
25%	71%	-£13,464,250	-£11,762,127	-£12,887,911	-£11,185,788	-£14,215,132	-£13,638,793
30%	71%	-£17,101,501	-£15,025,547	-£16,398,583	-£14,327,155	-£18,017,297	-£17,314,379
35%	71%	-£20,757,391	-£18,335,445	-£19,937,320	-£17,515,374	-£21,825,819	-£21,005,749
40%	71%	-£24,413,281	-£21,645,343	-£23,476,057	-£20,708,118	-£25,634,342	-£24,697,118
45%	71%	-£28,069,171	-£24,955,240	-£27,014,794	-£23,900,863	-£29,442,864	-£28,388,487
50%	71%	-£31,725,060	-£28,265,138	-£30,553,531	-£27,093,608	-£33,251,387	-£32,079,857
100%	71%	-£68,283,959	-£61,364,113	-£65,940,899	-£59,021,053	-£71,336,611	-£68,993,551
10%	75%	-£2,881,105	-£2,280,826	-£2,640,429	-£2,040,151	-£3,145,914	-£2,905,239
15%	75%	-£6,500,851	-£5,600,433	-£6,139,837	-£5,239,420	-£6,898,066	-£6,537,052
20%	75%	-£10,165,323	-£8,945,130	-£9,676,099	-£8,455,906	-£10,703,604	-£10,214,380
25%	75%	-£13,836,916	-£12,311,675	-£13,225,386	-£11,700,145	-£14,509,767	-£13,898,237
30%	75%	-£17,556,014	-£15,695,791	-£16,810,176	-£14,949,953	-£18,376,641	-£17,630,803
35%	75%	-£21,287,655	-£19,117,396	-£20,417,511	-£18,247,252	-£22,245,054	-£21,374,910
40%	75%	-£25,019,298	-£22,539,000	-£24,024,847	-£21,544,550	-£26,113,468	-£25,119,017
45%	75%	-£28,750,939	-£25,960,605	-£27,632,183	-£24,841,848	-£29,981,881	-£28,863,124
50%	75%	-£32,482,581	-£29,382,210	-£31,239,518	-£28,139,146	-£33,850,294	-£32,607,231
10%	60%	-£2,311,763	-£1,445,329	-£2,127,651	-£1,261,217	-£2,693,985	-£2,509,873
15%	60%	-£5,646,838	-£4,347,187	-£5,370,671	-£4,071,020	-£6,220,172	-£5,944,004
20%	60%	-£9,008,015	-£7,249,047	-£8,633,769	-£6,880,823	-£9,784,963	-£9,410,717
25%	60%	-£12,390,281	-£10,188,770	-£11,922,473	-£9,720,963	-£13,361,465	-£12,893,658
30%	60%	-£15,791,661	-£13,130,734	-£15,221,111	-£12,569,365	-£16,976,142	-£16,405,592
35%	60%	-£19,229,243	-£16,096,720	-£18,563,602	-£15,431,079	-£20,611,139	-£19,945,497
40%	60%	-£22,666,826	-£19,086,801	-£21,906,093	-£18,326,067	-£24,246,136	-£23,485,403
45%	60%	-£26,104,409	-£22,076,881	-£25,248,585	-£21,221,056	-£27,881,132	-£27,025,307
50%	60%	-£29,541,993	-£25,066,960	-£28,591,076	-£24,116,043	-£31,516,129	-£30,565,212

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,343,445	£4,343,445	£4,343,445	£4,343,445	£4,343,445	£4,343,445
10%	71%	-£1,946,328	-£1,577,384	-£1,623,421	-£1,254,477	-£2,109,086	-£1,786,179
15%	71%	-£5,098,687	-£4,545,270	-£4,614,325	-£4,060,909	-£5,342,823	-£4,858,463
20%	71%	-£8,265,193	-£7,515,236	-£7,608,816	-£6,867,341	-£8,596,034	-£7,939,657
25%	71%	-£11,461,754	-£10,524,306	-£10,641,282	-£9,703,836	-£11,875,304	-£11,054,832
30%	71%	-£14,659,204	-£13,533,377	-£13,673,749	-£12,548,812	-£15,163,580	-£14,170,009
35%	71%	-£17,908,044	-£16,574,154	-£16,740,599	-£15,406,708	-£18,496,484	-£17,329,038
40%	71%	-£21,156,886	-£19,632,438	-£19,822,661	-£18,298,215	-£21,829,387	-£20,495,163
45%	71%	-£24,405,726	-£22,690,723	-£22,904,724	-£21,189,722	-£25,162,290	-£23,661,288
50%	71%	-£27,654,566	-£25,749,008	-£25,986,786	-£24,081,228	-£28,495,193	-£26,827,413
100%	71%	-£60,142,969	-£56,331,853	-£56,807,410	-£52,996,294	-£61,824,223	-£58,488,664
10%	75%	-£1,985,985	-£1,663,159	-£1,646,933	-£1,324,105	-£2,128,398	-£1,789,346
15%	75%	-£5,158,172	-£4,673,932	-£4,649,592	-£4,165,353	-£5,371,792	-£4,863,212
20%	75%	-£8,345,804	-£7,689,591	-£7,656,608	-£7,006,600	-£8,635,289	-£7,946,093
25%	75%	-£11,562,517	-£10,742,251	-£10,701,022	-£9,880,756	-£11,924,372	-£11,062,878
30%	75%	-£14,782,098	-£13,794,910	-£13,745,436	-£12,761,116	-£15,223,427	-£14,179,663
35%	75%	-£18,051,421	-£16,884,266	-£16,825,602	-£15,658,448	-£18,566,304	-£17,340,486
40%	75%	-£21,320,742	-£19,986,852	-£19,919,808	-£18,585,917	-£21,909,182	-£20,508,246
45%	75%	-£24,590,065	-£23,089,438	-£23,014,014	-£21,513,387	-£25,252,059	-£23,676,007
50%	75%	-£27,859,388	-£26,192,024	-£26,108,220	-£24,440,856	-£28,594,936	-£26,843,768
10%	60%	-£1,819,427	-£1,302,904	-£1,548,185	-£1,031,663	-£2,047,288	-£1,776,046
15%	60%	-£4,908,335	-£4,133,551	-£4,501,471	-£3,726,688	-£5,250,127	-£4,843,264
20%	60%	-£8,007,240	-£6,964,198	-£7,455,884	-£6,421,714	-£8,470,416	-£7,919,060
25%	60%	-£11,139,313	-£9,826,886	-£10,450,116	-£9,137,691	-£11,718,282	-£11,029,086
30%	60%	-£14,271,384	-£12,696,473	-£13,444,349	-£11,869,439	-£14,972,073	-£14,139,113
35%	60%	-£17,449,244	-£15,581,797	-£16,468,589	-£14,601,185	-£18,273,058	-£17,292,404
40%	60%	-£20,632,542	-£18,498,316	-£19,511,793	-£17,377,568	-£21,574,043	-£20,453,296
45%	60%	-£23,815,839	-£21,414,835	-£22,554,996	-£20,153,994	-£24,875,028	-£23,614,187
50%	60%	-£26,999,136	-£24.331.354	-£25.598.201	-£22,930,419	-£28,176,013	-£26,775,079



#### CIL Zone 3 Medium Value – Z3 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429
10%	71%	£4,516,547	£5,186,440	£4,743,373	£5,413,266	£4,221,028	£4,447,853
15%	71%	£970,134	£1,974,974	£1,310,373	£2,315,213	£526,855	£867,093
20%	71%	-£2,616,206	-£1,254,508	-£2,155,135	-£793,436	-£3,216,912	-£2,755,840
25%	71%	-£6,213,265	-£4,511,142	-£5,636,926	-£3,934,804	-£6,964,147	-£6,387,809
30%	71%	-£9,850,517	-£7,774,563	-£9,147,599	-£7,076,170	-£10,766,312	-£10,063,394
35%	71%	-£13,506,406	-£11,084,461	-£12,686,336	-£10,264,389	-£14,574,835	-£13,754,764
40%	71%	-£17,162,297	-£14,394,358	-£16,225,073	-£13,457,134	-£18,383,357	-£17,446,133
45%	71%	-£20,818,186	-£17,704,255	-£19,763,810	-£16,649,878	-£22,191,880	-£21,137,503
50%	71%	-£24,474,076	-£21,014,153	-£23,302,546	-£19,842,623	-£26,000,402	-£24,828,873
100%	71%	-£61,032,974	-£54,113,128	-£58,689,914	-£51,770,069	-£64,085,627	-£61,742,567
10%	75%	£4,369,880	£4,970,158	£4,610,555	£5,210,834	£4,105,070	£4,345,746
15%	75%	£750,134	£1,650,551	£1,111,147	£2,011,565	£352,919	£713,932
20%	75%	-£2,914,338	-£1,694,146	-£2,425,115	-£1,204,922	-£3,452,619	-£2,963,396
25%	75%	-£6,585,931	-£5,060,690	-£5,974,401	-£4,449,160	-£7,258,783	-£6,647,253
30%	75%	-£10,305,029	-£8,444,807	-£9,559,192	-£7,698,968	-£11,125,657	-£10,379,819
35%	75%	-£14,036,671	-£11,866,411	-£13,166,527	-£10,996,267	-£14,994,070	-£14,123,926
40%	75%	-£17,768,313	-£15,288,016	-£16,773,862	-£14,293,565	-£18,862,483	-£17,868,033
45%	75%	-£21,499,955	-£18,709,621	-£20,381,198	-£17,590,864	-£22,730,896	-£21,612,140
50%	75%	-£25,231,597	-£22,131,225	-£23,988,534	-£20,888,162	-£26,599,309	-£25,356,247
10%	60%	£4,939,222	£5,805,655	£5,123,334	£5,989,767	£4,557,000	£4,741,112
15%	60%	£1,604,147	£2,903,797	£1,880,314	£3,179,964	£1,030,813	£1,306,981
20%	60%	-£1,757,031	£1,938	-£1,382,784	£370,161	-£2,533,978	-£2,159,732
25%	60%	-£5,139,296	-£2,937,786	-£4,671,489	-£2,469,979	-£6,110,480	-£5,642,673
30%	60%	-£8,540,676	-£5,879,750	-£7,970,126	-£5,318,381	-£9,725,157	-£9,154,607
35%	60%	-£11,978,259	-£8,845,736	-£11,312,617	-£8,180,094	-£13,360,154	-£12,694,513
40%	60%	-£15,415,842	-£11,835,816	-£14,655,108	-£11,075,083	-£16,995,151	-£16,234,418
45%	60%	-£18,853,424	-£14,825,896	-£17,997,600	-£13,970,071	-£20,630,147	-£19,774,322
50%	60%	-£22,291,008	-£17,815,975	-£21,340,091	-£16,865,058	-£24,265,144	-£23,314,228

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429
10%	71%	£5,304,656	£5,673,601	£5,627,563	£5,996,508	£5,141,898	£5,464,805
15%	71%	£2,152,298	£2,705,715	£2,636,659	£3,190,075	£1,908,161	£2,392,522
20%	71%	-£1,014,209	-£264,251	-£357,832	£383,644	-£1,345,049	-£688,672
25%	71%	-£4,210,769	-£3,273,322	-£3,390,298	-£2,452,851	-£4,624,319	-£3,803,848
30%	71%	-£7,408,220	-£6,282,393	-£6,422,765	-£5,297,827	-£7,912,596	-£6,919,024
35%	71%	-£10,657,060	-£9,323,170	-£9,489,615	-£8,155,723	-£11,245,499	-£10,078,054
40%	71%	-£13,905,901	-£12,381,454	-£12,571,677	-£11,047,230	-£14,578,402	-£13,244,179
45%	71%	-£17,154,741	-£15,439,739	-£15,653,739	-£13,938,737	-£17,911,305	-£16,410,304
50%	71%	-£20,403,582	-£18,498,023	-£18,735,801	-£16,830,244	-£21,244,209	-£19,576,428
100%	71%	-£52,891,985	-£49,080,869	-£49,556,425	-£45,745,309	-£54,573,239	-£51,237,679
10%	75%	£5,264,999	£5,587,826	£5,604,052	£5,926,879	£5,122,587	£5,461,639
15%	75%	£2,092,813	£2,577,052	£2,601,392	£3,085,632	£1,879,193	£2,387,772
20%	75%	-£1,094,820	-£438,607	-£405,623	£244,385	-£1,384,305	-£695,108
25%	75%	-£4,311,532	-£3,491,266	-£3,450,038	-£2,629,772	-£4,673,388	-£3,811,893
30%	75%	-£7,531,113	-£6,543,925	-£6,494,451	-£5,510,132	-£7,972,442	-£6,928,678
35%	75%	-£10,800,436	-£9,633,282	-£9,574,618	-£8,407,463	-£11,315,320	-£10,089,501
40%	75%	-£14,069,758	-£12,735,868	-£12,668,824	-£11,334,933	-£14,658,197	-£13,257,262
45%	75%	-£17,339,081	-£15,838,454	-£15,763,029	-£14,262,402	-£18,001,074	-£16,425,023
50%	75%	-£20,608,404	-£18,941,040	-£18,857,235	-£17,189,872	-£21,343,952	-£19,592,783
10%	60%	£5,431,557	£5,948,080	£5,702,800	£6,219,321	£5,203,696	£5,474,938
15%	60%	£2,342,650	£3,117,434	£2,749,513	£3,524,296	£2,000,857	£2,407,721
20%	60%	-£756,256	£286,787	-£204,900	£829,271	-£1,219,432	-£668,075
25%	60%	-£3,888,328	-£2,575,902	-£3,199,132	-£1,886,707	-£4,467,297	-£3,778,102
30%	60%	-£7,020,399	-£5,445,488	-£6,193,365	-£4,618,454	-£7,721,088	-£6,888,128
35%	60%	-£10,198,259	-£8,330,812	-£9,217,605	-£7,350,201	-£11,022,074	-£10,041,420
40%	60%	-£13,381,557	-£11,247,332	-£12,260,809	-£10,126,584	-£14,323,058	-£13,202,311
45%	60%	-£16,564,854	-£14,163,850	-£15,304,012	-£12,903,009	-£17,624,044	-£16,363,203
50%	60%	-£19,748,151	-£17,080,370	-£18,347,216	-£15,679,435	-£20,925,028	-£19,524,094



## CIL Zone 3 Low Value – Z3 High Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316
10%	71%	-£26,442,506	-£25,885,667	-£26,114,492	-£25,557,654	-£26,903,223	-£26,575,209
15%	71%	-£29,644,433	-£28,809,175	-£29,152,413	-£28,317,156	-£30,336,316	-£29,843,489
20%	71%	-£32,888,233	-£31,756,342	-£32,221,478	-£31,089,587	-£33,824,738	-£33,157,983
25%	71%	-£36,142,529	-£34,727,665	-£35,309,085	-£33,894,221	-£37,313,160	-£36,479,716
30%	71%	-£39,396,824	-£37,698,987	-£38,396,691	-£36,698,855	-£40,801,582	-£39,801,449
35%	71%	-£42,651,120	-£40,670,310	-£41,484,298	-£39,503,488	-£44,290,004	-£43,123,182
40%	71%	-£45,905,415	-£43,641,634	-£44,571,905	-£42,308,122	-£47,778,425	-£46,444,914
45%	71%	-£49,159,710	-£46,612,956	-£47,659,511	-£45,112,756	-£51,266,847	-£49,766,647
50%	71%	-£52,414,006	-£49,584,279	-£50,747,118	-£47,917,391	-£54,755,269	-£53,088,380
100%	71%	-£84,956,961	-£79,297,506	-£81,623,185	-£75,963,730	-£89,639,486	-£86,305,710
10%	75%	-£26,597,523	-£26,098,551	-£26,249,482	-£25,750,510	-£27,010,364	-£26,662,323
15%	75%	-£29,876,960	-£29,128,502	-£29,354,899	-£28,606,440	-£30,499,656	-£29,974,158
20%	75%	-£33,203,340	-£32,189,074	-£32,495,873	-£31,481,607	-£34,042,525	-£33,335,058
25%	75%	-£36,536,412	-£35,268,579	-£35,652,079	-£34,384,245	-£37,585,393	-£36,701,060
30%	75%	-£39,869,484	-£38,348,085	-£38,808,283	-£37,286,885	-£41,128,261	-£40,067,060
35%	75%	-£43,202,556	-£41,427,590	-£41,964,489	-£40,189,523	-£44,671,129	-£43,433,062
40%	75%	-£46,535,629	-£44,507,096	-£45,120,695	-£43,092,163	-£48,213,998	-£46,799,064
45%	75%	-£49,868,701	-£47,586,602	-£48,276,900	-£45,994,801	-£51,756,866	-£50,165,066
50%	75%	-£53,201,773	-£50,666,107	-£51,433,106	-£48,897,441	-£55,299,735	-£53,531,067
10%	60%	-£25,994,561	-£25,274,352	-£25,728,318	-£25,008,108	-£26,590,450	-£26,324,205
15%	60%	-£28,972,517	-£27,892,203	-£28,573,151	-£27,492,837	-£29,866,348	-£29,466,983
20%	60%	-£31,977,693	-£30,513,716	-£31,436,496	-£29,977,566	-£33,188,960	-£32,647,763
25%	60%	-£35,004,353	-£33,174,382	-£34,327,858	-£32,497,886	-£36,518,437	-£35,841,941
30%	60%	-£38,031,014	-£35,835,048	-£37,219,219	-£35,023,253	-£39,847,915	-£39,036,119
35%	60%	-£41,057,675	-£38,495,714	-£40,110,579	-£37,548,619	-£43,177,391	-£42,230,297
40%	60%	-£44,084,335	-£41,156,380	-£43,001,941	-£40,073,986	-£46,506,869	-£45,424,475
45%	60%	-£47,110,995	-£43,817,046	-£45,893,302	-£42,599,353	-£49,836,346	-£48,618,653
50%	60%	-£50,137,656	-£46,477,712	-£48,784,663	-£45,124,720	-£53,165,824	-£51,812,831

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316
10%	71%	-£25,620,973	-£25,314,293	-£25,215,841	-£24,909,162	-£25,874,714	-£25,469,582
15%	71%	-£28,412,134	-£27,952,115	-£27,804,436	-£27,344,417	-£28,792,745	-£28,185,047
20%	71%	-£31,218,296	-£30,594,904	-£30,394,780	-£29,779,672	-£31,734,076	-£30,910,562
25%	71%	-£34,055,106	-£33,275,867	-£33,025,713	-£32,246,474	-£34,699,833	-£33,670,440
30%	71%	-£36,891,917	-£35,956,830	-£35,656,644	-£34,721,559	-£37,665,590	-£36,430,317
35%	71%	-£39,728,728	-£38,637,794	-£38,287,577	-£37,196,643	-£40,631,346	-£39,190,195
40%	71%	-£42,565,539	-£41,318,757	-£40,918,510	-£39,671,727	-£43,597,103	-£41,950,072
45%	71%	-£45,402,350	-£43,999,720	-£43,549,441	-£42,146,812	-£46,562,859	-£44,709,951
50%	71%	-£48,239,161	-£46,680,684	-£46,180,374	-£44,621,896	-£49,528,615	-£47,469,828
100%	71%	-£76,607,271	-£73,490,317	-£72,489,696	-£69,372,743	-£79,186,180	-£75,068,605
10%	75%	-£25,665,124	-£25,396,780	-£25,239,736	-£24,971,392	-£25,887,148	-£25,461,760
15%	75%	-£28,478,362	-£28,075,845	-£27,840,280	-£27,437,763	-£28,811,397	-£28,173,315
20%	75%	-£31,308,044	-£30,762,577	-£30,443,353	-£29,904,134	-£31,759,353	-£30,894,662
25%	75%	-£34,167,293	-£33,485,458	-£33,086,429	-£32,404,595	-£34,731,428	-£33,650,565
30%	75%	-£37,026,540	-£36,208,340	-£35,729,504	-£34,911,304	-£37,703,504	-£36,406,468
35%	75%	-£39,885,788	-£38,931,222	-£38,372,580	-£37,418,013	-£40,675,579	-£39,162,371
40%	75%	-£42,745,037	-£41,654,103	-£41,015,656	-£39,924,722	-£43,647,655	-£41,918,273
45%	75%	-£45,604,285	-£44,376,984	-£43,658,731	-£42,431,431	-£46,619,731	-£44,674,176
50%	75%	-£48,463,533	-£47,099,866	-£46,301,807	-£44,938,139	-£49,591,806	-£47,430,079
10%	60%	-£25,479,685	-£25,050,333	-£25,139,375	-£24,710,023	-£25,834,922	-£25,494,612
15%	60%	-£28,200,203	-£27,556,175	-£27,689,737	-£27,045,709	-£28,733,058	-£28,222,593
20%	60%	-£30,931,099	-£30,062,017	-£30,240,099	-£29,381,396	-£31,653,193	-£30,961,440
25%	60%	-£33,696,111	-£32,605,177	-£32,831,420	-£31,740,486	-£34,598,728	-£33,734,037
30%	60%	-£36,461,122	-£35,152,002	-£35,423,493	-£34,114,373	-£37,544,264	-£36,506,635
35%	60%	-£39,226,134	-£37,698,826	-£38,015,567	-£36,488,260	-£40,489,799	-£39,279,232
40%	60%	-£41,991,146	-£40,245,651	-£40,607,641	-£38,862,147	-£43,435,335	-£42,051,830
45%	60%	-£44,756,157	-£42,792,476	-£43,199,715	-£41,236,034	-£46,380,870	-£44,824,427
50%	60%	-£47,521,169	-£45,339,301	-£45,791,788	-£43,609,921	-£49,326,406	-£47,597,024



#### CIL Zone 3 Low Value – Z3 Medium Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030
10%	71%	-£10,760,219	-£10,203,380	-£10,432,206	-£9,875,368	-£11,220,936	-£10,892,923
15%	71%	-£13,962,147	-£13,126,889	-£13,470,127	-£12,634,870	-£14,654,030	-£14,161,203
20%	71%	-£17,205,947	-£16,074,056	-£16,539,192	-£15,407,301	-£18,142,452	-£17,475,696
25%	71%	-£20,460,243	-£19,045,379	-£19,626,798	-£18,211,934	-£21,630,874	-£20,797,430
30%	71%	-£23,714,538	-£22,016,701	-£22,714,405	-£21,016,568	-£25,119,296	-£24,119,163
35%	71%	-£26,968,833	-£24,988,024	-£25,802,012	-£23,821,202	-£28,607,717	-£27,440,896
40%	71%	-£30,223,129	-£27,959,347	-£28,889,619	-£26,625,836	-£32,096,139	-£30,762,628
45%	71%	-£33,477,424	-£30,930,670	-£31,977,225	-£29,430,470	-£35,584,561	-£34,084,361
50%	71%	-£36,731,719	-£33,901,992	-£35,064,832	-£32,235,105	-£39,072,983	-£37,406,094
100%	71%	-£69,274,675	-£63,615,220	-£65,940,899	-£60,281,444	-£73,957,200	-£70,623,424
10%	75%	-£10,915,237	-£10,416,265	-£10,567,196	-£10,068,224	-£11,328,077	-£10,980,037
15%	75%	-£14,194,673	-£13,446,215	-£13,672,612	-£12,924,153	-£14,817,370	-£14,291,872
20%	75%	-£17,521,054	-£16,506,787	-£16,813,587	-£15,799,321	-£18,360,238	-£17,652,772
25%	75%	-£20,854,126	-£19,586,293	-£19,969,793	-£18,701,959	-£21,903,106	-£21,018,773
30%	75%	-£24,187,198	-£22,665,799	-£23,125,997	-£21,604,599	-£25,445,975	-£24,384,774
35%	75%	-£27,520,270	-£25,745,304	-£26,282,203	-£24,507,237	-£28,988,843	-£27,750,776
40%	75%	-£30,853,343	-£28,824,810	-£29,438,408	-£27,409,876	-£32,531,712	-£31,116,778
45%	75%	-£34,186,414	-£31,904,315	-£32,594,614	-£30,312,515	-£36,074,580	-£34,482,779
50%	75%	-£37,519,487	-£34,983,821	-£35,750,819	-£33,215,154	-£39,617,449	-£37,848,781
10%	60%	-£10,312,275	-£9,592,066	-£10,046,031	-£9,325,821	-£10,908,163	-£10,641,919
15%	60%	-£13,290,231	-£12,209,917	-£12,890,865	-£11,810,550	-£14,184,062	-£13,784,697
20%	60%	-£16,295,407	-£14,831,430	-£15,754,209	-£14,295,279	-£17,506,674	-£16,965,477
25%	60%	-£19,322,067	-£17,492,096	-£18,645,571	-£16,815,600	-£20,836,151	-£20,159,655
30%	60%	-£22,348,728	-£20,152,762	-£21,536,932	-£19,340,967	-£24,165,629	-£23,353,832
35%	60%	-£25,375,388	-£22,813,428	-£24,428,293	-£21,866,333	-£27,495,105	-£26,548,011
40%	60%	-£28,402,049	-£25,474,094	-£27,319,655	-£24,391,700	-£30,824,583	-£29,742,189
45%	60%	-£31,428,709	-£28,134,760	-£30,211,016	-£26,917,067	-£34,154,060	-£32,936,366
50%	60%	-£34,455,370	-£30,795,426	-£33,102,377	-£29,442,434	-£37,483,538	-£36,130,545

	% 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%	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030
10%	71%	-£9,938,686	-£9,632,007	-£9,533,555	-£9,226,876	-£10,192,428	-£9,787,296
15%	71%	-£12,729,848	-£12,269,828	-£12,122,150	-£11,662,131	-£13,110,459	-£12,502,761
20%	71%	-£15,536,009	-£14,912,618	-£14,712,494	-£14,097,386	-£16,051,790	-£15,228,276
25%	71%	-£18,372,820	-£17,593,581	-£17,343,426	-£16,564,188	-£19,017,547	-£17,988,154
30%	71%	-£21,209,631	-£20,274,544	-£19,974,358	-£19,039,273	-£21,983,303	-£20,748,031
35%	71%	-£24,046,442	-£22,955,508	-£22,605,291	-£21,514,357	-£24,949,059	-£23,507,909
40%	71%	-£26,883,253	-£25,636,471	-£25,236,223	-£23,989,441	-£27,914,817	-£26,267,786
45%	71%	-£29,720,063	-£28,317,434	-£27,867,155	-£26,464,526	-£30,880,573	-£29,027,664
50%	71%	-£32,556,875	-£30,998,397	-£30,498,088	-£28,939,610	-£33,846,329	-£31,787,541
100%	71%	-£60,924,985	-£57,808,031	-£56,807,410	-£53,690,456	-£63,503,893	-£59,386,319
10%	75%	-£9,982,838	-£9,714,494	-£9,557,450	-£9,289,106	-£10,204,862	-£9,779,474
15%	75%	-£12,796,076	-£12,393,559	-£12,157,994	-£11,755,477	-£13,129,111	-£12,491,028
20%	75%	-£15,625,757	-£15,080,290	-£14,761,067	-£14,221,847	-£16,077,067	-£15,212,376
25%	75%	-£18,485,006	-£17,803,172	-£17,404,143	-£16,722,309	-£19,049,142	-£17,968,279
30%	75%	-£21,344,254	-£20,526,054	-£20,047,218	-£19,229,017	-£22,021,218	-£20,724,181
35%	75%	-£24,203,502	-£23,248,935	-£22,690,294	-£21,735,727	-£24,993,293	-£23,480,085
40%	75%	-£27,062,751	-£25,971,817	-£25,333,370	-£24,242,436	-£27,965,368	-£26,235,987
45%	75%	-£29,921,999	-£28,694,698	-£27,976,445	-£26,749,145	-£30,937,444	-£28,991,890
50%	75%	-£32,781,247	-£31,417,579	-£30,619,521	-£29,255,853	-£33,909,520	-£31,747,793
10%	60%	-£9,797,398	-£9,368,047	-£9,457,088	-£9,027,737	-£10,152,636	-£9,812,325
15%	60%	-£12,517,916	-£11,873,889	-£12,007,451	-£11,363,423	-£13,050,772	-£12,540,306
20%	60%	-£15,248,812	-£14,379,731	-£14,557,813	-£13,699,110	-£15,970,907	-£15,279,154
25%	60%	-£18,013,824	-£16,922,890	-£17,149,134	-£16,058,200	-£18,916,442	-£18,051,751
30%	60%	-£20,778,836	-£19,469,715	-£19,741,207	-£18,432,087	-£21,861,977	-£20,824,349
35%	60%	-£23,543,848	-£22,016,540	-£22,333,281	-£20,805,974	-£24,807,513	-£23,596,946
40%	60%	-£26,308,860	-£24,563,365	-£24,925,355	-£23,179,861	-£27,753,049	-£26,369,544
45%	60%	-£29,073,871	-£27,110,190	-£27,517,429	-£25,553,748	-£30,698,584	-£29,142,140
50%	60%	-£31.838.883	-£29.657.015	-£30.109.502	-£27.927.635	-£33,644,119	-£31,914,738



#### CIL Zone 3 Low Value - Z3 Low Benchmark

## Social Rent and LAR all Three Bed units

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955
10%	71%	-£3,509,235	-£2,952,396	-£3,181,222	-£2,624,384	-£3,969,952	-£3,641,939
15%	71%	-£6,711,162	-£5,875,904	-£6,219,143	-£5,383,886	-£7,403,046	-£6,910,219
20%	71%	-£9,954,963	-£8,823,072	-£9,288,207	-£8,156,316	-£10,891,468	-£10,224,712
25%	71%	-£13,209,258	-£11,794,394	-£12,375,814	-£10,960,950	-£14,379,889	-£13,546,445
30%	71%	-£16,463,553	-£14,765,717	-£15,463,421	-£13,765,584	-£17,868,311	-£16,868,178
35%	71%	-£19,717,849	-£17,737,039	-£18,551,027	-£16,570,218	-£21,356,733	-£20,189,911
40%	71%	-£22,972,144	-£20,708,363	-£21,638,634	-£19,374,852	-£24,845,155	-£23,511,643
45%	71%	-£26,226,440	-£23,679,685	-£24,726,241	-£22,179,486	-£28,333,576	-£26,833,377
50%	71%	-£29,480,735	-£26,651,008	-£27,813,847	-£24,984,120	-£31,821,998	-£30,155,110
100%	71%	-£62,023,690	-£56,364,235	-£58,689,914	-£53,030,460	-£66,706,215	-£63,372,439
10%	75%	-£3,664,252	-£3,165,280	-£3,316,211	-£2,817,239	-£4,077,093	-£3,729,052
15%	75%	-£6,943,689	-£6,195,231	-£6,421,628	-£5,673,169	-£7,566,385	-£7,040,887
20%	75%	-£10,270,069	-£9,255,803	-£9,562,603	-£8,548,336	-£11,109,254	-£10,401,787
25%	75%	-£13,603,141	-£12,335,308	-£12,718,808	-£11,450,975	-£14,652,122	-£13,767,789
30%	75%	-£16,936,214	-£15,414,814	-£15,875,013	-£14,353,614	-£18,194,991	-£17,133,790
35%	75%	-£20,269,285	-£18,494,320	-£19,031,218	-£17,256,253	-£21,737,859	-£20,499,791
40%	75%	-£23,602,358	-£21,573,825	-£22,187,424	-£20,158,892	-£25,280,728	-£23,865,793
45%	75%	-£26,935,430	-£24,653,331	-£25,343,629	-£23,061,530	-£28,823,595	-£27,231,795
50%	75%	-£30,268,503	-£27,732,837	-£28,499,835	-£25,964,170	-£32,366,464	-£30,597,797
10%	60%	-£3,061,290	-£2,341,081	-£2,795,047	-£2,074,837	-£3,657,179	-£3,390,934
15%	60%	-£6,039,247	-£4,958,932	-£5,639,880	-£4,559,566	-£6,933,077	-£6,533,712
20%	60%	-£9,044,422	-£7,580,445	-£8,503,225	-£7,044,295	-£10,255,689	-£9,714,493
25%	60%	-£12,071,082	-£10,241,111	-£11,394,587	-£9,564,615	-£13,585,167	-£12,908,670
30%	60%	-£15,097,743	-£12,901,777	-£14,285,948	-£12,089,982	-£16,914,644	-£16,102,848
35%	60%	-£18,124,404	-£15,562,443	-£17,177,309	-£14,615,348	-£20,244,121	-£19,297,027
40%	60%	-£21,151,065	-£18,223,109	-£20,068,671	-£17,140,715	-£23,573,598	-£22,491,204
45%	60%	-£24,177,724	-£20,883,775	-£22,960,032	-£19,666,083	-£26,903,076	-£25,685,382
50%	60%	-£27,204,385	-£23,544,441	-£25,851,392	-£22,191,450	-£30,232,553	-£28,879,560

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955
10%	71%	-£2,687,702	-£2,381,023	-£2,282,571	-£1,975,891	-£2,941,443	-£2,536,312
15%	71%	-£5,478,863	-£5,018,844	-£4,871,165	-£4,411,146	-£5,859,474	-£5,251,777
20%	71%	-£8,285,025	-£7,661,634	-£7,461,509	-£6,846,402	-£8,800,806	-£7,977,291
25%	71%	-£11,121,835	-£10,342,597	-£10,092,442	-£9,313,203	-£11,766,563	-£10,737,169
30%	71%	-£13,958,646	-£13,023,560	-£12,723,374	-£11,788,288	-£14,732,319	-£13,497,046
35%	71%	-£16,795,458	-£15,704,524	-£15,354,306	-£14,263,372	-£17,698,075	-£16,256,925
40%	71%	-£19,632,268	-£18,385,487	-£17,985,239	-£16,738,456	-£20,663,832	-£19,016,802
45%	71%	-£22,469,079	-£21,066,450	-£20,616,171	-£19,213,542	-£23,629,588	-£21,776,680
50%	71%	-£25,305,890	-£23,747,413	-£23,247,103	-£21,688,626	-£26,595,344	-£24,536,557
100%	71%	-£53,674,001	-£50,557,046	-£49,556,425	-£46,439,472	-£56,252,909	-£52,135,335
10%	75%	-£2,731,854	-£2,463,509	-£2,306,466	-£2,038,121	-£2,953,877	-£2,528,489
15%	75%	-£5,545,092	-£5,142,574	-£4,907,009	-£4,504,492	-£5,878,126	-£5,240,044
20%	75%	-£8,374,773	-£7,829,306	-£7,510,082	-£6,970,863	-£8,826,082	-£7,961,391
25%	75%	-£11,234,022	-£10,552,188	-£10,153,158	-£9,471,324	-£11,798,157	-£10,717,295
30%	75%	-£14,093,270	-£13,275,069	-£12,796,233	-£11,978,033	-£14,770,233	-£13,473,197
35%	75%	-£16,952,518	-£15,997,951	-£15,439,309	-£14,484,743	-£17,742,309	-£16,229,100
40%	75%	-£19,811,767	-£18,720,833	-£18,082,385	-£16,991,451	-£20,714,384	-£18,985,003
45%	75%	-£22,671,014	-£21,443,713	-£20,725,460	-£19,498,160	-£23,686,460	-£21,740,906
50%	75%	-£25,530,262	-£24,166,595	-£23,368,536	-£22,004,869	-£26,658,535	-£24,496,808
10%	60%	-£2,546,414	-£2,117,062	-£2,206,104	-£1,776,752	-£2,901,652	-£2,561,341
15%	60%	-£5,266,932	-£4,622,905	-£4,756,466	-£4,112,439	-£5,799,788	-£5,289,322
20%	60%	-£7,997,828	-£7,128,746	-£7,306,828	-£6,448,125	-£8,719,922	-£8,028,170
25%	60%	-£10,762,840	-£9,671,906	-£9,898,149	-£8,807,215	-£11,665,457	-£10,800,767
30%	60%	-£13,527,852	-£12,218,731	-£12,490,222	-£11,181,102	-£14,610,993	-£13,573,364
35%	60%	-£16,292,864	-£14,765,556	-£15,082,296	-£13,554,989	-£17,556,529	-£16,345,961
40%	60%	-£19,057,876	-£17,312,381	-£17,674,370	-£15,928,876	-£20,502,064	-£19,118,559
45%	60%	-£21,822,886	-£19,859,206	-£20,266,444	-£18,302,763	-£23,447,599	-£21,891,156
50%	60%	-£24,587,898	-£22,406,031	-£22,858,517	-£20,676,650	-£26,393,135	-£24,663,754



- 3.13 The results of our appraisals sensitivity testing the provision of all social rented accommodation as three bed family units has identified that this may have an impact on viability in some instances, however such changes in viability are demonstrated as being minor (no more than circa 5% affordable housing).
- 3.14 As previously identified the results of our testing have identified that the Council's Policy requirement of 35% affordable housing is still a reasonable requirement across all developments in the LBS. The testing has identified that some schemes, subject to their benchmark land values, are able to achieve higher quantities of affordable housing (50% and more affordable housing), however looking holistically across the schemes tested we would recommend that the Council maintains its requirement at 35%.
- 3.15 As is to be expected with any strategic viability testing, some schemes are identified as having challenging viability regardless of the Council's affordable housing policy i.e. they are identified as being unviable at 0% affordable housing. In Southwark we consider this to be mainly as a result of high benchmark land values. In practice therefore, such sites would not come forward for development as they are more valuable in their existing use.
- 3.16 The Council's flexible approach in the application of their affordable housing policy i.e. that the provision of affordable housing is subject to viability, considered on a site by site basis, will assist with both development viability and ensuring the delivery of the maximum quantum of viable affordable housing.

#### Requirement for 20% three bedroom units in schemes

3.17 The typologies in the 2015 Viability Study and 2017 Update study tested the viability of schemes with a unit mix for three bed flats very close to that being suggested by the Council of 20% in the majority. See Table 3.17.1 below, which provides a copy of Table 5.1.2 from the 2015 Viability Study and 2017 Update study setting out the unit mix adopted in the typology testing

Table 3.17.1 – Reproduction of Table 5.1.2: Unit Mix (across all tenures taken together) in 2015 Viability Study and 2017 Update Study

Typology	1 Bed flat	2 bed flat	3 bed flat	4 bed flat
Unit size	46 sq m	65 sq m	85 sq m	95 sq m
1	27%	55%	18%	0%
2	37%	42%	18%	3%
3	31%	48%	18%	3%
4	28%	49%	19%	4%
5	38%	46%	13%	3%
6	38%	42%	19%	1%
7	40%	47%	11%	2%
8	29%	38%	27%	6%

3.18 We also considered the impact of the emerging Policy DM7 of the NSP published in 2015, which sought to secure larger homes to meet the needs of families. We undertook an analysis of the policy requirements for scheme unit mixes to incorporate fewer smaller units and more larger units, to establish the likely impact of this policy on a scheme's viability. We tested the impact of this policy on an actual development scheme, the former Pocock Street Garages site. Firstly, we established the actual unit mix delivered by the scheme and as a consequence the residential revenue generated, known as the gross development value ('GDV'). In order to test the impact of changing the unit mix within a scheme we amended the mix of units in the scheme to resemble, as closely as possible to ensure as little differentiation in the floorspace as possible between schemes, a range of scenario unit



- mixes. We then analysed the impact in the GDV generated by the scheme of the altered scheme mix.
- 3.19 To consider whether the impact of the Council's Policy P2 (New Family Homes) requirement for 20% three bedroom units in schemes, we have followed the same approach as that undertaken in the 2015 study. We have assessed a number of live schemes which have come forward or are coming forward in the borough based on publically available information on the private housing values achieved/being asked on the schemes.
- 3.20 As before, we have firstly established the value of the private units in the scheme based on the actual mix delivered on the sites. We have then amended the mix of units in the schemes to allow for 20% of units to be delivered as 3 bedroom units, whilst ensuring as little differentiation in the net saleable floorspace as possible. We have then analysed the impact in the revenue of the altered scheme mix proposed in each scenario. A summary of the results of this analysis are set out in Table 3.20.1 below and full details of the analysis are set out in **Appendix 3**.

Table 3.20.1 Analysis of impact on revenue on schemes where unit mix is altered

Units	The Taper Building, 175-179 Long Lane (CAZ)	Tavern Quay (Canada Water)	Quebec Quarter (Canada Water)	London Square (Quebec Way Industrial Park), 24-28 Quebec Way (Canada Water)	18/22 Grove Vale (Dulwich Garden Centre), SE22 8EF (Peckham)	The Walworth Collect (Aylesbury)
Base % 3 Beds	19.28%	34.55%	27.76%	10.00%	20.00%	31.11%
Base GDV	£74,262,234	£41,060,000	£230,881,714	£55,665,000	£11,701,165	£23,196,882
20% 3 Beds GDV	£74,284,287	£38,880,000	£230,550,131	£56,524,000	£11,701,165	£23,576,990
% Change to GDV	0.03%	-5.31%	-0.14%	1.54%	0.00%	1.64%

- 3.21 The results of our testing have identified that the majority of schemes assessed are already delivering at least 20% of units as three bed units and on this basis the policy is not going to result in a significant change from what is currently being delivered by developments in the borough.
- 3.22 We note that in the schemes located in the CAZ and Canada Water, three bed units are identified as achieving higher average values when measured in terms of £ per square metre than smaller units. This is likely to be as a result of such units being delivered as high end penthouse units, which achieve premium values. In such cases the inclusion of more three bedroom units would increase the GDV, however we understand that there is likely to be a maximum number of such units that the market could absorb. However, considering that such schemes are already delivering circa 20% or more of units as three bedroom units this policy requirement is unlikely to impact of such schemes.
- 3.23 For schemes outside this area where three bedroom units achieve lower average values in terms of £ per sq ft the inclusion of more three bedroom units in place of smaller units has an impact on the revenue generated by schemes and therefore viability. Notwithstanding this, schemes are currently identified as delivering at least 20% three bedroom units already, so this policy requirement is unlikely to have an impact with respect to overall viability and deliverability as demonstrated by schemes coming forward at present.



### **Policy P4 (Private Rented Homes)**

- 3.24 Policy P4 no longer requires the Private Rented Sector ('PRS') schemes to provide 5% of units as Affordable Rent units affordable to incomes of £60-90k. The policy now seeks to secure 15% of units as social rent equivalent and 20% of units at affordable rents capped at London Living Rent.
- In line with our testing in the November 2017 Update Study, we have undertaken further viability testing of scheme 67 from the 2014 CIL Study to understand the impact of this change to Policy P4. As identified in our November 2017 Update Study we have tested schemes assuming the developer retains the investment once completed and rents out the units (see **Appendix 4** for copies of our appraisal results). We summarise the findings of our testing in Table 3.25.1 below.

Table 3.25.1 Results of appraisals testing PRS schemes

Zone 2 Rent/sales values	Benchmark of 0.4 Ha site	RLV of PRS scheme at 35% Affordable Housing under Policy DM4	Sensitivity of maximum viable % of AH under Policy DM4	RLV of PRS scheme at 35% Affordable Housing under Policy P4 Dec 2018 (No AR)	Sensitivity of maximum viable % of AH under Policy P4 Dec 2018
High	H £10,846,234 M £6,866,821 L £2,692,902	£14,826,447 Viable Viable Viable	49.5% 67.0% 83.0%	£14,170,663 Viable Viable Viable	47.0% 62.0% 77.5%
Medium	H £10,846,234 M £6,866,821 L £2,692,902	£8,656,535 Unviable Viable Viable	22.5% 45.5% 68.5%	£7,985,910 Unviable Viable Viable	20.0% 40.5% 62.0%
Low	H £10,846,234 M £6,866,821 L £2,692,902	£6,206,991 Unviable Unviable Viable	7% 31.5% 57.5%	£5,512,327 Unviable Unviable Viable	5.5% 27.0% 51.0%

- 3.26 The results of our appraisals indicate that the proposed amendment to policy P4 will have a minor impact on the revenue generated and therefore the value of PRS schemes, however this impact has not changed the viability position as set out in the November 2017 Update Study. In most instances PRS developments should be able to viably deliver affordable housing as part of the scheme as required by the emerging NSP through Policy P4.
- 3.27 As in the 2017 Update study we have undertaken further sensitivity testing to understand the likely maximum levels of affordable housing such schemes should be able to support when providing this affordable housing as discount market rented accommodation in line with Policy P4. This testing has identified that in schemes where viability is identified as being challenging the impact of the change to Policy P4 will be minimal i.e. between 1.5% and 4.5% affordable housing.
- 3.28 NSP Policy P4 applies the requirement for affordable housing flexibly and in this regard as with residential schemes for sale, PRS schemes which are identified to have viability issues due to achieving lower values or having a higher benchmark land value will be considered on a case by case basis subject to viability. We therefore consider that Policy P4 as proposed is reasonable and will ensure the delivery of the maximum reasonable quantum of affordable housing whilst ensuring development can viably come forward over the plan period where site specific issues arise that impact on schemes' viability.



### **Policy P24 (Student Housing)**

- 3.29 In addition to requiring a contribution towards affordable housing, Policy P24 (Student Accommodation) in the NSP requires student housing schemes to let 27% of student rooms at a rent which is affordable to students. This level of GLA Affordable Student Accommodation ('GLA ASA') was informed by viability testing undertaken by us in 2015 and was further tested in the 2017 update work.
- 3.30 As part of the 2017 Viability study we considered the quantum of GLA ASA that could be viably be provided as part of student schemes let at market rents in the LBS along with 35% conventional affordable housing. We tested the lower rental value nomination/private scheme with 51 week tenancies for this scenario. Our results were summarised in Table 6.30.1 in the 2017 Update Study. We provide an updated version of this table below with details of further sensitivity testing we have undertaken as part of this Study.

Table 3.30.1: Results of appraisals testing deliverability of 35% conventional affordable housing and GLA ASA in viable direct let/private student accommodation schemes including 2018 sensitivity testing

Benchmark Land value	35% conventional AH level of GLA ASA	Viable level of conventional AH with 27% GLA ASA			
	Residual Land Value	% GLA ASA			
High - £8,795,012	£7,498,057	0%	25%		
Med - £5,507,708	£5,509,055	10%	29%		
Low - £2,159,910	£2,161,756	27%	35%		

- 3.31 This testing identified that such schemes can viably deliver both conventional affordable housing along with up to 27% GLA ASA. As with standard affordable housing, the requirement for affordable student accommodation impacts on the value and therefore viability of schemes as it will reduce the rental income thereby impacting on the gross development value generated by a scheme. On this basis the 27% policy requirement is a policy target.
- 3.32 In the 2017 Update Study we highlighted that at the highest benchmark land value the scheme is unviable at 35% conventional affordable housing, even with 0% GLA ASA. We undertook a sensitivity test of this and identified that a small reduction in the conventional affordable housing delivered by the scheme of circa 2% (i.e. 33% conventional affordable housing) is viable and generates a surplus. We have undertaken further sensitivity testing of this viable scenario and this has identified that as well as 33% conventional affordable housing, the scheme can deliver 2% GLA ASA.
- 3.33 We have undertaken further sensitivity testing to consider the position whereby the Council prioritises GLA ASA in such schemes and applies its conventional affordable housing policy flexibly. Our testing demonstrates that 27% GLA ASA could be provided in conjunction with between 25% 35% conventional affordable housing. See **Appendix 5** for copies of our appraisal results.
- 3.34 Given the above results as well as the context of range of rental values and lease lengths being sought in the borough in different schemes, we consider the Council's current policy approach to reasonable. In instances where applicants can demonstrate that viability is challenging, the Council's approach of applying their affordable housing and student accommodation policies flexibly, i.e. subject to viability, will ensure that schemes will still be able to come forward whilst delivering the maximum quantum of conventional affordable housing and GLA ASA.



#### Policy 28 (Affordable workspace)

3.35 The new Affordable Workspace Policy in the NSP follows the requirements of the Submitted Draft New London Plan August 2018 ('SDNLP') Policy E3 (Affordable workspace). The London Plan defines affordable workspace as "workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose. It can be provided and/or managed directly by a dedicated workspace provider, a public, private, charitable or other supporting body; through grant and management arrangements (for example through land trusts); and/or secured permanently by planning or other agreements." The SDNLP Policy E3 sets out that:

"A In defined circumstances, planning obligations may be used to secure affordable workspace at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose. Such circumstances include workspace that is:

- 1) for specific sectors that have social value such as charities or social enterprises
- 2) for specific sectors that have cultural value such as creative and artists' workspace, rehearsal and performance space and rmakerspace
- 3) for disadvantaged groups starting up in any sector
- 4) providing educational outcomes through connections to schools, colleges or higher education
- 5) supporting start-up and early stage businesses or regeneration.

B Particular consideration should be given to the need for affordable workspace for the purposes in part A above:

- 1) where there is existing affordable workspace on-site
- 2) in areas where cost pressures could lead to the loss of affordable or low-cost workspace for micro, small and medium-sized enterprises (such as in the City Fringe around the CAZ and in Creative Enterprise Zones)
- 3) in locations where the provision of affordable workspace would be necessary or desirable to sustain a mix of business or cultural uses which contribute to the character of an area.

C Boroughs, in their Development Plans, are encouraged to consider more detailed affordable workspace policies in light of local evidence of need and viability. These may include policies on site-specific locations, or defining areas of need for certain kinds of affordable workspace..."

- 3.36 Given this, Policy P28 sets out that:
  - "...developments proposing 500 sq m or more employment space (B Class Use) must:
    - 3.1 Deliver at least 10% of the proposed gross new employment floorspace as affordable workspace on site at discounted market rents; and
    - 3.2 Secure the affordable workspace for at least 30 years at discounted market rents appropriate to the viability of the businesses the space will be targeted for; and
    - 3.3 Provide affordable workspace of a type and specification that meets current local demand; and
    - 3.4 Prioritise affordable workspace for existing small and independent businesses on the site at risk of displacement. Where this is not feasible, affordable workspace must be targeted for small and independent businesses from the local area with an identified need; and



- 3.5 Collaborate with the council to identify the businesses that will be nominated for occupying affordable workspace.
- 4. If it is not feasible to provide affordable workspace on site, an in lieu payment will be required for off-site affordable workspace."
- 3.37 In light of this, the Council have requested that we viability test the impact of seeking a proportion of new commercial floorspace in developments as affordable workspace. We have tested the following scenarios:
  - 10% of floorspace let at a 25% discount to market rents into perpetuity;
  - 10% of floorspace let at a 50% discount to market rents into perpetuity;
  - 20% of floorspace let at a 25% discount to market rents into perpetuity;
  - 20% of floorspace let at a 50% discount to market rents into perpetuity;
  - 35% of floorspace let at a 25% discount to market rents into perpetuity;
  - 35% of floorspace let at a 50% discount to market rents into perpetuity;
  - 50% of floorspace let at a 25% discount to market rents into perpetuity; and
  - 50% of floorspace let at a 50% discount to market rents into perpetuity;
- Our appraisals adopt the inputs as per the Viability Update Study 2017 for commercial space and allowing for the affordable workspace being tested as set out above. We have applied a higher yield to the affordable workspace to account for the additional running costs of this space.
- 3.39 The results of our appraisals of schemes reflecting three commercial typologies likely to come forward in the borough with varying discounts to market rents and quantums of affordable floorspace are summarised in Table 3.39.1 overleaf. The testing has focused on testing of pure commercial schemes, however equally applies to the commercial elements of mixed use schemes containing over 500 sq m of commercial floorspace given that the only element of the scheme changing as a consequence of Policy P28 will be the difference between market and affordable workspace.
- 3.40 This testing has demonstrated that in the majority of instances the requirement for 10% of commercial floorspace to be provided as affordable workspace at a discount of 25% to market rents is likely to have a small impact on development i.e.no more than 11% and an average of circa 6% on the GDV. We note however, that our testing of schemes at the rent scenario of £35 per sq ft has identified a significant impact.
- 3.41 Our further testing set out in **Appendix 7** identifies that viability of commercial schemes can be challenging within the Borough, however this is not due to the Council's policies, rather it is market factors such as values and build costs. There will always be certain schemes which are identified as being unviable regardless of policy requirements i.e. the quantum of affordable workspace, and these schemes would remain in their existing use until such time as a redevelopment or alternative use option becomes viable. Where viability is demonstrated in our testing however, a requirement for 10% of floorspace at a discount to market rent of 25% is deliverable in the majority of scenarios.
- 3.42 Given the above, we consider that the emerging NSP affordable workspace policy, which requires applicants to provide evidence where proposed schemes cannot provide affordable workspace when developing new or replacement commercial floorspace, i.e. subject to viability, will provide suitable flexibility to ensure that appropriate development, providing a suitable mix of uses to support the identified needs of the LBS comes forward.



Table 3.39.1: Impact of affordable workspace requirement on office development

CIL Zone	Residual Land Value No discount	10% of FS, 25% discount	10% of FS, 50% discount	20% of FS, 25% discount	20% of FS, 50% discount	35% of FS, 25% discount	35% of FS,50% discount	50% of FS, 25% discount	50% of FS, 50% discount
Zone 1 (£65 per sq ft Market Value)									
C1 - 2,500 sq m of Commercial floorspace	£7,939,343	£7,388,625	£6,977,129 12%	£6,674,444 16%	£6,014,916 24%	£6,041,995 24%	£5,052,703 36%	£5,409,546 32%	£4,090,490 48%
C2 - 50,000 sq m of Commercial floorspace	£134,971,345	£125,045,844	£117,629,522	£112,174,270	£100,287,697	£100,775,732 25%	£82,945,873	£89,377,194 34%	£65,604,048 51%
C3 - 75,000 sq m of Commercial floorspace	£202,457,018	£187,568,767	£176,444,282	£168,261,405	£150,431,546 26%	£151,163,598 25%	£124,418,810	£134,065,792	£98,406,074 51%
Zone 2 (High Value £50 per sq ft Marlet Value)									
C1 - 2,500 sq m of Commercial floorspace	£4,196,863	£3,773,235	£3,456,699 18%	£3,223,864 23%	£2,716,536 35%	£2,737,365	£1,976,371 53%	£2,250,866 46%	£1,236,208 71%
C2 - 50,000 sq m of Commercial floorspace	£67,521,199	£59,886,198 11%	£54,181,334 20%	£49,984,987 26%	£40,841,469 40%	£41,216,881 39%	£27,501,604 59%	£32,448,775 52%	£14,161,740 79%
C3 - 75,000 sq m of Commercial floorspace	£101,281,798	£89,829,297	£81,272,001 20%	£74,977,480 26%	£61,262,204 40%	£61,825,322 39%	£41,252,407 59%	£48,673,162 52%	£21,242,610 79%
Zone 2 (Medium Value £35 per sq ft Marlet Value)									
C1 - 2,500 sq m of Commercial floorspace	£454,385	£157,843	-£64,773	-£230,423	-£591,361 230%	-£576,543 227%	-£1,117,950	-£922,661 303%	-£1,644,539 462%
C2 - 50,000 sq m of Commercial floorspace	£71,052	-£5,359,696 7643%	-£9,418,414 13356%	-£12,403,899 17557%	-£18,909,042 26713%	-£18,641,956 26337%	-£28,399,670 40070%	-£24,880,012 35117%	-£37,890,298 53427%
C3 - 75,000 sq m of Commercial floorspace	£106,578	-£8,039,545 7643%	-£14,127,620 13356%	-£18,605,849 17557%	-£28,363,562 26713%	-£27,962,934 26337%	-£42,599,505 40070%	-£37,320,019 35117%	-£56,835,447 53427%
Zone 2 (Low Value £25 per sq ft Marlet Value)		704370	13330%	1/33//0	20/13/0	2033770	4007078	33117/0	33427/0
Lone I (Low Value 123 per sajt mariet Value)	-£3,001,897	-£3,172,945	-£3,317,613	-£3,407,891	-£3,633,330	-£3,610,888	-£3,949,047	-£3,813,885	-£4,264,764
C1 - 2,500 sq m of Commercial floorspace		6%	11%	14%	21%	20%	32%	27%	42%
C2 - 50,000 sq m of Commercial floorspace	-£62,353,763	-£65,436,527	-£68,043,876	-£69,670,929 12%	-£73,733,990 18%	-£73,329,513 18%	-£79,424,102 27%	-£76,988,097 23%	-£85,114,216 37%
C3 - 75,000 sq m of Commercial floorspace	-£93,530,644	-£98,154,792 5%	-£102,065,814	-£104,506,395	-£110,600,984 18%	-£109,994,270	-£119,136,155	-£115,482,145	-£127,671,324 37%
Zone 3 (High Value £25 per sq ft Marlet Value)			0,1						01,10
C1 - 2,500 sq m of Commercial floorspace	-£1,655,184	-£1,803,871	-£1,939,687	-£2,016,457	-£2,224,189	-£2,197,092	-£2,508,691	-£2,377,729	-£2,793,194 69%
C2 - 50,000 sq m of Commercial floorspace	-£36,048,689	-£38,728,449	-£41,176,235	-£42,559,847	-£46,303,781	-£45,815,426	-£51,431,326	-£49,071,004	-£56,558,872
C3 - 75,000 sq m of Commercial floorspace	-£54,073,034	7% -£58,092,674 7%	14% -£61,764,353 14%	18% -£63,839,770 18%	28% -£69,455,671 28%	27% -£68,723,138 27%	43% -£77,146,990 43%	36% -£73,606,506 36%	57% -£84,838,308 57%
Zone 3 (Medium Value £20 per sq ft Marlet Value)		770	14/0	10/0	20/0	2770	43/0	3070	3770
C1 - 2,500 sq m of Commercial floorspace	-£2,970,505	-£3,074,765	-£3,177,286	-£3,230,144	-£3,384,067	-£3,359,964	-£3,590,848	-£3,489,784	-£3,797,628 28%
C2 - 50,000 sq m of Commercial floorspace	-£59,754,529	-£61,633,594	-£63,481,308	-£64,433,968	-£67,208,086	-£66,773,687	-£70,934,864	-£69,113,407	-£74,661,642 25%
C3 - 75,000 sq m of Commercial floorspace	-£89,631,794	-£92,450,392	-£95,221,962	-£96,650,953 8%	-£100,812,129	-£100,160,531	-£106,402,295	-£103,670,110	-£111,992,463
Zone 3 (Low Value £18 per sq ft Marlet Value)			370	370	1270	1270	2370	2370	2370
C1 - 2,500 sq m of Commercial floorspace	-£3,331,208	-£3,425,042	-£3,517,311	-£3,564,883	-£3,703,414	-£3,681,722 11%	-£3,889,517	-£3,798,559	-£4,075,619 22%
C2 - 50,000 sq m of Commercial floorspace	-£66,255,425	-£67,946,583	-£69,609,525	-£70,466,920	-£72,963,626	-£72,572,668 -1%	-£76,317,726	-£74,678,414	-£79,671,826
		-£101,919,875	-£104,414,288	-£105,700,380	-£109,445,438	-£108,859,001	-£114,476,589	2/0	-£119,507,739

#### Payment in lieu of onsite affordable workspace for off-site affordable workspace

3.43 The Council have set out in Policy P28 (Affordable Workspace) that in exceptional circumstances, "if it is not feasible to provide affordable workspace on site, an in lieu payment will be required for off-site affordable workspace." The Council has expressed interest in understanding the level of charge that it could implement as a minimum contribution on a £ per sq basis for the delivery of Affordable Workspace off-site, in line with its current approach to affordable housing payments in lieu of on-site provision.



- In order to assess the level of contributions that the Council could seek in place of on-site affordable workspace we have calculated the average difference in the RLVs identified in table 3.39.1 above (and set out in **Appendix 7**) between a purely market rent scheme and schemes providing 10% of floorspace at a 25% and 50% discount to rent respectively. We have then turned this difference into a £ per sq m figure, which represents the opportunity cost of delivering the affordable workspace to the schemes. This is based on the Council's approach that there can be no financial advantage to the developer of not delivering the affordable workspace on-site.
- 3.45 Based on the results of our analysis, the Council could consider adopting the following range of minimum payments in lieu of on-site Affordable Workspace provision across the Borough as a starting point for seeking such charges, subject to viability:

CIL Zone 1: £3,600 per sq m;

■ CIL Zone 2: £1,970 per sm m; and

■ CIL Zone 3: £840 per sq m.

3.46 Notwithstanding the above, we would recommend that the Council consider adopting an approach, which calculates payments in lieu of on-site Affordable Workspace provision on a site and scheme specific basis. This would entail the assessment of each individual site and scheme's differential in terms of; the value of the purely market rent scheme that is proposed to be delivered, and the value of the scheme assuming the proposed quantum of affordable workspace at the proposed rental discount. We recommend that the Council undertakes this assessment based on the calculation set out in Figures 3.46.1 and 3.46.2 below.

Figure 3.46.1 Proposed Payment in Lieu scheme specific calculator

	Definition	Information required for worked example
Α	Total lettable employment floorspace in development (sq ft)	10,000
В	Percentage of floorspace to be Affordable Workspace	10%
С	Amount of floorspace to be Affordable Workspace	C = A x B
D	Market rent (£ per sq ft)	£65
E	Rent for Affordable Workspace at full market value	E = C x D
F	Market Investment yield, sourced from investment agents	4.50%
G	Income multiplier for market investment yield	G = 1 ÷ F
Н	Capital value of Affordable Workspace at full market value	H = E x G
I	Discount to market rent for Affordable Workspace	25%
J	Rent for Affordable Workspace at discounted rent	J = E x (1 - I)
K	Affordable Workspace investment yield (market investment yield +1%)	5.50%
L	Income multiplier of Affordable Workspace investment yield	L = 1 ÷ K
М	Capital value of Affordable Workspace	M = J x L
0	Cost to scheme of delivering Affordable Workspace	O = H - M



Figure 3.46.2 Worked example

Step	Explanation of step	Calculation
Step 1:	Calculate C - the amount of floorspace to be Affordable Workspace C = A x B	1,000 sq m
Step 2:	Calculate E - the rent for Affordable Workspace at full market value E = C x D	£65,000
Step 3:	Calculate G - the income multiplier for market investment yield $G=1\div F$	22
Step 4:	Calculate H - the Capital value of Affordable Workspace floorarea when provided at full market value H = E x G	£1,444,444
Step 5 :	Calculate J - the rent for the Affordable Workspace at discounted rent $J = E \times (1 - I)$	£48,750
Step 6 :	Calculate L - the income multiplier of Affordable Workspace investment yield $L=1\div K$	18.18
Step 7:	Calculate M - the capital value of Affordable Workspace M = J x L	£886,364
Step 8:	Calculate O - the Cost to the scheme of delivering Affordable Workspace O = H - M	£558,081



## 4 Conclusions and recommendations

- 4.1 The 2012 NPPF identified that the cumulative impact of local planning authority standards and policies "should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle". This has been carried through to the recently published NPPF 2019, which states that "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan". This report and its supporting appendices test the ability of development typologies in the LBS' area to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 4.2 As with the 2015 Viability Study and 2017 Update Study, we have tested the cumulative impact of the Council's affordable housing policies and other requirements (including sustainability, Lifetime Homes, Section 106 and replacement commercial uses). We remain of the view that the Council's flexible approach to the application of the emerging NSP policies identified as having with cost implications will assist in the delivery of the identified growth in the local plan.

# Policy P1 (Social rented and intermediate housing) payments in lieu of onsite and offsite affordable housing

- In order to establish the level of payments in lieu of on-site and off-site affordable housing in developments in the Borough, we have undertaken an exercise comparing the value of the 8 residential typologies tested in the 2017 Update Study with and without affordable housing. Based on the Council's approach that "there can be no financial advantage to the developer in not delivering the affordable housing on-site". In light of the results of our testing, we suggest that the Council considers updating their current starting point flat rate of £100,000 per Habitable Room in lieu of onsite and offsite affordable housing to a nuanced approach, 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.

#### Policy P2 (New Family Homes)

4.4 The Council's evidence base on housing requirements identifies that a higher amount of larger family homes are required, particularly social rented units. Given this we have undertaken further sensitivity testing to consider the potential impact on viability of requiring more three bed family homes.

#### All social rented units delivered as three bed family homes

Our sensitivity testing of the impact on viability of requiring all social rented units to be provided as three bed family homes has demonstrated that this will have a minor impact on viability in some instances, being a reduction of no more than circa 5% affordable housing. We consider that the Council's flexible approach in the application of their affordable housing policy, (i.e. subject to viability on a case by case basis) will ensure that in schemes where this small impact arises, the delivery of the maximum quantum of viable affordable housing that meets the Council's identified housing needs evidence can be secured.

#### Requirement for 20% three bedroom units in schemes

With respect to the Council's requirement for 20% three bedroom units in schemes in the Central Zone and Action Area Cores, we have identified firstly that the majority of the typologies in the 2015 Viability Study and 2017 Update study tested, had a unit mix for three bed flats very close to that being suggested by the Council of 20%. In addition, we have undertaken further research and testing of a number of live schemes, which have come



- forward or are coming forward in the borough, based on publically available information on the private housing values achieved/being asked on the schemes.
- 4.7 The results of our testing have identified that the majority of schemes assessed in the Central Zone and Action Area Cores are already delivering at least 20% of units as three bed units. The policy is not going to result in a significant change from what is currently being delivered by developments in the borough.
- 4.8 We note that in the schemes identified in this testing which are located in the CAZ and Canada Water areas, three bed units are identified as achieving higher average values when measured in terms of £ per square metre than smaller units. In our experience this is likely to be as a result of such units being delivered as high end penthouse units, which achieve premium values. In such cases the inclusion of more three bedroom units would increase the GDV, however there is likely to be a maximum number of such units that the market could absorbed. Considering that such schemes are already delivering circa 20% or more of units as three bedroom units, this policy requirement is unlikely to impact on the delivery or viability of such schemes. For developments outside these areas where three bedroom units are identified as achieving lower average values in terms of £ per sq ft, the inclusion of more three bedroom units in place of smaller units will have an impact on the revenue generated by schemes and therefore viability. As identified above however, schemes identified as coming forward in the borough are delivering at least 20% three bedroom units already, so this policy requirement is unlikely to have an impact with respect to overall viability and deliverability as demonstrated by schemes coming forward at present.

#### Policy P4 (Private Rented Homes)

- We have undertaken sensitivity testing of Private Rented Sector ('PRS') schemes removing the provision of 5% of units as Affordable Rent units affordable to incomes of £60-90k. The results of our appraisals including 15% of units as social rent equivalent and 20% of units at affordable rents capped at London Living Rent indicate that the proposed amendment to policy P4 will have a minor impact on the revenue and therefore value of PRS schemes. This reduction in revenue has not however changed the viability position as set out in the November 2017 Update Study. Our testing has demonstrated that in most instances PRS developments should be able to viably deliver affordable housing as part of the scheme as required by the emerging NSP through Policy P4. Further sensitivity testing on the schemes where viability is identified as being challenging has identified that the impact of the change to Policy P4 will be minimal being a reduction of between 1.5% and 4.5% affordable housing.
- 4.10 We note that the NSP Policy P4 applies the requirement for affordable housing flexibly and in this regard as with residential schemes for sale, PRS schemes which are identified to have viability issues due to achieving lower values, higher benchmark land values or significant abnormal costs will be considered on a case by case basis subject to viability. We therefore consider that Policy P4 as proposed is reasonable and will ensure the delivery of the maximum reasonable quantum of affordable housing whilst ensuring development can viably come forward over the plan period where site specific issues arise that impact on schemes' viability.

#### Policy P24 (Student Housing)

4.11 We have undertaken further sensitivity testing of the requirements of Policy P24 (Student Accommodation) in the NSP which seeks the provision of 35% conventional affordable housing as well as 27% of student rooms to be let at a rent which is affordable to students based on the GLA's student affordable rent levels. This testing identified that such schemes can viably deliver both conventional affordable housing along with up to 27% GLA affordable student accommodation. As with standard affordable housing, the requirement for affordable student accommodation impacts on the value and therefore viability of schemes as it will reduce the rental income thereby impacting on the gross development value generated by a scheme. On this basis the 27% affordable student accommodation provision policy requirement is identified as being a policy target.



- 4.12 In the 2015 Viability Study and 2017 Update Study we undertook testing of affordable student accommodation. Our sensitivity testing builds on this previous testing and has identified that were the Council to apply its conventional affordable housing policy flexibly, 27% affordable student accommodation could be provided in conjunction with between 25% to 35% conventional affordable housing dependant on the benchmark land value of the site.
- In additional we note that changes in the rents charged and lease lengths will have an impact on viability of schemes. These elements are not "standard" or based on geographical markets, they are down to the decisions of the provider of the space and often whether or not they are delivered by or linked to a particular educational organisation. Given the results of our testing as well as the context of the range of rental values and lease lengths being sought in the borough in different schemes, we consider the Council's current policy approach to reasonable. We are of the opinion that in instances where applicants can demonstrate that viability is challenging, the Council's approach of applying their affordable housing and student accommodation policies flexibly, i.e. subject to viability, will ensure that schemes will still be able to come forward whilst delivering the maximum quantum of conventional affordable housing and student accommodation.

#### Policy P28 (Affordable Workspace)

- We have tested the NSP's emerging policy requirements on schemes which provide new or replacement commercial floorspace to deliver affordable workspace. This testing has demonstrated that in the majority of instances the requirement for 10% of commercial floorspace to be provided as affordable workspace at a discount of 25% to market rents is likely to have a small impact on development i.e.no more than 11% and an average of circa 6% on the GDV. We note however, that our testing of schemes at the rent scenario of £35 per sq ft has identified a significant impact. The viability of commercial schemes can be challenging within the Borough, however this is not due to the Council's policies, rather, it is market factors such as values and build costs. There will always be certain schemes which are identified as being unviable regardless of policy requirements i.e. the quantum of affordable workspace, and these schemes would remain in their existing use until such time as a redevelopment or alternative use option becomes viable. Where viability is demonstrated in our testing however, a requirement for 10% of floorspace at a discount to market rent of 25% is deliverable in the majority of scenarios.
- 4.15 We consider that the emerging NSP affordable workspace policy, which requires applicants to provide evidence where proposed schemes cannot provide affordable workspace when developing new or replacement commercial floorspace, i.e. subject to viability, will provide suitable flexibility to ensure that appropriate development, providing a suitable mix of uses to support the identified needs of the LBS comes forward.
- 4.16 We would recommend that the Council considers the provision of payments in lieu of on-site Affordable Workspace on a site and scheme specific case-by-case basis, using a calculation of the opportunity cost of delivering onsite affordable workspace as set out in section 3.46 of this report.
- 4.17 We have also undertaken some additional analysis to provide the Council with an understanding of the potential for a payments in lieu of on-site Affordable Workspace on a per sq m charge basis, (similar to the Council's current approach to payments in lieu of on-site and off-site affordable housing). Based on the results of this analysis the Council could consider the following range of charges across the Borough as a starting point for such contributions. This would be subject to the aforementioned site and scheme specific assessment as well as viability:

■ CIL Zone 1: £3,600 per sq m;

■ CIL Zone 2: £1,970 per sm m; and

■ CIL Zone 3: £840 per sq m.



#### Additional observations

Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes to policy requirements can often be absorbed by developers taking a commercial view on the impact.

- 4.18 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements. In these situations, there will be little pressure from owners to redevelop and they might re-consider the situation following changes in market conditions i.e. an improvement in sales values by comparison to build costs and the development value vs the existing use and competing uses for the site.
- 4.19 It is also worth noting that although the results of this viability exercise identify certain commercial development as not viable, it does not mean that sites will not be developed within the Borough for these uses. Viability is only one of many factors which affect whether a site is developed. For example, an existing occupier looking to re-locate may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake.
- 4.20 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (due to abnormal costs e.g. extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.
- 4.21 Our testing demonstrates that the Council's flexible approach to applying its emerging policy requirements, will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve competitive returns, as required by the NPPF. Maintaining this approach will ensure that sites are, as far as possible, able to be developed viably and thus facilitate the growth envisaged by the Council's polices throughout the economic cycle without jeopardising the delivery of the aspirations of the emerging New Southwark Plan.



Appendix 1 – Analysis of payments in lieu of onsite and off-site affordable housing

## LB Southwark Payment in Lieu Analysis

	No Pvt Units	Z1 High	Z1 Med	Z1 Low	Z2 High	Z2 Med	Z2 Low	Z3 High	Z3 Med	Z3 Low
Typology 1										
RLV No AH	11	£8,255,752	£4,576,932	£3,358,780	£3,610,471	£2,026,873	£1,344,707	£1,759,582	£1,515,952	£1,150,506
RLV with 10% AH	1.1	£7,325,913	£4,013,992	£2,916,040	£3,142,723	£1,712,722	£1,093,852	£1,469,896	£1,248,586	£916,617
Difference		£929,839	£562,940	£442,740	£467,747	£314,151	£250,855	£289,686	£267,366	£233,888
Payment in Lieu for 1 unit	1.1	£845,308	£511,763	£402,491	£425,225	£285,592	£228,050	£263,351	£243,060	£212,626
Payment in lieu per sq qm	69.817	£13,318	£8,063	£6,341	£6,700	£4,500	£3,593	£4,149	£3,830	£3,350
Payment in Lieu per Aff Hab Room	3	£290,483.80	£175,864	£138,313	£146,125	£98,141	£78,368	£90,498	£83,526	£73,067

	No Pvt Units	Z1 High	Z1 Med	Z1 Low	Z2 High	Z2 Med	Z2 Low	Z3 High	Z3 Med	Z3 Low
Typology 2										
RLV No AH	30	£21,290,977	£11,752,671	£8,594,291	£9,257,972	£5,152,078	£3,383,386	£4,467,450	£3,835,774	£2,888,260
RLV with 10% AH	3	£18,887,234	£10,300,167	£7,453,366	£8,051,104	£4,343,249	£2,738,452	£3,721,114	£3,147,218	£2,286,374
Difference		£2,403,743	£1,452,504	£1,140,925	£1,206,868	£808,828	£644,934	£746,336	£688,556	£601,887
Payment in Lieu for 1 unit	3	£801,248	£484,168	£380,308	£402,289	£269,609	£214,978	£248,779	£229,519	£200,629
Payment in lieu per sq qm	187.41	£12,826	£7,750	£6,088	£6,440	£4,316	£3,441	£3,982	£3,674	£3,212
Payment in Lieu per Aff Hab Room	9	£276,292	£166,955	£131,141	£138,720	£92,969	£74,130	£85,786	£79,144	£69,182

	No Pvt Units	Z1 High	Z1 Med	Z1 Low	Z2 High	Z2 Med	Z2 Low	Z3 High	Z3 Med	Z3 Low
Typology 3										
RLV No AH	65	£44,367,795	£23,324,329	£16,356,294	£17,887,477	£8,809,403	£4,875,394	£7,342,802	£5,937,799	£3,830,294
RLV with 10% AH	6.5	£39,068,386	£20,123,672	£13,843,250	£15,222,234	£7,012,081	£3,443,077	£5,679,076	£4,402,780	£2,488,337
Difference		£5,299,409	£3,200,657	£2,513,044	£2,665,243	£1,797,322	£1,432,317	£1,663,727	£1,535,019	£1,341,957
Payment in Lieu for 1 unit	6.5	£815,294	£492,409	£386,622	£410,037	£276,511	£220,356	£255,958	£236,157	£206,455
Payment in lieu per sq qm	413.465	£12,817	£7,741	£6,078	£6,446	£4,347	£3,464	£4,024	£3,713	£3,246
Payment in Lieu per Aff Hab Room	19	£275,437	£166,354	£130,616	£138,526	£93,416	£74,445	£86,472	£79,783	£69,748

	No Pvt Units	Z1 High	Z1 Med	Z1 Low	Z2 High	Z2 Med	Z2 Low	Z3 High	Z3 Med	Z3 Low
Typology 4										
RLV No AH	100	£67,435,767	£35,578,194	£25,006,494	£27,204,708	£13,428,005	£7,457,837	£11,106,914	£8,975,213	£5,759,085
RLV with 10% AH	10	£59,395,243	£30,698,700	£21,170,170	£23,149,963	£10,689,780	£5,249,804	£8,580,893	£6,639,645	£3,699,017
Difference		£8,040,524	£4,879,495	£3,836,324	£4,054,745	£2,738,224	£2,208,033	£2,526,021	£2,335,568	£2,060,069
Payment in Lieu for 1 unit	10	£804,052	£487,949	£383,632	£405,474	£273,822	£220,803	£252,602	£233,557	£206,007
Payment in lieu per sq qm	646.8	£12,431	£7,544	£5,931	£6,269	£4,233	£3,414	£3,905	£3,611	£3,185
Payment in Lieu per Aff Hab Room	30	£265,364	£161,039	£126,611	£133,820	£90,370	£72,872	£83,367	£77,081	£67,989

		_								
	No Pvt Units	Z1 High	Z1 Med	Z1 Low	Z2 High	Z2 Med	Z2 Low	Z3 High	Z3 Med	Z3 Low
Typology 5										
RLV No AH	180	£113,071,332	£59,604,459	£41,852,948	£45,578,738	£22,382,400	£12,304,267	£18,476,416	£14,877,084	£9,478,084
RLV with 10% AH	18	£99,557,913	£51,423,445	£35,391,173	£38,746,765	£17,761,504	£8,609,272	£14,212,211	£10,942,207	£5,999,249
Difference		£13,513,420	£8,181,014	£6,461,775	£6,831,973	£4,620,896	£3,694,996	£4,264,205	£3,934,877	£3,478,835
Payment in Lieu for 1 unit	18	£750,746	£454,501	£358,988	£379,554	£256,716	£205,278	£236,900	£218,604	£193,269
Payment in lieu per sq qm	1103.04	£12,251	£7,417	£5,858	£6,194	£4,189	£3,350	£3,866	£3,567	£3,154
Payment in Lieu per Aff Hab Room	51	£264,347	£160,035	£126,404	£133,646	£90,393	£72,281	£83,416	£76,973	£68,052

	No Pvt Units	Z1 High	Z1 Med	Z1 Low	Z2 High	Z2 Med	Z2 Low	Z3 High	Z3 Med	Z3 Low
Typology 6										
RLV No AH	300	£173,296,524	£89,167,550	£61,081,692	£67,454,020	£30,568,752	£14,391,166	£24,706,195	£18,947,296	£10,212,821
RLV with 10% AH	30	£152,191,421	£76,357,461	£50,978,951	£56,727,887	£23,279,073	£8,528,415	£17,947,753	£12,657,523	£4,665,165
Difference		£21,105,103	£12,810,090	£10,102,741	£10,726,133	£7,289,679	£5,862,751	£6,758,442	£6,289,773	£5,547,657
Payment in Lieu for 1 unit	30	£703,503	£427,003	£336,758	£357,538	£242,989	£195,425	£225,281	£209,659	£184,922
Payment in lieu per sq qm	1856.4	£11,369	£6,901	£5,442	£5,778	£3,927	£3,158	£3,641	£3,388	£2,988
Payment in Lieu per Aff Hab Room	85	£247,712	£150,353	£118,577	£125,894	£85,560	£68,812	£79,324	£73,824	£65,113

	No Pvt Units	Z1 High	Z1 Med	Z1 Low	Z2 High	Z2 Med	Z2 Low	Z3 High	Z3 Med	Z3 Low
Typology 7										
RLV No AH	450	£222,671,223	£107,508,002	£68,577,622	£77,274,980	£25,777,372	£2,806,256	£17,424,560	£9,218,141	-£3,320,403
RLV with 10% AH	45	£193,771,211	£89,795,136	£54,483,789	£62,413,470	£15,505,105	-£5,649,966	£7,815,485	£244,101	-£11,294,730
Difference		£28,900,012	£17,712,867	£14,093,833	£14,861,510	£10,272,267	£8,456,222	£9,609,075	£8,974,040	£7,974,327
Payment in Lieu for 1 unit	45	£642,222	£393,619	£313,196	£330,256	£228,273	£187,916	£213,535	£199,423	£177,207
Payment in lieu per sq qm	2709	£10,668	£6,539	£5,203	£5,486	£3,792	£3,122	£3,547	£3,313	£2,944
Payment in Lieu per Aff Hab Room	125	£231,849	£142,101	£113,067	£119,226	£82,409	£67,840	£77,088	£71,994	£63,974

	No Pvt Units	Z1 High	Z1 Med	Z1 Low	Z2 High	Z2 Med	Z2 Low	Z3 High	Z3 Med	Z3 Low
Typology 8										
RLV No AH	650	£338,707,806	£170,617,979	£113,632,406	£126,069,273	£49,750,585	£15,247,731	£36,998,112	£24,683,594	£5,730,464
RLV with 10% AH	65	£296,341,940	£144,618,795	£92,718,697	£104,103,101	£34,383,459	£2,429,517	£22,605,865	£11,164,326	-£6,484,136
Difference		£42,365,866	£25,999,184	£20,913,710	£21,966,172	£15,367,126	£12,818,214	£14,392,247	£13,519,268	£12,214,601
Payment in Lieu for 1 unit	65	£651,783	£399,987	£321,749	£337,941	£236,417	£197,203	£221,419	£207,989	£187,917
Payment in lieu per sq qm	4334.85	£9,773	£5,998	£4,825	£5,067	£3,545	£2,957	£3,320	£3,119	£2,818
Payment in Lieu per Aff Hab Room	205	£206,260	£126,578	£101,819	£106,943	£74,816	£62,406	£70,069	£65,819	£59,467

### Summary

	Price per unit of	Price per sq m of	
Value	AH	AH	Price per Hab room
Z1 High	£751,769	£11,932	£257,218
Z1 Med	£456,425	£7,244	£156,160
Z1 Low	£360,468	£5,721	£123,319
Z2 High	£381,039	£6,047	£130,363
Z2 Med	£258,741	£4,106	£88,509
Z2 Low	£208,751	£3,312	£71,394
Z3 High	£239,728	£3,804	£82,003
Z3 Med	£222,246	£3,527	£76,018
Z3 Low	£196,129	£3,112	£67,074



Appendix 2 - Residential appraisal results (at base costs and values as at November 2017) assuming all rented affordable housing provided as 3 bed units

 No Units
 11

 Site Area
 0.06 Ha

ED UNITS		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%	£8,255,752	£8,255,752	£8,255,752	£8,255,752	£8,255,752	£8,255,752
10%	71%	£7,309,032	£7,350,983	£7,310,746	£7,352,697	£7,315,240	£7,316,954
15%	71%	£6,835,672	£6,898,599	£6,838,243	£6,901,169	£6,844,985	£6,847,556
20%	71%	£6,362,313	£6,446,214	£6,365,741	£6,449,642	£6,374,729	£6,378,157
25%	71%	£5,888,953	£5,993,830	£5,893,237	£5,998,114	£5,904,474	£5,908,758
30%	71%	£5,415,593	£5,541,446	£5,420,735	£5,546,587	£5,434,218	£5,439,359
35%	71%	£4,942,233	£5,089,061	£4,948,232	£5,095,059	£4,963,962	£4,969,961
40%	71%	£4,468,874	£4,636,677	£4,475,729	£4,643,533	£4,493,706	£4,500,562
45%	71%	£3,995,514	£4,184,292	£4,003,226	£4,192,005	£4,023,451	£4,031,163
50%	71%	£3,522,154	£3,731,908	£3,530,724	£3,740,478	£3,553,195	£3,561,765
100%	71%	-£1,231,258	-£804,888	-£1,213,839	-£787,469	-£1,168,160	-£1,150,740
10%	75%	£7,304,570	£7,342,132	£7,306,386	£7,343,948	£7,310,128	£7,311,945
15%	75%	£6,828,978	£6,885,321	£6,831,704	£6,888,048	£6,837,316	£6,840,042
20%	75%	£6.353.387	£6.428.511	£6.357.021	£6.432.146	£6.364.504	£6,368,139
25%	75%	£5,877,796	£5,971,701	£5,882,339	£5,976,244	£5,891,692	£5,896,236
30%	75%	£5.402.205	£5.514.891	£5,407,656	£5.520.342	£5,418,881	£5,424,332
35%	75%	£4,926,614	£5,058,081	£4,932,974	£5,064,441	£4,946,069	£4,952,429
40%	75%	£4.451.022	£4.601.271	£4,458,290	£4.608.540	£4,473,257	£4.480.526
45%	75%	£3,975,430	£4,144,460	£3,983,608	£4,152,638	£4,000,445	£4,008,622
50%	75%	£3,499,839	£3,687,651	£3,508,925	£3,696,736	£3,527,633	£3,536,719
10%	60%	£7,321,542	£7,375,942	£7,322,937	£7,377,336	£7,329,593	£7,330,988
15%	60%	£6,854,438	£6,936,037	£6,856,530	£6,938,129	£6,866,514	£6,868,606
20%	60%	£6,387,333	£6,496,131	£6,390,123	£6,498,921	£6,403,435	£6,406,224
25%	60%	£5,920,229	£6,056,226	£5,923,716	£6,059,714	£5,940,355	£5,943,842
30%	60%	£5,453,125	£5,616,321	£5,457,308	£5,620,506	£5,477,275	£5,481,460
35%	60%	£4,986,020	£5,176,417	£4,990,902	£5,181,298	£5,014,196	£5,019,078
40%	60%	£4,518,916	£4,736,512	£4,524,495	£4,742,091	£4,551,117	£4,556,696
45%	60%	£4,051,810	£4,296,607	£4,058,087	£4,302,883	£4,088,037	£4,094,314
50%	60%	£3.584.706	£3.856.702	£3.591.680	£3.863.675	£3.624.958	£3.631.932

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%	£2,480,800	£2,480,800	£2,480,800	£2,480,800	£2,480,800	£2,480,800
10%	71%	£1,534,080	£1,576,031	£1,535,794	£1,577,745	£1,540,289	£1,542,003
15%	71%	£1,060,721	£1,123,647	£1,063,291	£1,126,217	£1,070,033	£1,072,604
20%	71%	£587,361	£671,262	£590,789	£674,690	£599,777	£603,205
25%	71%	£114,001	£218,878	£118,285	£223,162	£129,522	£133,806
30%	71%	-£359,359	-£233,506	-£354,217	-£228,365	-£340,734	-£335,592
35%	71%	-£832,719	-£685,891	-£826,720	-£679,893	-£810,989	-£804,991
40%	71%						-£1,274,390
45%	71%						
50%	71%		-£2,043,044	-£2,244,228	-£2,034,474		-£2,213,187
100%	71%						
10%	75%	£1,529,618	£1,567,180	£1,531,435	£1,568,996	£1,535,176	£1,536,993
15%	75%	£1,054,026	£1,110,369	£1,056,752	£1,113,096	£1,062,364	£1,065,090
20%	75%	£578,435	£653,560	£582,069	£657,194	£589,552	£593,187
25%	75%	£102,844	£196,749	£107,387	£201,292	£116,741	£121,284
30%	75%	-£372,747	-£260,061	-£367,296	-£254,609	-£356,071	-£350,620
35%	75%	-£848,338	-£716,871	-£841,978	-£710,511	-£828,883	-£822,523
40%	75%				-£1,166,412		
45%	75%	-£1,799,521	-£1,630,492	-£1,791,344	-£1,622,314	-£1,774,507	-£1,766,330
50%	75%					-£2,247,319	
10%	60%	£1,546,591	£1,600,990	£1,547,985	£1,602,384	£1,554,641	£1,556,036
15%	60%	£1,079,486	£1,161,085	£1,081,578	£1,163,177	£1,091,562	£1,093,654
20%	60%	£612,381	£721,180	£615,171	£723,970	£628,483	£631,272
25%	60%	£145,277	£281,274	£148,764	£284,762	£165,404	£168,890
30%	60%	-£321,827	-£158,631	-£317,643	-£154,446	-£297,677	-£293,492
35%	60%	-£788,932	-£598,535	-£784,050	-£593,654	-£760,756	-£755,874
40%	60%	-£1,256,036	-£1,038,440	-£1,250,457	-£1,032,861	-£1,223,835	-£1,218,256
45%	60%					-£1,686,914	
50%	60%			-£2,183,272		-£2,149,994	

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%	£3,614,936	£3,614,936	£3,614,936	£3,614,936	£3,614,936	£3,614,936
10%	71%	£2,668,217	£2,710,167	£2,669,931	£2,711,881	£2,674,425	£2,676,139
15%	71%	£2,194,857	£2,257,783	£2,197,427	£2,260,354	£2,204,170	£2,206,740
20%	71%	£1,721,497	£1,805,398	£1,724,925	£1,808,826	£1,733,914	£1,737,341
25%	71%	£1,248,137	£1,353,014	£1,252,422	£1,357,299	£1,263,658	£1,267,943
30%	71%	£774,778	£900,630	£779,919	£905,771	£793,402	£798,544
35%	71%	£301,418	£448,245	£307,416	£454,244	£323,147	£329,145
40%	71%	-£171,942	-£4,139	-£165,086	£2,717	-£147,109	-£140,253
45%	71%	-£645,302	-£456,524	-£637,589	-£448,810	-£617,364	-£609,652
50%	71%		-£908,908		-£900,338		
100%	71%		-£5,445,704	-£5,854,654	-£5,428,285		
10%	75%	£2,663,754	£2,701,316	£2,665,571	£2,703,133	£2,669,313	£2,671,129
15%	75%	£2.188.162	£2.244.506	£2.190.889	£2.247.232	£2.196.501	£2,199,226
20%	75%	£1,712,571	£1,787,696	£1,716,206	£1,791,330	£1,723,689	£1,727,323
25%	75%	£1,236,980	£1.330.885	£1.241.523	£1,335,429	£1.250.877	£1,255,420
30%	75%	£761.389	£874.076	£766.840	£879.527	£778.065	£783.516
35%	75%	£285,798	£417,265	£292.158	£423.625	£305.253	£311.613
40%	75%	-£189.794	-£39.545	-£182.525	-£32.276	-£167.559	-£160,290
45%	75%	-£665.385	-£496.355	-£657.207	-£488.177	-£640.370	-£632.194
50%	75%		-£953,165		-£944,079		
10%	60%	£2.680.727	£2.735.126	£2.682.122	£2.736.521	£2.688.778	£2,690,172
15%	60%	£2,213,623	£2,295,221	£2,215,715	£2,297,314	£2,225,699	£2,227,790
20%	60%	£1,746,518	£1,855,316	£1,749,308	£1,858,106	£1,762,619	£1,765,408
25%	60%	£1,279,414	£1,415,411	£1,282,901	£1,418,898	£1,299,540	£1,303,026
30%	60%	£812,309	£975,506	£816,493	£979,690	£836,460	£840,644
35%	60%	£345,204	£535,602	£350,086	£540,482	£373,380	£378,262
40%	60%	-£121.900	£95.696	-£116.321	£101.276	-£89.699	-£84.120
45%	60%	-£589,005	-£344,209	-£582,729	-£337,932	-£552,778	-£546,502
50%	60%	-£1 056 109	-£784 114	-£1 049 136	-£777 140	-£1 015 857	-£1 008 884

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%	£5,589,521	£5,589,521	£5,589,521	£5,589,521	£5,589,521	£5,589,521
10%	71%	£4,642,801	£4,684,752	£4,644,515	£4,686,466	£4,649,009	£4,650,723
15%	71%	£4,169,441	£4,232,368	£4,172,012	£4,234,938	£4,178,754	£4,181,325
20%	71%	£3,696,082	£3,779,983	£3,699,509	£3,783,411	£3,708,498	£3,711,926
25%	71%	£3,222,722	£3,327,599	£3,227,006	£3,331,883	£3,238,243	£3,242,527
30%	71%	£2,749,362	£2,875,215	£2,754,504	£2,880,356	£2,767,987	£2,773,128
35%	71%	£2,276,002	£2,422,830	£2,282,001	£2,428,828	£2,297,731	£2,303,730
40%	71%	£1,802,642	£1,970,446	£1,809,498	£1,977,302	£1,827,475	£1,834,331
45%	71%	£1,329,283	£1,518,061	£1,336,995	£1,525,774	£1,357,220	£1,364,932
50%	71%	£855,923	£1,065,677	£864,493	£1,074,247	£886,964	£895,534
100%	71%	-£3,897,489	-£3,471,119	-£3,880,070	-£3,453,700	-£3,834,391	-£3,816,971
10%	75%	£4,638,339	£4,675,900	£4,640,155	£4,677,717	£4,643,897	£4,645,714
15%	75%	£4,162,747	£4,219,090	£4,165,473	£4,221,816	£4,171,085	£4,173,811
20%	75%	£3,687,156	£3,762,280	£3,690,790	£3,765,915	£3,698,273	£3,701,908
25%	75%	£3,211,565	£3,305,470	£3,216,108	£3,310,013	£3,225,461	£3,230,005
30%	75%	£2,735,973	£2,848,660	£2,741,425	£2,854,111	£2,752,649	£2,758,101
35%	75%	£2,260,382	£2,391,849	£2,266,742	£2,398,210	£2,279,838	£2,286,198
40%	75%	£1,784,790	£1,935,040	£1,792,059	£1,942,309	£1,807,026	£1,814,295
45%	75%	£1,309,199	£1,478,229	£1,317,377	£1,486,407	£1,334,214	£1,342,391
50%	75%	£833,608	£1,021,420	£842,694	£1,030,505	£861,402	£870,488
10%	60%	£4,655,311	£4,709,710	£4,656,706	£4,711,105	£4,663,362	£4,664,757
15%	60%	£4,188,207	£4,269,805	£4,190,299	£4,271,898	£4,200,283	£4,202,375
20%	60%	£3,721,102	£3,829,900	£3,723,892	£3,832,690	£3,737,204	£3,739,993
25%	60%	£3,253,998	£3,389,995	£3,257,485	£3,393,482	£3,274,124	£3,277,611
30%	60%	£2,786,894	£2,950,090	£2,791,077	£2,954,275	£2,811,044	£2,815,229
35%	60%	£2,319,789	£2,510,186	£2,324,670	£2,515,067	£2,347,965	£2,352,847
40%	60%	£1,852,684	£2,070,281	£1,858,263	£2,075,860	£1,884,886	£1,890,465
45%	60%	£1,385,579	£1,630,376	£1,391,856	£1,636,652	£1,421,806	£1,428,083
50%	60%	£918 475	£1.190.471	£925.449	£1,197,444	£958.727	£965.701

£90,000,000

£72,325,000

% 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%	£6,483,227	£6,483,227	£6,483,227	£6,483,227	£6,483,227	£6,483,227
10%	71%	£5,536,507	£5,578,458	£5,538,221	£5,580,172	£5,542,715	£5,544,429
15%	71%	£5,063,147	£5,126,074	£5,065,718	£5,128,644	£5,072,460	£5,075,030
20%	71%	£4,589,787	£4,673,689	£4,593,215	£4,677,117	£4,602,204	£4,605,632
25%	71%	£4,116,428	£4,221,305	£4,120,712	£4,225,589	£4,131,949	£4,136,233
30%	71%	£3,643,068	£3,768,921	£3,648,210	£3,774,061	£3,661,692	£3,666,834
35%	71%	£3,169,708	£3,316,536	£3,175,706	£3,322,534	£3,191,437	£3,197,436
40%	71%	£2,696,348	£2,864,152	£2,703,204	£2,871,007	£2,721,181	£2,728,037
45%	71%	£2,222,989	£2,411,767	£2,230,701	£2,419,480	£2,250,926	£2,258,638
50%	71%	£1,749,629	£1,959,383	£1,758,199	£1,967,952	£1,780,670	£1,789,239
100%	71%						
10%	75%	£5,532,045	£5,569,606	£5,533,861	£5,571,423	£5,537,603	£5,539,420
15%	75%	£5,056,452	£5,112,796	£5,059,179	£5,115,522	£5,064,791	£5,067,517
20%	75%	£4,580,861	£4,655,986	£4,584,496	£4,659,621	£4,591,979	£4,595,614
25%	75%	£4,105,270	£4,199,176	£4,109,814	£4,203,719	£4,119,167	£4,123,711
30%	75%	£3,629,679	£3,742,366	£3,635,131	£3,747,817	£3,646,355	£3,651,807
35%	75%	£3,154,088	£3,285,555	£3,160,448	£3,291,915	£3,173,544	£3,179,904
40%	75%	£2,678,496	£2,828,746	£2,685,765	£2,836,015	£2,700,732	£2,708,001
45%	75%	£2,202,905	£2,371,935	£2,211,083	£2,380,113	£2,227,920	£2,236,097
50%	75%	£1,727,314	£1,915,126	£1,736,400	£1,924,211	£1,755,108	£1,764,194
10%	60%	£5,549,017	£5,603,416	£5,550,412	£5,604,811	£5,557,068	£5,558,463
15%	60%	£5,081,913	£5,163,511	£5,084,005	£5,165,604	£5,093,989	£5,096,081
20%	60%	£4,614,808	£4,723,606	£4,617,598	£4,726,396	£4,630,910	£4,633,699
25%	60%	£4,147,704	£4,283,701	£4,151,191	£4,287,188	£4,167,830	£4,171,317
30%	60%	£3,680,600	£3,843,796	£3,684,783	£3,847,981	£3,704,750	£3,708,935
35%	60%	£3,213,494	£3,403,892	£3,218,376	£3,408,773	£3,241,671	£3,246,553
40%	60%	£2,746,390	£2,963,987	£2,751,969	£2,969,566	£2,778,591	£2,784,171
45%	60%	£2,279,285	£2,524,082	£2,285,561	£2,530,358	£2,315,512	£2,321,788
50%	60%	£1.812.181	£2.084.177	£1.819.155	£2.091.150	£1.852.433	£1.859.406

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,145,742	£7,145,742	£7,145,742	£7,145,742	£7,145,742	£7,145,742
10%	71%	£6,199,022	£6,240,973	£6,200,736	£6,242,687	£6,205,231	£6,206,944
15%	71%	£5,725,663	£5,788,589	£5,728,233	£5,791,159	£5,734,975	£5,737,546
20%	71%	£5,252,303	£5,336,204	£5,255,731	£5,339,632	£5,264,719	£5,268,147
25%	71%	£4,778,943	£4,883,820	£4,783,227	£4,888,104	£4,794,464	£4,798,748
30%	71%	£4,305,583	£4,431,436	£4,310,725	£4,436,577	£4,324,208	£4,329,350
35%	71%	£3,832,223	£3,979,051	£3,838,222	£3,985,049	£3,853,953	£3,859,951
40%	71%	£3,358,864	£3,526,667	£3,365,719	£3,533,523	£3,383,696	£3,390,552
45%	71%	£2,885,504	£3,074,282	£2,893,216	£3,081,995	£2,913,441	£2,921,153
50%	71%	£2,412,144	£2,621,898	£2,420,714	£2,630,468	£2,443,185	£2,451,755
100%	71%		-£1,914,898				-£2,260,750
10%	75%	£6,194,560	£6,232,122	£6,196,377	£6,233,938	£6,200,118	£6,201,935
15%	75%	£5,718,968	£5,775,311	£5,721,694	£5,778,038	£5,727,306	£5,730,032
20%	75%	£5,243,377	£5,318,501	£5,247,011	£5,322,136	£5,254,494	£5,258,129
25%	75%	£4,767,786	£4,861,691	£4,772,329	£4,866,234	£4,781,683	£4,786,226
30%	75%	£4,292,195	£4,404,881	£4,297,646	£4,410,332	£4,308,871	£4,314,322
35%	75%	£3,816,604	£3,948,071	£3,822,964	£3,954,431	£3,836,059	£3,842,419
40%	75%	£3,341,012	£3,491,261	£3,348,281	£3,498,530	£3,363,247	£3,370,516
45%	75%	£2,865,421	£3,034,450	£2,873,598	£3,042,628	£2,890,435	£2,898,612
50%	75%	£2,389,830	£2,577,641	£2,398,915	£2,586,727	£2,417,623	£2,426,709
10%	60%	£6,211,533	£6,265,932	£6,212,927	£6,267,326	£6,219,583	£6,220,978
15%	60%	£5,744,428	£5,826,027	£5,746,520	£5,828,119	£5,756,504	£5,758,596
20%	60%	£5,277,323	£5,386,121	£5,280,113	£5,388,912	£5,293,425	£5,296,214
25%	60%	£4,810,219	£4,946,216	£4,813,706	£4,949,704	£4,830,346	£4,833,832
30%	60%	£4,343,115	£4,506,311	£4,347,298	£4,510,496	£4,367,265	£4,371,450
35%	60%	£3,876,010	£4,066,407	£3,880,892	£4,071,288	£3,904,186	£3,909,068
40%	60%	£3,408,906	£3,626,502	£3,414,485	£3,632,081	£3,441,107	£3,446,686
45%	60%	£2,941,800	£3,186,597	£2,948,077	£3,192,873	£2,978,027	£2,984,304
50%	60%	£2,474,696	£2,746,692	£2,481,670	£2,753,665	£2,514,948	£2,521,922

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%	£7,820,449	£7,820,449	£7,820,449	£7,820,449	£7,820,449	£7,820,449
10%	71%	£6,873,729	£6,915,680	£6,875,443	£6,917,394	£6,879,937	£6,881,651
15%	71%	£6,400,369	£6,463,296	£6,402,940	£6,465,866	£6,409,682	£6,412,253
20%	71%	£5,927,010	£6,010,911	£5,930,438	£6,014,339	£5,939,426	£5,942,854
25%	71%	£5,453,650	£5,558,527	£5,457,934	£5,562,811	£5,469,171	£5,473,455
30%	71%	£4,980,290	£5,106,143	£4,985,432	£5,111,284	£4,998,915	£5,004,056
35%	71%	£4,506,930	£4,653,758	£4,512,929	£4,659,756	£4,528,659	£4,534,658
40%	71%	£4,033,571	£4,201,374	£4,040,426	£4,208,230	£4,058,403	£4,065,259
45%	71%	£3,560,211	£3,748,989	£3,567,923	£3,756,702	£3,588,148	£3,595,860
50%	71%	£3,086,851	£3,296,605	£3,095,421	£3,305,175	£3,117,892	£3,126,462
100%	71%						
10%	75%	£6,869,267	£6,906,829	£6,871,083	£6,908,645	£6,874,825	£6,876,642
15%	75%	£6,393,675	£6,450,018	£6,396,401	£6,452,745	£6,402,013	£6,404,739
20%	75%	£5,918,084	£5,993,208	£5,921,718	£5,996,843	£5,929,201	£5,932,836
25%	75%	£5,442,493	£5,536,398	£5,447,036	£5,540,941	£5,456,389	£5,460,933
30%	75%	£4,966,902	£5,079,588	£4,972,353	£5,085,039	£4,983,578	£4,989,029
35%	75%	£4,491,311	£4,622,778	£4,497,671	£4,629,138	£4,510,766	£4,517,126
40%	75%	£4,015,718	£4,165,968	£4,022,987	£4,173,237	£4,037,954	£4,045,223
45%	75%	£3,540,127	£3,709,157	£3,548,305	£3,717,335	£3,565,142	£3,573,319
50%	75%	£3,064,536	£3,252,348	£3,073,622	£3,261,433	£3,092,330	£3,101,416
10%	60%	£6,886,239	£6,940,639	£6,887,634	£6,942,033	£6,894,290	£6,895,685
15%	60%	£6,419,135	£6,500,733	£6,421,227	£6,502,826	£6,431,211	£6,433,303
20%	60%	£5,952,030	£6,060,828	£5,954,820	£6,063,618	£5,968,132	£5,970,921
25%	60%	£5,484,926	£5,620,923	£5,488,413	£5,624,411	£5,505,052	£5,508,539
30%	60%	£5,017,822	£5,181,018	£5,022,005	£5,185,203	£5,041,972	£5,046,157
35%	60%	£4,550,717	£4,741,114	£4,555,598	£4,745,995	£4,578,893	£4,583,775
40%	60%	£4,083,613	£4,301,209	£4,089,192	£4,306,788	£4,115,814	£4,121,393
45%	60%	£3,616,507	£3,861,304	£3,622,784	£3,867,580	£3,652,734	£3,659,011
50%	60%	£3,149,403	£3,421,399	£3,156,377	£3,428,372	£3,189,655	£3,196,629

£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%	£6,462,758	£6,462,758	£6,462,758	£6,462,758	£6,462,758	£6,462,758
10%	71%	£5,516,038	£5,557,989	£5,517,752	£5,559,703	£5,522,246	£5,523,960
15%	71%	£5,042,678	£5,105,605	£5,045,249	£5,108,175	£5,051,991	£5,054,561
20%	71%	£4,569,318	£4,653,220	£4,572,746	£4,656,648	£4,581,735	£4,585,163
25%	71%	£4,095,959	£4,200,836	£4,100,243	£4,205,120	£4,111,480	£4,115,764
30%	71%	£3,622,599	£3,748,452	£3,627,741	£3,753,592	£3,641,223	£3,646,365
35%	71%	£3,149,239	£3,296,067	£3,155,237	£3,302,065	£3,170,968	£3,176,967
40%	71%	£2,675,879	£2,843,683	£2,682,735	£2,850,538	£2,700,712	£2,707,568
45%	71%	£2,202,520	£2,391,298	£2,210,232	£2,399,011	£2,230,457	£2,238,169
50%	71%	£1,729,160	£1,938,914	£1,737,730	£1,947,483	£1,760,201	£1,768,770
100%	71%						
10%	75%	£5,511,576	£5,549,137	£5,513,392	£5,550,954	£5,517,134	£5,518,951
15%	75%	£5,035,983	£5,092,327	£5,038,710	£5,095,053	£5,044,322	£5,047,048
20%	75%	£4,560,392	£4,635,517	£4,564,027	£4,639,152	£4,571,510	£4,575,145
25%	75%	£4,084,801	£4,178,707	£4,089,345	£4,183,250	£4,098,698	£4,103,242
30%	75%	£3,609,210	£3,721,897	£3,614,662	£3,727,348	£3,625,886	£3,631,338
35%	75%	£3,133,619	£3,265,086	£3,139,979	£3,271,446	£3,153,075	£3,159,435
40%	75%	£2,658,027	£2,808,277	£2,665,296	£2,815,546	£2,680,263	£2,687,532
45%	75%	£2,182,436	£2,351,466	£2,190,614	£2,359,644	£2,207,451	£2,215,628
50%	75%	£1,706,845	£1,894,657	£1,715,931	£1,903,742	£1,734,639	£1,743,725
10%	60%	£5,528,548	£5,582,947	£5,529,943	£5,584,342	£5,536,599	£5,537,994
15%	60%	£5,061,444	£5,143,042	£5,063,536	£5,145,135	£5,073,520	£5,075,612
20%	60%	£4,594,339	£4,703,137	£4,597,129	£4,705,927	£4,610,441	£4,613,230
25%	60%	£4,127,235	£4,263,232	£4,130,722	£4,266,719	£4,147,361	£4,150,848
30%	60%	£3,660,131	£3,823,327	£3,664,314	£3,827,512	£3,684,281	£3,688,466
35%	60%	£3,193,025	£3,383,423	£3,197,907	£3,388,304	£3,221,202	£3,226,084
40%	60%	£2,725,921	£2,943,518	£2,731,500	£2,949,097	£2,758,122	£2,763,702
45%	60%	£2,258,816	£2,503,613	£2,265,092	£2,509,889	£2,295,043	£2,301,319
50%	60%	£1.791.712	£2.063.708	£1.798.686	£2.070.681	£1.831.964	£1.838.937

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%	£7,391,177	£7,391,177	£7,391,177	£7,391,177	£7,391,177	£7,391,177
10%	71%	£6,444,458	£6,486,408	£6,446,172	£6,488,122	£6,450,666	£6,452,380
15%	71%	£5,971,098	£6,034,024	£5,973,668	£6,036,595	£5,980,411	£5,982,981
20%	71%	£5,497,738	£5,581,639	£5,501,166	£5,585,067	£5,510,155	£5,513,582
25%	71%	£5,024,378	£5,129,255	£5,028,663	£5,133,540	£5,039,899	£5,044,184
30%	71%	£4,551,019	£4,676,871	£4,556,161	£4,682,012	£4,569,643	£4,574,785
35%	71%	£4,077,659	£4,224,486	£4,083,657	£4,230,485	£4,099,388	£4,105,386
40%	71%	£3,604,299	£3,772,102	£3,611,155	£3,778,958	£3,629,132	£3,635,988
45%	71%	£3,130,939	£3,319,717	£3,138,652	£3,327,431	£3,158,877	£3,166,589
50%	71%	£2,657,580	£2,867,333	£2,666,149	£2,875,903	£2,688,620	£2,697,190
100%	71%	-£2,095,832	-£1,669,463	-£2,078,413	-£1,652,043	-£2,032,734	-£2,015,315
10%	75%	£6,439,995	£6,477,557	£6,441,812	£6,479,374	£6,445,554	£6,447,370
15%	75%	£5,964,403	£6,020,747	£5,967,130	£6,023,473	£5,972,742	£5,975,467
20%	75%	£5,488,812	£5,563,937	£5,492,447	£5,567,571	£5,499,930	£5,503,564
25%	75%	£5,013,221	£5,107,126	£5,017,764	£5,111,670	£5,027,118	£5,031,661
30%	75%	£4,537,630	£4,650,317	£4,543,081	£4,655,768	£4,554,306	£4,559,757
35%	75%	£4,062,039	£4,193,506	£4,068,399	£4,199,866	£4,081,494	£4,087,854
40%	75%	£3,586,447	£3,736,697	£3,593,716	£3,743,965	£3,608,682	£3,615,951
45%	75%	£3,110,856	£3,279,886	£3,119,034	£3,288,064	£3,135,871	£3,144,047
50%	75%	£2,635,265	£2,823,076	£2,644,351	£2,832,162	£2,663,059	£2,672,144
10%	60%	£6,456,968	£6,511,367	£6,458,363	£6,512,762	£6,465,019	£6,466,413
15%	60%	£5,989,864	£6,071,462	£5,991,956	£6,073,555	£6,001,940	£6,004,031
20%	60%	£5,522,759	£5,631,557	£5,525,549	£5,634,347	£5,538,860	£5,541,649
25%	60%	£5,055,655	£5,191,652	£5,059,142	£5,195,139	£5,075,781	£5,079,267
30%	60%	£4,588,550	£4,751,747	£4,592,734	£4,755,931	£4,612,701	£4,616,885
35%	60%	£4,121,445	£4,311,843	£4,126,327	£4,316,723	£4,149,621	£4,154,503
40%	60%	£3,654,341	£3,871,938	£3,659,920	£3,877,517	£3,686,542	£3,692,121
45%	60%	£3,187,236	£3,432,032	£3,193,512	£3,438,309	£3,223,463	£3,229,739
50%	60%	£2 720 132	£2 992 127	£2 727 105	£2 999 101	£2 760 384	£2 767 357

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%	£7,820,449	£7,820,449	£7,820,449	£7,820,449	£7,820,449	£7,820,449
10%	71%	£6.873.729	£6.915.680	£6.875.443	£6.917.394	£6.879.937	£6,881,651
15%	71%	£6,400,369	£6,463,296	£6,402,940	£6,465,866	£6,409,682	£6,412,253
20%	71%	£5.927.010	£6.010.911	£5.930.438	£6.014.339	£5,939,426	£5,942,854
25%	71%	£5,453,650	£5,558,527	£5,457,934	£5,562,811	£5,469,171	£5,473,455
30%	71%	£4.980.290	£5.106.143	£4,985,432	£5.111.284	£4,998,915	£5,004,056
35%	71%	£4,506,930	£4,653,758	£4,512,929	£4,659,756	£4,528,659	£4,534,658
40%	71%	£4.033.571	£4.201.374	£4.040.426	£4.208.230	£4.058.403	£4.065.259
45%	71%	£3,560,211	£3,748,989	£3,567,923	£3,756,702	£3,588,148	£3,595,860
50%	71%	£3.086.851	£3,296,605	£3.095.421	£3.305.175	£3.117.892	£3,126,462
100%	71%			-£1,649,142	-£1,222,772		
10%	75%	£6.869.267	£6.906.829	£6.871.083	£6.908.645	£6.874.825	£6.876.642
15%	75%	£6,393,675	£6,450,018	£6,396,401	£6,452,745	£6,402,013	£6,404,739
20%	75%	£5.918.084	£5.993.208	£5.921.718	£5,996,843	£5,929,201	£5,932,836
25%	75%	£5,442,493	£5,536,398	£5,447,036	£5,540,941	£5,456,389	£5,460,933
30%	75%	£4.966.902	£5.079.588	£4.972.353	£5.085.039	£4,983,578	£4,989,029
35%	75%	£4,491,311	£4,622,778	£4,497,671	£4,629,138	£4,510,766	£4,517,126
40%	75%	£4.015.718	£4.165.968	£4.022.987	£4.173.237	£4.037.954	£4.045.223
45%	75%	£3,540,127	£3,709,157	£3,548,305	£3,717,335	£3,565,142	£3,573,319
50%	75%	£3.064.536	£3.252.348	£3.073.622	£3.261.433	£3.092.330	£3,101,416
10%	60%	£6.886.239	£6.940.639	£6.887.634	£6.942.033	£6.894.290	£6,895,685
15%	60%	£6,419,135	£6,500,733	£6,421,227	£6,502,826	£6,431,211	£6,433,303
20%	60%	£5.952.030	£6.060.828	£5,954,820	£6.063.618	£5,968,132	£5,970,921
25%	60%	£5,484,926	£5,620,923	£5,488,413	£5,624,411	£5,505,052	£5,508,539
30%	60%	£5,017,822	£5,181,018	£5,022,005	£5,185,203	£5,041,972	£5,046,157
35%	60%	£4,550,717	£4,741,114	£4,555,598	£4,745,995	£4,578,893	£4,583,775
40%	60%	£4.083.613	£4,301,209	£4,089,192	£4.306.788	£4.115.814	£4,121,393
45%	60%	£3,616,507	£3,861,304	£3,622,784	£3,867,580	£3,652,734	£3,659,011
50%	60%	£3 149 403	£3 421 399	£3 156 377	£3 428 372	£3 189 655	£3 196 629

£13,474,000

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ED UNITS		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%	£4,576,932	£4,576,932	£4,576,932	£4,576,932	£4,576,932	£4,576,932
10%	71%	£3,998,095	£4,040,045	£3,999,809	£4,041,759	£4,004,043	£4,005,756
15%	71%	£3,708,676	£3,771,602	£3,711,246	£3,774,172	£3,717,598	£3,720,169
20%	71%	£3,419,256	£3,503,158	£3,422,684	£3,506,586	£3,431,153	£3,434,581
25%	71%	£3,129,838	£3,234,715	£3,134,123	£3,238,999	£3,144,709	£3,148,993
30%	71%	£2,840,419	£2,966,272	£2,845,561	£2,971,414	£2,858,264	£2,863,406
35%	71%	£2,551,001	£2,697,828	£2,556,999	£2,703,827	£2,571,820	£2,577,818
40%	71%	£2,261,582	£2,429,385	£2,268,437	£2,436,241	£2,285,375	£2,292,231
45%	71%	£1,972,162	£2,160,941	£1,979,876	£2,168,654	£1,998,930	£2,006,643
50%	71%	£1,682,744	£1,892,498	£1,691,313	£1,901,068	£1,712,486	£1,721,055
100%	71%	-£1,231,258	-£804,888	-£1,213,839	-£787,469	-£1,170,801	-£1,153,382
10%	75%	£3,993,631	£4,031,194	£3,995,449	£4,033,011	£3,998,958	£4,000,775
15%	75%	£3,701,981	£3,758,324	£3,704,706	£3,761,051	£3,709,970	£3,712,696
20%	75%	£3,410,331	£3,485,455	£3,413,965	£3,489,090	£3,420,983	£3,424,617
25%	75%	£3,118,681	£3,212,586	£3,123,223	£3,217,129	£3,131,996	£3,136,539
30%	75%	£2,827,030	£2,939,717	£2,832,482	£2,945,168	£2,843,009	£2,848,460
35%	75%	£2,535,380	£2,666,848	£2,541,740	£2,673,208	£2,554,021	£2,560,382
40%	75%	£2,243,730	£2,393,979	£2,250,998	£2,401,248	£2,265,034	£2,272,303
45%	75%	£1,952,080	£2,121,110	£1,960,257	£2,129,287	£1,976,047	£1,984,224
50%	75%	£1,660,430	£1,848,241	£1,669,515	£1,857,327	£1,687,060	£1,696,146
10%	60%	£4,010,605	£4,065,004	£4,012,000	£4,066,399	£4,018,318	£4,019,713
15%	60%	£3,727,441	£3,809,040	£3,729,533	£3,811,132	£3,739,012	£3,741,104
20%	60%	£3,444,278	£3,553,076	£3,447,067	£3,555,865	£3,459,704	£3,462,494
25%	60%	£3,161,114	£3,297,112	£3,164,601	£3,300,599	£3,180,398	£3,183,884
30%	60%	£2,877,951	£3,041,148	£2,882,134	£3,045,332	£2,901,090	£2,905,275
35%	60%	£2,594,787	£2,785,184	£2,599,669	£2,790,065	£2,621,784	£2,626,666
40%	60%	£2,311,624	£2,529,220	£2,317,203	£2,534,799	£2,342,478	£2,348,057
45%	60%	£2,028,460	£2,273,255	£2,034,736	£2,279,532	£2,063,170	£2,069,446
50%	60%	£1,745,296	£2,017,292	£1,752,270	£2,024,266	£1,783,864	£1,790,837

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%	-£1,198,020	-£1,198,020	-£1,198,020	-£1,198,020	-£1,198,020	-£1,198,020
10%	71%	-£1,776,857	-£1,734,907	-£1,775,143	-£1,733,193	-£1,770,909	-£1,769,196
15%	71%		-£2,003,350				-£2,054,783
20%	71%	-£2,355,696	-£2,271,793	-£2,352,268	-£2,268,365	-£2,343,799	-£2,340,371
25%	71%		-£2,540,237				-£2,625,958
30%	71%	-£2,934,533	-£2,808,680	-£2,929,391	-£2,803,538	-£2,916,688	-£2,911,546
35%	71%		-£3,077,124				-£3,197,133
40%	71%	-£3,513,370	-£3,345,567	-£3,506,515		-£3,489,577	-£3,482,721
45%	71%		-£3,614,010				-£3,768,309
50%	71%	-£4,092,208	-£3,882,454	-£4,083,639	-£3,873,884	-£4,062,466	-£4,053,897
100%	71%		-£6,579,840				-£6,928,334
10%	75%	-£1,781,321	-£1,743,758	-£1,779,503	-£1,741,941	-£1,775,994	-£1,774,177
15%	75%		-£2,016,628				-£2,062,255
20%	75%	-£2,364,621	-£2,289,497	-£2,360,987	-£2,285,862	-£2,353,969	-£2,350,335
25%	75%		-£2,562,366	-£2,651,729		-£2,642,956	-£2,638,413
30%	75%		-£2,835,235		-£2,829,784		-£2,926,492
35%	75%		-£3,108,104	-£3,233,212	-£3,101,744		-£3,214,570
40%	75%		-£3,380,973		-£3,373,704	-£3,509,918	-£3,502,649
45%	75%	-£3,822,872	-£3,653,842				-£3,790,728
50%	75%	-£4,114,522	-£3,926,711	-£4,105,437			-£4,078,806
10%	60%	-£1,764,347	-£1,709,948	-£1,762,952		-£1,756,634	-£1,755,239
15%	60%		-£1,965,912				-£2,033,848
20%	60%	-£2,330,674	-£2,221,876	-£2,327,885	-£2,219,087	-£2,315,248	-£2,312,457
25%	60%		-£2,477,840				-£2,591,068
30%	60%		-£2,733,804	-£2,892,818		-£2,873,861	-£2,869,677
35%	60%		-£2,989,768				-£3,148,286
40%	60%	-£3,463,328	-£3,245,732	-£3,457,749	-£3,240,153	-£3,432,474	-£3,426,895
45%	60%		-£3,501,696				-£3,705,505
50%	60%		-£3.757.660				-£3.984.115

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%	-£63,883	-£63,883	-£63,883	-£63,883	-£63,883	-£63,883
10%	71%	-£642,721	-£600,770	-£641,007	-£599,056	-£636,772	-£635,059
15%	71%	-£932,140	-£869,214	-£929,570	-£866,643	-£923,217	-£920,647
20%	71%		-£1,137,657		-£1,134,229		-£1,206,234
25%	71%		-£1,406,100				-£1,491,822
30%	71%		-£1,674,544				-£1,777,410
35%	71%		-£1,942,987				-£2,062,997
40%	71%	-£2,379,234	-£2,211,431	-£2,372,378	-£2,204,575	-£2,355,440	-£2,348,585
45%	71%		-£2,479,874	-£2,660,940			-£2,634,172
50%	71%		-£2,748,317	-£2,949,503	-£2,739,748		-£2,919,761
100%	71%		-£5,445,704	-£5,854,654			-£5,794,197
10%	75%	-£647,184	-£609,621	-£645,367	-£607,805	-£641,858	-£640,041
15%	75%	-£938,835	-£882,491	-£936,109	-£879,765	-£930,846	-£928,119
20%	75%	-£1,230,484	-£1,155,360	-£1,226,851	-£1,151,726	-£1,219,833	-£1,216,198
25%	75%		-£1,428,229				-£1,504,277
30%	75%	-£1,813,785	-£1,701,098	-£1,808,334	-£1,695,647	-£1,797,807	-£1,792,356
35%	75%	-£2,105,436	-£1,973,968		-£1,967,607	-£2,086,794	-£2,080,434
40%	75%	-£2,397,086	-£2,246,837	-£2,389,817	-£2,239,568	-£2,375,781	-£2,368,512
45%	75%		-£2,519,706				-£2,656,591
50%	75%	-£2,980,386	-£2,792,575	-£2,971,300	-£2,783,489		-£2,944,670
10%	60%	-£630,211	-£575,811	-£628,816	-£574,417	-£622,497	-£621,103
15%	60%	-£913,374	-£831,776	-£911,282	-£829,683	-£901,804	-£899,712
20%	60%		-£1,087,739				-£1,178,321
25%	60%	-£1,479,701	-£1,343,704	-£1,476,215	-£1,340,217	-£1,460,418	-£1,456,931
30%	60%		-£1,599,667	-£1,758,681	-£1,595,484		-£1,735,540
35%	60%		-£1,855,632	-£2,041,147			-£2,014,150
40%	60%		-£2,111,596				-£2,292,759
45%	60%	-£2,612,356	-£2,367,560	-£2,606,079	-£2,361,284	-£2,577,645	-£2,571,369
50%	60%		-£2 623 524				-£2 849 978

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%	£1,910,701	£1,910,701	£1,910,701	£1,910,701	£1,910,701	£1,910,701
10%	71%	£1.331.864	£1,373,814	£1,333,578	£1.375.528	£1.337.812	£1.339.525
15%	71%	£1,042,444	£1,105,371	£1,045,015	£1,107,941	£1,051,367	£1,053,937
20%	71%	£753.025	£836,927	£756.453	£840.355	£764.922	£768.350
25%	71%	£463,607	£568,484	£467,891	£572,768	£478,478	£482,762
30%	71%	£174,188	£300,041	£179,330	£305,182	£192,033	£197,175
35%	71%	-£115,230	£31,597	-£109,232	£37,595	-£94,411	-£88,413
40%	71%	-£404.650	-£236.846	-£397,794	-£229.990	-£380.856	-£374.000
45%	71%	-£694,069	-£505,290	-£686,355	-£497,577	-£667,301	-£659,588
50%	71%		-£773.733		-£765.163	-£953.745	-£945.176
100%	71%		-£3.471.119				-£3.819.613
10%	75%	£1,327,400	£1.364.963	£1.329.218	£1.366.780	£1.332.727	£1.334.544
15%	75%	£1.035.750	£1.092.093	£1.038.475	£1.094.820	£1.043.739	£1.046.465
20%	75%	£744,100	£819.224	£747.734	£822.858	£754.752	£758.386
25%	75%	£452,450	£546,355	£456,992	£550,898	£465,765	£470,308
30%	75%	£160.799	£273,486	£166.250	£278.937	£176,777	£182,229
35%	75%	-£130,851	£617	-£124.491	£6.977	-£112.210	-£105,850
40%	75%	-£422.502	-£272.252	-£415.233	-£264.983	-£401.197	-£393.928
45%	75%	-£714.151	-£545.121	-£705.974	-£536.944	-£690.184	-£682,007
50%	75%		-£817.990		-£808.905		-£970.085
10%	60%	£1,344,374	£1.398.773	£1.345.768	£1,400,168	£1.352.087	£1.353.482
15%	60%	£1.061.210	£1.142.808	£1.063.302	£1.144.901	£1.072.781	£1.074.872
20%	60%	£778.047	£886 845	£780 836	£889 634	£793,473	£796,263
25%	60%	£494.883	£630.880	£498.369	£634.368	£514.167	£517,653
30%	60%	£211.720	£374,917	£215.903	£379.100	£234,859	£239,044
35%	60%	-£71,444	£118.952	-£66.562	£123.834	-£44.447	-£39.565
40%	60%	-£354.608	-£137.011	-£349.029	-£131.432	-£323.754	-£318.174
45%	60%	-£637.771	-£392.976	-£631.495	-£386.699	-£603.061	-£596.785
500/	0001	0000 005	0040,000	0040.004	0044.000	7000 0007	0075.004

£90,000,000

£72,325,000

% 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%	£2,804,407	£2,804,407	£2,804,407	£2,804,407	£2,804,407	£2,804,407
10%	71%	£2,225,570	£2,267,520	£2,227,283	£2,269,234	£2,231,518	£2,233,231
15%	71%	£1,936,150	£1,999,077	£1,938,721	£2,001,647	£1,945,073	£1,947,643
20%	71%	£1,646,731	£1,730,633	£1,650,159	£1,734,061	£1,658,628	£1,662,056
25%	71%	£1,357,313	£1,462,190	£1,361,597	£1,466,474	£1,372,184	£1,376,468
30%	71%	£1,067,894	£1,193,746	£1,073,036	£1,198,888	£1,085,739	£1,090,881
35%	71%	£778,476	£925,303	£784,474	£931,301	£799,295	£805,293
40%	71%	£489,056	£656,860	£495,912	£663,715	£512,850	£519,706
45%	71%	£199,637	£388,416	£207,350	£396,129	£226,405	£234,118
50%	71%	-£89,781	£119,973	-£81,212	£128,543	-£60,039	-£51,470
100%	71%		-£2,577,414				-£2,925,907
10%	75%	£2,221,106	£2,258,669	£2,222,924	£2,260,486	£2,226,433	£2,228,249
15%	75%	£1,929,456	£1,985,799	£1,932,181	£1,988,525	£1,937,445	£1,940,171
20%	75%	£1,637,806	£1,712,930	£1,641,440	£1,716,564	£1,648,458	£1,652,092
25%	75%	£1,346,156	£1,440,061	£1,350,698	£1,444,604	£1,359,470	£1,364,014
30%	75%	£1,054,505	£1,167,192	£1,059,956	£1,172,643	£1,070,483	£1,075,935
35%	75%	£762,855	£894,323	£769,215	£900,683	£781,496	£787,856
40%	75%	£471,204	£621,454	£478,473	£628,723	£492,509	£499,778
45%	75%	£179,555	£348,585	£187,732	£356,762	£203,522	£211,699
50%	75%	-£112,096	£75,716	-£103,010	£84,801	-£85,465	-£76,379
10%	60%	£2,238,080	£2,292,479	£2,239,474	£2,293,873	£2,245,793	£2,247,188
15%	60%	£1,954,916	£2,036,514	£1,957,008	£2,038,607	£1,966,487	£1,968,578
20%	60%	£1,671,753	£1,780,551	£1,674,542	£1,783,340	£1,687,179	£1,689,969
25%	60%	£1,388,589	£1,524,586	£1,392,075	£1,528,074	£1,407,873	£1,411,359
30%	60%	£1,105,425	£1,268,623	£1,109,609	£1,272,806	£1,128,565	£1,132,750
35%	60%	£822,262	£1,012,658	£827,144	£1,017,540	£849,259	£854,141
40%	60%	£539,098	£756,695	£544,677	£762,274	£569,952	£575,531
45%	60%	£255,935	£500,730	£262,211	£507,007	£290,645	£296,921
50%	60%	-£27,229	£244.767	-£20,255	£251.740	£11.338	£18.312

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

% 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%	£3,466,922	£3,466,922	£3,466,922	£3,466,922	£3,466,922	£3,466,922
10%	71%	£2,888,085	£2,930,035	£2,889,799	£2,931,749	£2,894,033	£2,895,746
15%	71%	£2,598,666	£2,661,592	£2,601,236	£2,664,162	£2,607,588	£2,610,159
20%	71%	£2,309,246	£2,393,149	£2,312,674	£2,396,576	£2,321,143	£2,324,571
25%	71%	£2,019,828	£2,124,705	£2,024,113	£2,128,990	£2,034,699	£2,038,984
30%	71%	£1,730,409	£1,856,262	£1,735,551	£1,861,404	£1,748,254	£1,753,396
35%	71%	£1,440,991	£1,587,818	£1,446,989	£1,593,817	£1,461,810	£1,467,808
40%	71%	£1,151,572	£1,319,375	£1,158,427	£1,326,231	£1,175,365	£1,182,221
45%	71%	£862,152	£1,050,932	£869,866	£1,058,644	£888,920	£896,633
50%	71%	£572,734	£782,488	£581,303	£791,058	£602,476	£611,045
100%	71%		-£1,914,898				
10%	75%	£2,883,621	£2,921,184	£2,885,439	£2,923,001	£2,888,948	£2,890,765
15%	75%	£2,591,971	£2,648,314	£2,594,696	£2,651,041	£2,599,960	£2,602,687
20%	75%	£2,300,321	£2,375,445	£2,303,955	£2,379,080	£2,310,973	£2,314,607
25%	75%	£2.008.671	£2.102.576	£2.013.213	£2.107.119	£2.021.986	£2.026.529
30%	75%	£1,717,020	£1,829,707	£1,722,472	£1,835,158	£1,732,999	£1,738,450
35%	75%	£1.425.370	£1,556,838	£1,431,730	£1.563.198	£1,444,012	£1,450,372
40%	75%	£1,133,720	£1,283,969	£1,140,989	£1,291,238	£1,155,024	£1,162,293
45%	75%	£842.070	£1.011.100	£850.247	£1.019.277	£866.037	£874,214
50%	75%	£550,420	£738,231	£559,505	£747,317	£577,050	£586,136
10%	60%	£2,900,595	£2,954,994	£2,901,990	£2,956,389	£2,908,308	£2,909,703
15%	60%	£2,617,431	£2,699,030	£2,619,523	£2,701,122	£2,629,002	£2,631,094
20%	60%	£2,334,268	£2,443,066	£2,337,057	£2,445,855	£2,349,694	£2,352,484
25%	60%	£2,051,104	£2,187,102	£2,054,591	£2,190,589	£2,070,388	£2,073,874
30%	60%	£1,767,941	£1,931,138	£1,772,124	£1,935,322	£1,791,081	£1,795,265
35%	60%	£1,484,777	£1,675,174	£1,489,659	£1,680,055	£1,511,774	£1,516,656
40%	60%	£1,201,614	£1,419,210	£1,207,193	£1,424,789	£1,232,468	£1,238,047
45%	60%	£918,450	£1,163,246	£924,726	£1,169,522	£953,160	£959,437
50%	60%	£635,286	£907,282	£642,260	£914.256	£673.854	£680.827

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%	£4,141,629	£4,141,629	£4,141,629	£4,141,629	£4,141,629	£4,141,629
10%	71%	£3,562,792	£3,604,742	£3,564,506	£3,606,456	£3,568,740	£3,570,453
15%	71%	£3,273,373	£3,336,299	£3,275,943	£3,338,869	£3,282,295	£3,284,866
20%	71%	£2,983,953	£3,067,855	£2,987,381	£3,071,283	£2,995,850	£2,999,278
25%	71%	£2,694,535	£2,799,412	£2,698,819	£2,803,696	£2,709,406	£2,713,690
30%	71%	£2,405,116	£2,530,969	£2,410,258	£2,536,111	£2,422,961	£2,428,103
35%	71%	£2,115,698	£2,262,525	£2,121,696	£2,268,524	£2,136,517	£2,142,515
40%	71%	£1,826,278	£1,994,082	£1,833,134	£2,000,938	£1,850,072	£1,856,928
45%	71%	£1,536,859	£1,725,638	£1,544,573	£1,733,351	£1,563,627	£1,571,340
50%	71%	£1,247,441	£1,457,195	£1,256,010	£1,465,765	£1,277,183	£1,285,752
100%	71%		-£1,240,191	-£1,649,142	-£1,222,772	-£1,606,104	-£1,588,685
10%	75%	£3,558,328	£3,595,891	£3,560,146	£3,597,708	£3,563,655	£3,565,472
15%	75%	£3,266,678	£3,323,021	£3,269,403	£3,325,748	£3,274,667	£3,277,393
20%	75%	£2,975,028	£3,050,152	£2,978,662	£3,053,786	£2,985,680	£2,989,314
25%	75%	£2,683,378	£2,777,283	£2,687,920	£2,781,826	£2,696,693	£2,701,236
30%	75%	£2,391,727	£2,504,414	£2,397,179	£2,509,865	£2,407,705	£2,413,157
35%	75%	£2,100,077	£2,231,545	£2,106,437	£2,237,905	£2,118,718	£2,125,078
40%	75%	£1,808,426	£1,958,676	£1,815,695	£1,965,945	£1,829,731	£1,837,000
45%	75%	£1,516,777	£1,685,807	£1,524,954	£1,693,984	£1,540,744	£1,548,921
50%	75%	£1,225,127	£1,412,938	£1,234,212	£1,422,024	£1,251,757	£1,260,843
10%	60%	£3,575,302	£3,629,701	£3,576,696	£3,631,096	£3,583,015	£3,584,410
15%	60%	£3,292,138	£3,373,737	£3,294,230	£3,375,829	£3,303,709	£3,305,801
20%	60%	£3,008,975	£3,117,773	£3,011,764	£3,120,562	£3,024,401	£3,027,191
25%	60%	£2,725,811	£2,861,809	£2,729,298	£2,865,296	£2,745,095	£2,748,581
30%	60%	£2,442,648	£2,605,845	£2,446,831	£2,610,029	£2,465,787	£2,469,972
35%	60%	£2,159,484	£2,349,880	£2,164,366	£2,354,762	£2,186,481	£2,191,363
40%	60%	£1,876,320	£2,093,917	£1,881,900	£2,099,496	£1,907,175	£1,912,754
45%	60%	£1,593,157	£1,837,952	£1,599,433	£1,844,229	£1,627,867	£1,634,143
E00/	600/	04 200 002	C4 E04 000	04.046.067	C4 E00 OCO	C4 240 EC4	CA SEE ESA

£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%	£2,783,938	£2,783,938	£2,783,938	£2,783,938	£2,783,938	£2,783,938
10%	71%	£2,205,101	£2,247,051	£2,206,814	£2,248,765	£2,211,049	£2,212,762
15%	71%	£1,915,681	£1,978,608	£1,918,252	£1,981,178	£1,924,604	£1,927,174
20%	71%	£1,626,262	£1,710,164	£1,629,690	£1,713,592	£1,638,159	£1,641,587
25%	71%	£1,336,844	£1,441,721	£1,341,128	£1,446,005	£1,351,715	£1,355,999
30%	71%	£1,047,425	£1,173,277	£1,052,567	£1,178,419	£1,065,270	£1,070,412
35%	71%	£758,007	£904,834	£764,005	£910,832	£778,826	£784,824
40%	71%	£468,587	£636,391	£475,443	£643,246	£492,381	£499,237
45%	71%	£179,168	£367,947	£186,881	£375,660	£205,936	£213,649
50%	71%	-£110,250	£99,504	-£101,681	£108,074	-£80,508	-£71,939
100%	71%		-£2,597,883				
10%	75%	£2,200,637	£2,238,200	£2,202,455	£2,240,017	£2,205,964	£2,207,780
15%	75%	£1,908,987	£1,965,330	£1,911,712	£1,968,056	£1,916,976	£1,919,702
20%	75%	£1,617,337	£1,692,461	£1,620,971	£1,696,095	£1,627,989	£1,631,623
25%	75%	£1,325,687	£1,419,592	£1,330,229	£1,424,135	£1,339,001	£1,343,545
30%	75%	£1,034,036	£1,146,723	£1,039,487	£1,152,174	£1,050,014	£1,055,466
35%	75%	£742,386	£873,854	£748,746	£880,214	£761,027	£767,387
40%	75%	£450,735	£600,985	£458,004	£608,254	£472,040	£479,309
45%	75%	£159,086	£328,116	£167,263	£336,293	£183,053	£191,230
50%	75%	-£132,565	£55,247	-£123,479	£64,332	-£105,934	-£96,848
10%	60%	£2,217,611	£2,272,010	£2,219,005	£2,273,404	£2,225,324	£2,226,719
15%	60%	£1,934,447	£2,016,045	£1,936,539	£2,018,138	£1,946,018	£1,948,109
20%	60%	£1,651,284	£1,760,082	£1,654,073	£1,762,871	£1,666,710	£1,669,500
25%	60%	£1,368,120	£1,504,117	£1,371,606	£1,507,605	£1,387,404	£1,390,890
30%	60%	£1,084,956	£1,248,154	£1,089,140	£1,252,337	£1,108,096	£1,112,281
35%	60%	£801,793	£992,189	£806,675	£997,071	£828,790	£833,672
40%	60%	£518,629	£736,226	£524,208	£741,805	£549,483	£555,062
45%	60%	£235,466	£480,261	£241,742	£486,538	£270,176	£276,452
50%	60%	-£47 698	£224 298	-£40 724	£231,271	-£9.131	-£2.157

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%	£3,712,358	£3,712,358	£3,712,358	£3,712,358	£3,712,358	£3,712,358
10%	71%	£3,133,520	£3,175,471	£3,135,234	£3,177,185	£3,139,469	£3,141,182
15%	71%	£2,844,101	£2,907,027	£2,846,672	£2,909,598	£2,853,024	£2,855,594
20%	71%	£2,554,682	£2,638,584	£2,558,110	£2,642,012	£2,566,579	£2,570,007
25%	71%	£2,265,264	£2,370,141	£2,269,548	£2,374,425	£2,280,135	£2,284,419
30%	71%	£1,975,844	£2,101,697	£1,980,986	£2,106,839	£1,993,690	£1,998,831
35%	71%	£1,686,426	£1,833,254	£1,692,425	£1,839,252	£1,707,246	£1,713,244
40%	71%	£1,397,007	£1,564,810	£1,403,863	£1,571,666	£1,420,801	£1,427,656
45%	71%	£1,107,588	£1,296,367	£1,115,301	£1,304,079	£1,134,356	£1,142,069
50%	71%	£818,170	£1,027,924	£826,738	£1,036,493	£847,912	£856,480
100%	71%	-£2,095,832	-£1,669,463	-£2,078,413	-£1,652,043	-£2,035,376	-£2,017,956
10%	75%	£3,129,057	£3,166,620	£3,130,875	£3,168,436	£3,134,383	£3,136,200
15%	75%	£2,837,406	£2,893,750	£2,840,132	£2,896,476	£2,845,395	£2,848,122
20%	75%	£2,545,757	£2,620,881	£2,549,390	£2,624,515	£2,556,408	£2,560,043
25%	75%	£2,254,106	£2,348,012	£2,258,649	£2,352,555	£2,267,421	£2,271,965
30%	75%	£1,962,456	£2,075,143	£1,967,907	£2,080,594	£1,978,434	£1,983,885
35%	75%	£1,670,805	£1,802,274	£1,677,166	£1,808,634	£1,689,447	£1,695,807
40%	75%	£1,379,155	£1,529,404	£1,386,424	£1,536,673	£1,400,460	£1,407,729
45%	75%	£1,087,506	£1,256,535	£1,095,682	£1,264,712	£1,111,473	£1,119,650
50%	75%	£795,855	£983,666	£804,941	£992,752	£822,486	£831,571
10%	60%	£3,146,031	£3,200,430	£3,147,425	£3,201,824	£3,153,744	£3,155,138
15%	60%	£2,862,867	£2,944,465	£2,864,959	£2,946,558	£2,874,437	£2,876,529
20%	60%	£2,579,703	£2,688,502	£2,582,492	£2,691,291	£2,595,130	£2,597,920
25%	60%	£2,296,540	£2,432,537	£2,300,026	£2,436,024	£2,315,823	£2,319,310
30%	60%	£2,013,376	£2,176,574	£2,017,560	£2,180,757	£2,036,516	£2,040,701
35%	60%	£1,730,213	£1,920,609	£1,735,094	£1,925,491	£1,757,210	£1,762,091
40%	60%	£1,447,049	£1,664,646	£1,452,628	£1,670,225	£1,477,903	£1,483,482
45%	60%	£1,163,885	£1,408,681	£1,170,162	£1,414,957	£1,198,596	£1,204,872
50%	60%	£880.722	£1.152.717	£887.696	£1.159.691	£919.289	£926.263

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%	£4,141,629	£4,141,629	£4,141,629	£4,141,629	£4,141,629	£4,141,629
10%	71%	£3,562,792	£3,604,742	£3,564,506	£3,606,456	£3,568,740	£3,570,453
15%	71%	£3,273,373	£3,336,299	£3,275,943	£3,338,869	£3,282,295	£3,284,866
20%	71%	£2,983,953	£3,067,855	£2,987,381	£3,071,283	£2,995,850	£2,999,278
25%	71%	£2,694,535	£2,799,412	£2,698,819	£2,803,696	£2,709,406	£2,713,690
30%	71%	£2,405,116	£2,530,969	£2,410,258	£2,536,111	£2,422,961	£2,428,103
35%	71%	£2,115,698	£2,262,525	£2,121,696	£2,268,524	£2,136,517	£2,142,515
40%	71%	£1,826,278	£1,994,082	£1,833,134	£2,000,938	£1,850,072	£1,856,928
45%	71%	£1,536,859	£1,725,638	£1,544,573	£1,733,351	£1,563,627	£1,571,340
50%	71%	£1,247,441	£1,457,195	£1,256,010	£1,465,765	£1,277,183	£1,285,752
100%	71%		-£1,240,191	-£1,649,142		-£1,606,104	
10%	75%	£3,558,328	£3,595,891	£3,560,146	£3,597,708	£3,563,655	£3,565,472
15%	75%	£3,266,678	£3,323,021	£3,269,403	£3,325,748	£3,274,667	£3,277,393
20%	75%	£2,975,028	£3,050,152	£2,978,662	£3,053,786	£2,985,680	£2,989,314
25%	75%	£2,683,378	£2,777,283	£2,687,920	£2,781,826	£2,696,693	£2,701,236
30%	75%	£2,391,727	£2,504,414	£2,397,179	£2,509,865	£2,407,705	£2,413,157
35%	75%	£2,100,077	£2,231,545	£2,106,437	£2,237,905	£2,118,718	£2,125,078
40%	75%	£1,808,426	£1,958,676	£1,815,695	£1,965,945	£1,829,731	£1,837,000
45%	75%	£1,516,777	£1,685,807	£1,524,954	£1,693,984	£1,540,744	£1,548,921
50%	75%	£1,225,127	£1,412,938	£1,234,212	£1,422,024	£1,251,757	£1,260,843
10%	60%	£3,575,302	£3,629,701	£3,576,696	£3,631,096	£3,583,015	£3,584,410
15%	60%	£3,292,138	£3,373,737	£3,294,230	£3,375,829	£3,303,709	£3,305,801
20%	60%	£3,008,975	£3,117,773	£3,011,764	£3,120,562	£3,024,401	£3,027,191
25%	60%	£2,725,811	£2,861,809	£2,729,298	£2,865,296	£2,745,095	£2,748,581
30%	60%	£2,442,648	£2,605,845	£2,446,831	£2,610,029	£2,465,787	£2,469,972
35%	60%	£2,159,484	£2,349,880	£2,164,366	£2,354,762	£2,186,481	£2,191,363
40%	60%	£1,876,320	£2,093,917	£1,881,900	£2,099,496	£1,907,175	£1,912,754
45%	60%	£1,593,157	£1,837,952	£1,599,433	£1,844,229	£1,627,867	£1,634,143
50%	60%	£1,309,993	£1.581.989	£1.316.967	£1.588.962	£1.348.561	£1,355,534

£13,474,000

D UNITS		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%	£3,358,780	£3,358,780	£3,358,780	£3,358,780	£3,358,780	£3,358,780
10%	71%	£2,901,757	£2,943,708	£2,903,471	£2,945,422	£2,907,706	£2,909,420
15%	71%	£2,673,246	£2,736,172	£2,675,817	£2,738,744	£2,682,168	£2,684,740
20%	71%	£2,444,735	£2,528,636	£2,448,163	£2,532,064	£2,456,632	£2,460,060
25%	71%	£2,216,223	£2,321,100	£2,220,509	£2,325,386	£2,231,094	£2,235,380
30%	71%	£1,987,713	£2,113,564	£1,992,855	£2,118,706	£2,005,558	£2,010,700
35%	71%	£1,759,201	£1,906,030	£1,765,200	£1,912,028	£1,780,020	£1,786,020
40%	71%	£1.530.690	£1.698.494	£1.537.546	£1.705.348	£1.554.484	£1.561.340
45%	71%	£1,302,179	£1,490,958	£1,309,892	£1,498,670	£1,328,946	£1,336,660
50%	71%	£1.073.668	£1.283.422	£1.082.237	£1,291,992	£1.103.410	£1.111.979
100%	71%	-£1,231,258	-£804,888	-£1,213,839	-£787,469	-£1,170,801	-£1,153,382
10%	75%	£2.897.294	£2.934.857	£2.899.112	£2.936.674	£2.902.621	£2.904.437
15%	75%	£2,666,552	£2,722,895	£2,669,278	£2,725,621	£2,674,541	£2,677,267
20%	75%	£2,435,809	£2.510.934	£2,439,444	£2.514.568	£2,446,461	£2,450,096
25%	75%	£2.205.066	£2,298,972	£2,209,609	£2.303.515	£2.218.382	£2.222.924
30%	75%	£1.974.324	£2.087.011	£1,979,775	£2.092.462	£1.990.302	£1,995,753
35%	75%	£1.743.581	£1.875.049	£1.749.941	£1.881.409	£1.762.223	£1.768.583
40%	75%	£1.512.838	£1.663.088	£1.520.107	£1.670.357	£1.534.143	£1.541.411
45%	75%	£1,282,096	£1,451,126	£1,290,273	£1,459,303	£1,306,064	£1,314,240
50%	75%	£1.051.353	£1.239.165	£1.060.439	£1.248.250	£1.077.984	£1.087.070
10%	60%	£2,914,268	£2,968,667	£2,915,662	£2,970,061	£2,921,981	£2,923,375
15%	60%	£2.692.012	£2.773.611	£2.694.103	£2,775,703	£2.703.582	£2,705,674
20%	60%	£2,469,756	£2,578,554	£2,472,546	£2,581,344	£2,485,183	£2,487,972
25%	60%	£2,247,499	£2,383,498	£2,250,987	£2,386,984	£2,266,783	£2,270,270
30%	60%	£2,025,243	£2,188,441	£2,029,428	£2,192,625	£2,048,384	£2,052,569
35%	60%	£1,802,988	£1,993,385	£1,807,869	£1,998,267	£1,829,985	£1,834,867
40%	60%	£1,580,732	£1,798,328	£1,586,311	£1,803,907	£1,611,585	£1,617,164
45%	60%	£1,358,476	£1,603,272	£1,364,753	£1,609,548	£1,393,186	£1,399,463
50%	60%	£1.136.220	£1,408,216	£1,143,194	£1,415,189	£1,174,787	£1.181.761

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,416,172					-£2,416,172
10%	71%	-£2,873,194		-£2,871,480		-£2,867,246	-£2,865,532
15%	71%	-£3,101,706					-£3,090,212
20%	71%	-£3,330,217					-£3,314,892
25%	71%	-£3,558,729					-£3,539,572
30%	71%	-£3,787,239			-£3,656,246	-£3,769,394	-£3,764,252
35%	71%	-£4,015,751					-£3,988,932
40%	71%	-£4,244,262	-£4,076,458	-£4,237,406	-£4,069,603	-£4,220,468	-£4,213,612
45%	71%	-£4,472,773	-£4,283,994			-£4,446,006	-£4,438,292
50%	71%	-£4,701,284	-£4,491,530	-£4,692,715	-£4,482,960	-£4,671,542	-£4,662,973
100%	71%	-£7,006,210					-£6,928,334
10%	75%	-£2,877,658	-£2,840,095	-£2,875,840	-£2,838,278	-£2,872,331	-£2,870,515
15%	75%	-£3,108,400					-£3,097,685
20%	75%	-£3,339,143	-£3,264,018	-£3,335,508	-£3,260,384	-£3,328,490	-£3,324,856
25%	75%	-£3,569,886	-£3,475,980		-£3,471,437	-£3,556,570	-£3,552,028
30%	75%	-£3,800,628	-£3,687,941				-£3,779,198
35%	75%	-£4,031,371	-£3,899,903	-£4,025,011	-£3,893,543	-£4,012,729	-£4,006,369
40%	75%	-£4,262,114	-£4,111,864		-£4,104,595	-£4,240,809	-£4,233,541
45%	75%	-£4,492,856	-£4,323,826	-£4,484,679	-£4,315,649	-£4,468,888	-£4,460,712
50%	75%	-£4,723,598					-£4,687,882
10%	60%	-£2,860,684	-£2,806,285	-£2,859,290	-£2,804,891	-£2,852,971	-£2,851,576
15%	60%	-£3,082,940					-£3,069,278
20%	60%	-£3,305,196	-£3,196,398	-£3,302,406	-£3,193,608	-£3,289,769	-£3,286,980
25%	60%	-£3,527,452	-£3,391,454				-£3,504,681
30%	60%	-£3,749,708	-£3,586,511	-£3,745,524		-£3,726,568	-£3,722,383
35%	60%	-£3,971,963					-£3,940,085
40%	60%	-£4,194,220	-£3,976,624	-£4,188,640	-£3,971,045	-£4,163,367	-£4,157,787
45%	60%	-£4,416,476			-£4,165,404		-£4,375,489
50%	60%	-£4.638.732				-£4,600,164	-£4.593.191

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%	-£1,282,036	-£1,282,036				
10%	71%	-£1,739,058	-£1,697,107	-£1,737,344	-£1,695,394	-£1,733,110	-£1,731,396
15%	71%	-£1,967,570	-£1,904,643				
20%	71%	-£2,196,080	-£2,112,179		-£2,108,751	-£2,184,184	-£2,180,756
25%	71%	-£2,424,592	-£2,319,715				
30%	71%	-£2,653,103	-£2,527,251	-£2,647,961	-£2,522,109	-£2,635,258	-£2,630,116
35%	71%	-£2,881,614	-£2,734,786				-£2,854,796
40%	71%	-£3,110,125	-£2,942,322	-£3,103,269	-£2,935,467	-£3,086,332	-£3,079,476
45%	71%	-£3,338,637	-£3,149,858				
50%	71%	-£3,567,148	-£3,357,394	-£3,558,579	-£3,348,824	-£3,537,406	-£3,528,837
100%	71%	-£5,872,073	-£5,445,704				
10%	75%	-£1,743,522	-£1,705,959	-£1,741,704	-£1,704,142	-£1,738,195	-£1,736,378
15%	75%	-£1,974,264	-£1,917,920				
20%	75%	-£2,205,006	-£2,129,882	-£2,201,372	-£2,126,247	-£2,194,354	-£2,190,720
25%	75%	-£2,435,749	-£2,341,843				
30%	75%	-£2,666,491	-£2,553,805	-£2,661,040	-£2,548,354	-£2,650,513	-£2,645,062
35%	75%	-£2,897,234	-£2,765,766				
40%	75%	-£3,127,977	-£2,977,728	-£3,120,708	-£2,970,459	-£3,106,672	-£3,099,404
45%	75%	-£3,358,719	-£3,189,689				
50%	75%	-£3,589,462	-£3,401,651	-£3,580,376	-£3,392,565	-£3,562,832	-£3,553,746
10%	60%	-£1,726,548	-£1,672,149				
15%	60%	-£1,948,804	-£1,867,205	-£1,946,712	-£1,865,113	-£1,937,233	-£1,935,142
20%	60%	-£2,171,060	-£2,062,262				
25%	60%	-£2,393,316	-£2,257,318			-£2,374,032	-£2,370,545
30%	60%	-£2,615,572	-£2,452,375	-£2,611,388	-£2,448,190	-£2,592,431	
35%	60%	-£2,837,827	-£2,647,431				
40%	60%	-£3,060,083	-£2,842,488	-£3,054,504	-£2,836,909	-£3,029,230	
45%	60%	-£3,282,339	-£3,037,544				
50%	60%	-£3,504,595	-£3,232,600				-£3,459,054

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%	£692,549	£692,549	£692,549	£692,549	£692,549	£692,549
10%	71%	£235,526	£277,477	£237,240	£279,191	£241,475	£243,189
15%	71%	£7,015	£69,941	£9,586	£72,512	£15,937	£18,509
20%	71%	-£221,496	-£137,595	-£218,068	-£134,167	-£209,599	-£206,171
25%	71%	-£450,008	-£345,131	-£445,722	-£340,845	-£435,137	-£430,851
30%	71%	-£678,518	-£552,667	-£673,377	-£547,525	-£660,673	-£655,531
35%	71%	-£907,030	-£760,202	-£901,031	-£754,203	-£886,211	-£880,211
40%	71%	-£1,135,541	-£967,737		-£960,883		
45%	71%	-£1,364,052	-£1,175,273	-£1,356,339	-£1,167,561	-£1,337,285	-£1,329,571
50%	71%	-£1,592,563	-£1,382,809				
100%	71%	-£3,897,489	-£3,471,119	-£3,880,070	-£3,453,700	-£3,837,032	-£3,819,613
10%	75%	£231,063	£268,626	£232,881	£270,442	£236,390	£238,206
15%	75%	£321	£56,664	£3,046	£59,390	£8,310	£11,036
20%	75%	-£230,422	-£155,297	-£226,788	-£151,663	-£219,770	-£216,135
25%	75%	-£461,165	-£367,259	-£456,622	-£362,717	-£447,849	-£443,307
30%	75%	-£691,907	-£579,220	-£686,456	-£573,769	-£675,929	-£670,478
35%	75%	-£922,650	-£791,182	-£916,290	-£784,822	-£904,008	-£897,648
40%	75%	-£1,153,393	-£1,003,143	-£1,146,124	-£995,874		
45%	75%	-£1,384,135	-£1,215,105				
50%	75%	-£1,614,878	-£1,427,066		-£1,417,981		
10%	60%	£248,037	£302,436	£249,431	£303,830	£255,750	£257,144
15%	60%	£25,780	£107,380	£27,872	£109,471	£37,351	£39,443
20%	60%	-£196.476	-£87.677	-£193.686	-£84.887	-£181.048	-£178.259
25%	60%	-£418,732	-£282,733	-£415,244	-£279,247	-£399,448	-£395,961
30%	60%	-£640,988	-£477,790	-£636,803	-£473,606	-£617,847	-£613,662
35%	60%	-£863,243	-£672,846	-£858,362	-£667,965	-£836,246	-£831,364
40%	60%	-£1.085.499	-£867.903		-£862.324	-£1.054.646	-£1.049.067
45%	60%	-£1,307,755	-£1,062,959		-£1,056,683		
E001	0000	04.500.044	04.050.045		04.054.040		04 404 470

£90,000,000

£72,325,000

% 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%	£1,586,255	£1,586,255	£1,586,255	£1,586,255	£1,586,255	£1,586,255
10%	71%	£1,129,232	£1,171,183	£1,130,946	£1,172,897	£1,135,181	£1,136,895
15%	71%	£900,721	£963,647	£903,292	£966,218	£909,643	£912,215
20%	71%	£672,210	£756,111	£675,638	£759,539	£684,107	£687,534
25%	71%	£443,698	£548,575	£447,984	£552,860	£458,569	£462,854
30%	71%	£215,187	£341,039	£220,329	£346,181	£233,033	£238,174
35%	71%	-£13,324	£133,504	-£7,325	£139,503	£7,495	£13,494
40%	71%	-£241,835	-£74,032	-£234,979	-£67,177	-£218,041	-£211,186
45%	71%	-£470.347	-£281.567	-£462.633	-£273.855	-£443.579	-£435.866
50%	71%	-£698,857	-£489,103	-£690,288	-£480,534	-£669,115	-£660,547
100%	71%	-£3.003.783	-£2.577.414	-£2.986.364	-£2,559,994		
10%	75%	£1,124,769	£1,162,332	£1,126,586	£1,164,148	£1,130,095	£1,131,912
15%	75%	£894.027	£950.370	£896.752	£953.096	£902.016	£904.741
20%	75%	£663,284	£738,409	£666,918	£742,043	£673,936	£677,571
25%	75%	£432.541	£526,447	£437.084	£530.989	£445.857	£450.399
30%	75%	£201,799	£314,486	£207,250	£319,937	£217,777	£223,228
35%	75%	-£28.944	£102.524	-£22.584	£108.884	-£10.303	-£3.942
40%	75%	-£259.687	-£109.437	-£252.418	-£102.169	-£238.382	-£231.114
45%	75%	-£490.429	-£321.399	-£482.252	-£313.222	-£466.462	-£458.285
50%	75%	-£721,172	-£533,360	-£712,086	-£524,275	-£694,541	-£685,456
10%	60%	£1.141.742	£1.196.142	£1.143.137	£1.197.536	£1.149.456	£1.150.850
15%	60%	£919,486	£1,001,086	£921,578	£1,003,177	£931,057	£933,149
20%	60%	£697,230	£806,029	£700,020	£808,819	£712,658	£715,447
25%	60%	£474,974	£610,973	£478,462	£614,459	£494,258	£497,745
30%	60%	£252,718	£415,916	£256,903	£420,100	£275,859	£280,044
35%	60%	£30,463	£220,860	£35,344	£225,741	£57,460	£62,342
40%	60%	-£191,793	£25,803	-£186,214	£31,382	-£160,940	-£155,361
45%	60%	-£414,049	-£169,253	-£407,773	-£162,977	-£379,339	-£373,062
50%	60%	-£636.305	-£364.309	-£629.331	-£357.336	-£597,738	-£590.764

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,248,770	£2,248,770	£2,248,770	£2,248,770	£2,248,770	£2,248,770
10%	71%	£1,791,748	£1,833,698	£1,793,461	£1,835,412	£1,797,696	£1,799,410
15%	71%	£1,563,236	£1,626,162	£1,565,807	£1,628,734	£1,572,158	£1,574,730
20%	71%	£1,334,725	£1,418,626	£1,338,153	£1,422,054	£1,346,622	£1,350,050
25%	71%	£1,106,213	£1,211,090	£1,110,499	£1,215,376	£1,121,084	£1,125,370
30%	71%	£877,703	£1,003,555	£882,845	£1,008,696	£895,548	£900,690
35%	71%	£649,191	£796,020	£655,190	£802,018	£670,010	£676,010
40%	71%	£420,680	£588,484	£427,536	£595,339	£444,474	£451,330
45%	71%	£192,169	£380,948	£199,882	£388,660	£218,936	£226,650
50%	71%	-£36,342	£173,412	-£27,773	£181,982	-£6,600	£1,969
100%	71%	-£2,341,268					
10%	75%	£1,787,284	£1,824,847	£1,789,102	£1,826,664	£1,792,611	£1,794,427
15%	75%	£1,556,542	£1,612,885	£1,559,268	£1,615,611	£1,564,531	£1,567,257
20%	75%	£1,325,799	£1,400,924	£1,329,434	£1,404,558	£1,336,452	£1,340,086
25%	75%	£1,095,056	£1,188,962	£1,099,600	£1,193,505	£1,108,372	£1,112,914
30%	75%	£864,314	£977,001	£869,765	£982,452	£880,292	£885,744
35%	75%	£633,571	£765,039	£639,931	£771,399	£652,213	£658,573
40%	75%	£402,828	£553,078	£410,097	£560,347	£424,133	£431,401
45%	75%	£172,086	£341,116	£180,263	£349,293	£196,054	£204,230
50%	75%	-£58,657	£129,155	-£49,571	£138,240	-£32,026	-£22,940
10%	60%	£1,804,258	£1,858,657	£1,805,652	£1,860,051	£1,811,971	£1,813,366
15%	60%	£1,582,002	£1,663,601	£1,584,093	£1,665,693	£1,593,572	£1,595,664
20%	60%	£1,359,746	£1,468,544	£1,362,536	£1,471,334	£1,375,173	£1,377,962
25%	60%	£1,137,490	£1,273,488	£1,140,977	£1,276,974	£1,156,773	£1,160,261
30%	60%	£915,234	£1,078,431	£919,418	£1,082,615	£938,374	£942,559
35%	60%	£692,978	£883,375	£697,859	£888,257	£719,975	£724,857
40%	60%	£470,722	£688,318	£476,301	£693,897	£501,575	£507,154
45%	60%	£248,466	£493,262	£254,743	£499,538	£283,176	£289,453
50%	60%	£26,210	£298.206	£33.184	£305,179	£64.778	£71.751

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%	£2,923,477	£2,923,477	£2,923,477	£2,923,477	£2,923,477	£2,923,477
10%	71%	£2,466,454	£2,508,405	£2,468,168	£2,510,119	£2,472,403	£2,474,117
15%	71%	£2,237,943	£2,300,869	£2,240,514	£2,303,441	£2,246,865	£2,249,437
20%	71%	£2,009,432	£2,093,333	£2,012,860	£2,096,761	£2,021,329	£2,024,757
25%	71%	£1,780,920	£1,885,797	£1,785,206	£1,890,083	£1,795,791	£1,800,077
30%	71%	£1,552,410	£1,678,261	£1,557,552	£1,683,403	£1,570,255	£1,575,397
35%	71%	£1,323,898	£1,470,726	£1,329,897	£1,476,725	£1,344,717	£1,350,717
40%	71%	£1,095,387	£1,263,191	£1,102,243	£1,270,045	£1,119,181	£1,126,037
45%	71%	£866,876	£1,055,655	£874,589	£1,063,367	£893,643	£901,357
50%	71%	£638,365	£848,119	£646,934	£856,689	£668,107	£676,676
100%	71%	-£1,666,561	-£1,240,191				
10%	75%	£2,461,991	£2,499,554	£2,463,809	£2,501,370	£2,467,318	£2,469,134
15%	75%	£2,231,249	£2,287,592	£2,233,975	£2,290,318	£2,239,238	£2,241,964
20%	75%	£2,000,506	£2,075,631	£2,004,140	£2,079,265	£2,011,158	£2,014,793
25%	75%	£1,769,763	£1,863,669	£1,774,306	£1,868,212	£1,783,079	£1,787,621
30%	75%	£1,539,021	£1,651,708	£1,544,472	£1,657,159	£1,554,999	£1,560,450
35%	75%	£1,308,278	£1,439,746	£1,314,638	£1,446,106	£1,326,920	£1,333,280
40%	75%	£1,077,535	£1,227,785	£1,084,804	£1,235,054	£1,098,840	£1,106,108
45%	75%	£846,793	£1,015,823	£854,970	£1,024,000	£870,761	£878,937
50%	75%	£616,050	£803,862	£625,136	£812,947	£642,681	£651,767
10%	60%	£2,478,965	£2,533,364	£2,480,359	£2,534,758	£2,486,678	£2,488,072
15%	60%	£2,256,709	£2,338,308	£2,258,800	£2,340,400	£2,268,279	£2,270,371
20%	60%	£2,034,453	£2,143,251	£2,037,243	£2,146,041	£2,049,880	£2,052,669
25%	60%	£1,812,196	£1,948,195	£1,815,684	£1,951,681	£1,831,480	£1,834,967
30%	60%	£1,589,940	£1,753,138	£1,594,125	£1,757,322	£1,613,081	£1,617,266
35%	60%	£1,367,685	£1,558,082	£1,372,566	£1,562,964	£1,394,682	£1,399,564
40%	60%	£1,145,429	£1,363,025	£1,151,008	£1,368,604	£1,176,282	£1,181,861
45%	60%	£923,173	£1,167,969	£929,450	£1,174,245	£957,883	£964,160
E00/	600/	C700.047	£072 012	6707 904	0070.000	£720 494	C746 4E0

£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%	£1,565,786	£1,565,786	£1,565,786	£1,565,786	£1,565,786	£1,565,786
10%	71%	£1,108,763	£1,150,714	£1,110,477	£1,152,428	£1,114,712	£1,116,426
15%	71%	£880,252	£943,178	£882,823	£945,749	£889,174	£891,746
20%	71%	£651,741	£735,642	£655,169	£739,070	£663,638	£667,065
25%	71%	£423,229	£528,106	£427,515	£532,391	£438,100	£442,385
30%	71%	£194,718	£320,570	£199,860	£325,712	£212,564	£217,705
35%	71%	-£33,793	£113,035	-£27,794	£119,034	-£12,974	-£6,975
40%	71%	-£262.304	-£94.501	-£255.448	-£87.646	-£238,510	-£231.655
45%	71%	-£490.816	-£302.036	-£483.102	-£294.324	-£464.048	-£456.335
50%	71%	-£719.326	-£509.572	-£710.757	-£501.003	-£689.584	-£681.016
100%	71%	-£3 024 252					
10%	75%	£1,104,300	£1.141.863	£1.106.117	£1.143.679	£1.109.626	£1.111.443
15%	75%	£873.558	£929.901	£876.283	£932 627	£881 547	£884 272
20%	75%	£642.815	£717.940	£646.449	£721.574	£653.467	£657.102
25%	75%	£412.072	£505.978	£416.615	£510.520	£425.388	£429.930
30%	75%	£181.330	£294.017	£186.781	£299,468	£197.308	£202,759
35%	75%	-£49 413	£82 055	-£43.053	£88 415	-£30.772	-£24 411
40%	75%	-£280.156	-£129.906	-£272.887	-£122.638	-£258.851	-£251.583
45%	75%	-£510.898	-£341.868	-£502.721	-£333 691	-£486 931	-£478,754
50%	75%	-£741.641	-£553.829	-£732.555	-£544.744	-£715.010	-£705.925
10%	60%	£1.121.273	£1.175.673	£1 122 668	£1.177.067	£1.128.987	£1.130.381
15%	60%	£899.017	£980.617	£901.109	£982.708	£910.588	£912.680
20%	60%	£676,761	£785.560	£679.551	£788.350	£692 189	£694,978
25%	60%	£454.505	£590.504	£457.993	£593.990	£473.789	£477,276
30%	60%	£232 249	£395,447	£236,434	£399 631	£255,390	£259.575
35%	60%	£9,994	£200.391	£14.875	£205.272	£36.991	£41.873
40%	60%	-£212.262	£5.334	-£206.683	£10.913	-£181.409	-£175.830
45%	60%	-£434.518	-£189.722	-£428.242	-£183.446	-£399.808	-£393.531
50%	60%	-£656,774	-£384,778	-£649.800	-£377.805	-£618.207	-£611,233

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%	£2,494,205	£2,494,205	£2,494,205	£2,494,205	£2,494,205	£2,494,205
10%	71%	£2,037,183	£2,079,134	£2,038,897	£2,080,847	£2,043,131	£2,044,845
15%	71%	£1,808,671	£1,871,598	£1,811,243	£1,874,169	£1,817,594	£1,820,165
20%	71%	£1,580,161	£1,664,062	£1,583,589	£1,667,490	£1,592,057	£1,595,485
25%	71%	£1,351,649	£1,456,526	£1,355,934	£1,460,811	£1,366,520	£1,370,805
30%	71%	£1,123,138	£1,248,990	£1,128,280	£1,254,132	£1,140,983	£1,146,125
35%	71%	£894,627	£1,041,455	£900,626	£1,047,453	£915,446	£921,445
40%	71%	£666,116	£833,919	£672,972	£840,774	£689,909	£696,765
45%	71%	£437,604	£626,383	£445,317	£634,096	£464,372	£472,085
50%	71%	£209,093	£418,847	£217,662	£427,417	£238,835	£247,404
100%	71%	-£2,095,832	-£1,669,463	-£2,078,413	-£1,652,043	-£2,035,376	-£2,017,956
10%	75%	£2,032,719	£2,070,282	£2,034,537	£2,072,099	£2,038,046	£2,039,863
15%	75%	£1,801,978	£1,858,321	£1,804,703	£1,861,046	£1,809,967	£1,812,692
20%	75%	£1,571,235	£1,646,359	£1,574,869	£1,649,994	£1,581,887	£1,585,521
25%	75%	£1,340,492	£1,434,398	£1,345,035	£1,438,940	£1,353,807	£1,358,350
30%	75%	£1,109,750	£1,222,436	£1,115,201	£1,227,887	£1,125,728	£1,131,179
35%	75%	£879,007	£1,010,475	£885,367	£1,016,835	£897,648	£904,008
40%	75%	£648,264	£798,513	£655,533	£805,782	£669,569	£676,837
45%	75%	£417,522	£586,552	£425,699	£594,729	£441,489	£449,666
50%	75%	£186,779	£374,590	£195,865	£383,676	£213,409	£222,495
10%	60%	£2,049,693	£2,104,092	£2,051,088	£2,105,487	£2,057,406	£2,058,801
15%	60%	£1,827,437	£1,909,036	£1,829,529	£1,911,128	£1,839,008	£1,841,099
20%	60%	£1,605,181	£1,713,979	£1,607,971	£1,716,769	£1,620,609	£1,623,398
25%	60%	£1,382,925	£1,518,923	£1,386,412	£1,522,410	£1,402,209	£1,405,696
30%	60%	£1,160,669	£1,323,866	£1,164,854	£1,328,051	£1,183,810	£1,187,994
35%	60%	£938,414	£1,128,810	£943,295	£1,133,692	£965,411	£970,293
40%	60%	£716,158	£933,753	£721,737	£939,332	£747,011	£752,590
45%	60%	£493.902	£738.697	£500,178	£744.974	£528.612	£534,888
50%	60%	£271.646	£543.641	£278.619	£550.615	£310.213	£317.187

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%	£2,923,477	£2,923,477	£2,923,477	£2,923,477	£2,923,477	£2,923,477
10%	71%	£2,466,454	£2,508,405	£2,468,168	£2,510,119	£2,472,403	£2,474,117
15%	71%	£2,237,943	£2,300,869	£2,240,514	£2,303,441	£2,246,865	£2,249,437
20%	71%	£2,009,432	£2,093,333	£2,012,860	£2,096,761	£2,021,329	£2,024,757
25%	71%	£1,780,920	£1,885,797	£1,785,206	£1,890,083	£1,795,791	£1,800,077
30%	71%	£1.552.410	£1.678.261	£1.557.552	£1.683.403	£1.570.255	£1.575.397
35%	71%	£1,323,898	£1,470,726	£1,329,897	£1,476,725	£1,344,717	£1,350,717
40%	71%	£1,095,387	£1,263,191	£1,102,243	£1,270,045	£1,119,181	£1,126,037
45%	71%	£866,876	£1,055,655	£874,589	£1,063,367	£893,643	£901,357
50%	71%	£638,365	£848.119	£646.934	£856.689	£668.107	£676.676
100%	71%	-£1,666,561	-£1,240,191		-£1,222,772	-£1,606,104	
10%	75%	£2,461,991	£2,499,554	£2,463,809	£2,501,370	£2,467,318	£2,469,134
15%	75%	£2,231,249	£2,287,592	£2,233,975	£2,290,318	£2,239,238	£2,241,964
20%	75%	£2,000,506	£2,075,631	£2,004,140	£2,079,265	£2,011,158	£2,014,793
25%	75%	£1,769,763	£1,863,669	£1,774,306	£1,868,212	£1,783,079	£1,787,621
30%	75%	£1.539.021	£1.651.708	£1,544,472	£1.657.159	£1,554,999	£1.560.450
35%	75%	£1,308,278	£1,439,746	£1,314,638	£1,446,106	£1,326,920	£1,333,280
40%	75%	£1.077.535	£1,227,785	£1.084.804	£1.235.054	£1.098.840	£1,106,108
45%	75%	£846,793	£1,015,823	£854,970	£1,024,000	£870,761	£878,937
50%	75%	£616,050	£803,862	£625,136	£812,947	£642,681	£651,767
10%	60%	£2.478.965	£2.533.364	£2.480.359	£2.534.758	£2,486,678	£2,488,072
15%	60%	£2,256,709	£2,338,308	£2,258,800	£2,340,400	£2,268,279	£2,270,371
20%	60%	£2.034.453	£2.143.251	£2.037.243	£2.146.041	£2.049.880	£2.052.669
25%	60%	£1,812,196	£1,948,195	£1,815,684	£1,951,681	£1,831,480	£1,834,967
30%	60%	£1.589.940	£1.753.138	£1,594,125	£1.757.322	£1.613.081	£1,617,266
35%	60%	£1,367,685	£1,558,082	£1,372,566	£1,562,964	£1,394,682	£1,399,564
40%	60%	£1.145.429	£1.363.025	£1.151.008	£1,368,604	£1.176.282	£1,181,861
45%	60%	£923,173	£1,167,969	£929,450	£1,174,245	£957,883	£964,160
50%	60%	£700.917	£972.913	£707.891	£979 886	£739.484	£746.458

£13,474,000

11 0.06 Ha

3 BED UNITS		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%	£3,610,471	£3,610,471	£3,610,471	£3,610,471	£3,610,471	£3,610,471
10%	71%	£3,128,279	£3,171,038	£3,129,993	£3,172,752	£3,122,209	£3,123,923
15%	71%	£2,887,183	£2,951,322	£2,889,755	£2,953,892	£2,878,078	£2,880,649
20%	71%	£2,646,088	£2,731,604	£2,649,516	£2,735,032	£2,633,948	£2,637,374
25%	71%	£2,404,992	£2,511,888	£2,409,277	£2,516,173	£2,389,817	£2,394,101
30%	71%	£2,163,896	£2,292,172	£2,169,038	£2,297,314	£2,145,685	£2,150,827
35%	71%	£1,922,801	£2,072,455	£1,928,799	£2,078,454	£1,901,554	£1,907,553
40%	71%	£1,681,705	£1,852,739	£1,688,560	£1,859,594	£1,657,423	£1,664,279
45%	71%	£1,440,609	£1,633,022	£1,448,321	£1,640,735	£1,413,292	£1,421,006
50%	71%	£1,199,513	£1,413,305	£1,208,083	£1,421,875	£1,169,161	£1,177,731
100%	71%	-£1,231,258	-£796,680	-£1,213,839	-£779,260	-£1,292,953	-£1,275,534
10%	75%	£3,123,816	£3,162,102	£3,125,633	£3,163,919	£3,118,381	£3,120,198
15%	75%	£2,880,490	£2,937,918	£2,883,215	£2,940,643	£2,872,336	£2,875,062
20%	75%	£2,637,162	£2,713,733	£2,640,796	£2,717,367	£2,626,291	£2,629,926
25%	75%	£2,393,835	£2,489,548	£2,398,378	£2,494,092	£2,380,247	£2,384,789
30%	75%	£2,150,508	£2,265,364	£2,155,959	£2,270,815	£2,134,202	£2,139,653
35%	75%	£1,907,180	£2,041,180	£1,913,540	£2,047,540	£1,888,156	£1,894,516
40%	75%	£1,663,853	£1,816,995	£1,671,122	£1,824,263	£1,642,112	£1,649,381
45%	75%	£1,420,526	£1,592,810	£1,428,703	£1,600,988	£1,396,067	£1,404,244
50%	75%	£1,177,199	£1,368,626	£1,186,285	£1,377,712	£1,150,023	£1,159,108
10%	60%	£3,140,790	£3,196,236	£3,142,185	£3,197,630	£3,132,918	£3,134,313
15%	60%	£2,905,949	£2,989,119	£2,908,041	£2,991,211	£2,894,141	£2,896,234
20%	60%	£2,671,109	£2,782,001	£2,673,899	£2,784,791	£2,655,366	£2,658,155
25%	60%	£2,436,269	£2,574,884	£2,439,755	£2,578,372	£2,416,589	£2,420,076
30%	60%	£2,201,428	£2,367,766	£2,205,612	£2,371,951	£2,177,813	£2,181,997
35%	60%	£1,966,587	£2,160,650	£1,971,469	£2,165,531	£1,939,036	£1,943,918
40%	60%	£1,731,746	£1,953,533	£1,737,325	£1,959,112	£1,700,261	£1,705,840
45%	60%	£1,496,906	£1,746,415	£1,503,183	£1,752,691	£1,461,484	£1,467,760
50%	60%	£1,262,066	£1.539.298	£1,269,039	£1.546.271	£1,222,708	£1,229,682

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%	-£2,164,481					
10%	71%	-£2,646,673	-£2,603,914	-£2,644,959		-£2,652,743	
15%	71%	-£2,887,768				-£2,896,874	
20%	71%	-£3,128,864	-£3,043,348	-£3,125,436		-£3,141,004	
25%	71%	-£3,369,960	-£3,263,064				
30%	71%	-£3,611,056	-£3,482,780	-£3,605,914	-£3,477,638	-£3,629,266	-£3,624,125
35%	71%	-£3,852,151			-£3,696,498		
40%	71%	-£4,093,247				-£4,117,528	-£4,110,673
45%	71%	-£4,334,343				-£4,361,659	
50%	71%	-£4,575,438	-£4,361,647	-£4,566,869	-£4,353,077	-£4,605,791	-£4,597,221
100%	71%	-£7,006,210				-£7,067,905	
10%	75%	-£2,651,136	-£2,612,850	-£2,649,319	-£2,611,033	-£2,656,570	-£2,654,754
15%	75%	-£2,894,462					
20%	75%	-£3,137,790	-£3,061,219	-£3,134,155		-£3,148,661	-£3,145,026
25%	75%	-£3,381,117	-£3,285,404	-£3,376,574	-£3,280,860	-£3,394,705	-£3,390,163
30%	75%	-£3,624,444			-£3,504,137		
35%	75%	-£3,867,772					
40%	75%	-£4,111,099		-£4,103,830		-£4,132,840	-£4,125,571
45%	75%	-£4,354,426	-£4,182,142	-£4,346,249	-£4,173,964	-£4,378,885	-£4,370,708
50%	75%	-£4,597,753					
10%	60%	-£2,634,162	-£2,578,716	-£2,632,767		-£2,642,034	-£2,640,639
15%	60%	-£2,869,003					
20%	60%	-£3,103,843		-£3,101,053	-£2,990,161	-£3,119,586	-£3,116,797
25%	60%	-£3,338,683					
30%	60%	-£3,573,524	-£3,407,185	-£3,569,339	-£3,403,001	-£3,597,139	
35%	60%	-£3,808,365					
40%	60%	-£4,043,206	-£3,821,419	-£4,037,627	-£3,815,840	-£4,074,691	-£4,069,112
45%	60%	-£4,278,045					
50%	60%	-£4.512.886	-£4.235.654			-£4.552.244	

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%	-£1,030,345	-£1,030,345				
10%	71%	-£1,512,537	-£1,469,777	-£1,510,823	-£1,468,064	-£1,518,607	-£1,516,893
15%	71%	-£1,753,632	-£1,689,494				
20%	71%	-£1,994,727	-£1,909,211	-£1,991,300	-£1,905,783	-£2,006,868	-£2,003,441
25%	71%	-£2,235,824	-£2,128,928				
30%	71%	-£2,476,919	-£2,348,644				
35%	71%	-£2,718,015	-£2,568,360				
40%	71%	-£2,959,110	-£2,788,077	-£2,952,255	-£2,781,222	-£2,983,392	-£2,976,536
45%	71%	-£3,200,207	-£3,007,794				
50%	71%	-£3,441,302	-£3,227,510	-£3,432,732	-£3,218,940	-£3,471,654	-£3,463,084
100%	71%	-£5,872,073	-£5,437,495	-£5,854,654			
10%	75%	-£1,516,999	-£1,478,713	-£1,515,182	-£1,476,897	-£1,522,434	-£1,520,617
15%	75%	-£1,760,326	-£1,702,898				
20%	75%	-£2,003,654	-£1,927,083	-£2,000,019	-£1,923,448	-£2,014,524	-£2,010,890
25%	75%	-£2,246,980	-£2,151,267				
30%	75%	-£2,490,308	-£2,375,451	-£2,484,857	-£2,370,000	-£2,506,613	-£2,501,162
35%	75%	-£2,733,636	-£2,599,636				
40%	75%	-£2,976,962	-£2,823,820	-£2,969,693	-£2,816,552	-£2,998,704	-£2,991,435
45%	75%	-£3,220,290	-£3,048,005				
50%	75%	-£3,463,617	-£3,272,190	-£3,454,531	-£3,263,104	-£3,490,793	-£3,481,707
10%	60%	-£1,500,025	-£1,444,580				
15%	60%	-£1,734,866	-£1,651,696	-£1,732,774	-£1,649,605	-£1,746,674	-£1,744,581
20%	60%	-£1,969,707	-£1,858,814				
25%	60%	-£2,204,547	-£2,065,931	-£2,201,060	-£2,062,444		
30%	60%	-£2,439,388	-£2,273,049	-£2,435,203	-£2,268,865	-£2,463,002	-£2,458,819
35%	60%	-£2,674,228	-£2,480,166				
40%	60%	-£2,909,069	-£2,687,283	-£2,903,490	-£2,681,704	-£2,940,555	-£2,934,976
45%	60%	-£3,143,909	-£2,894,401		-£2,888,124		
50%	60%	-£3,378,750	-£3,101,518		-£3,094,544		-£3,411,134

Residual Land values compared to benchmark land values

Residual 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%	£944,240	£944,240	£944,240	£944,240	£944,240	£944,240
10%	71%	£462,048	£504,807	£463,762	£506,521	£455,978	£457,691
15%	71%	£220,952	£285,091	£223,524	£287,661	£211,846	£214,418
20%	71%	-£20,143	£65,373	-£16,715	£68,801	-£32,284	-£28,857
25%	71%	-£261,240	-£154,343	-£256,954	-£150,058	-£276,415	-£272,130
30%	71%	-£502,335	-£374,059	-£497,193	-£368,918	-£520,546	-£515,404
35%	71%	-£743,430	-£593,776	-£737,432	-£587,777	-£764,677	-£758,678
40%	71%	-£984,526	-£813,492		-£806,637		-£1,001,952
45%	71%	-£1,225,622	-£1,033,210	-£1,217,910	-£1,025,496	-£1,252,939	-£1,245,225
50%	71%	-£1,466,718	-£1,252,926				-£1,488,500
100%	71%	-£3,897,489	-£3,462,911	-£3,880,070	-£3,445,492	-£3,959,184	-£3,941,765
10%	75%	£457,585	£495,871	£459,402	£497,688	£452,150	£453,967
15%	75%	£214,259	£271,687	£216,984	£274,412	£206,105	£208,831
20%	75%	-£29,069	£47,501	-£25,435	£51,136	-£39,940	-£36,305
25%	75%	-£272,396	-£176,683	-£267,853	-£172,139	-£285,984	-£281,442
30%	75%	-£515,723	-£400,867	-£510,272	-£395,416	-£532,029	-£526,578
35%	75%	-£759,051	-£625,051	-£752,691	-£618,691	-£778,075	-£771,715
40%	75%	-£1,002,378	-£849,236	-£995,109	-£841,968	-£1,024,119	-£1,016,850
45%	75%	-£1,245,706	-£1,073,421		-£1,065,243	-£1,270,164	-£1,261,987
50%	75%	-£1,489,032	-£1,297,605	-£1,479,947			-£1,507,123
10%	60%	£474,559	£530,005	£475,954	£531,399	£466,687	£468,082
15%	60%	£239,718	£322,888	£241,810	£324,980	£227,910	£230,003
20%	60%	£4,877	£115,770	£7,667	£118,560	-£10,865	-£8,076
25%	60%	-£229,962	-£91,347	-£226,476	-£87,860	-£249,642	-£246,155
30%	60%	-£464.803	-£298.465	-£460.619	-£294.280	-£488.418	-£484.234
35%	60%	-£699.644	-£505.582	-£694.762	-£500.700	-£727.195	-£722.313
40%	60%	-£934.485	-£712.698	-£928.906	-£707.119	-£965.971	-£960.391
45%	60%	-£1.169.325	-£919.816	-£1.163.048	-£913.540		-£1,198,471
500/	000/		20.000.00		2010(010		

£90,000,000

£72,325,000

% 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%	£1,837,946	£1,837,946	£1,837,946	£1,837,946	£1,837,946	£1,837,946
10%	71%	£1,355,754	£1,398,513	£1,357,468	£1.400.227	£1,349,683	£1.351.397
15%	71%	£1,114,658	£1,178,796	£1,117,230	£1,181,367	£1,105,552	£1,108,124
20%	71%	£873,563	£959,079	£876,991	£962,507	£861,422	£864,849
25%	71%	£632,466	£739,363	£636,752	£743,648	£617,291	£621,576
30%	71%	£391.371	£519.646	£396.513	£524,788	£373.160	£378.302
35%	71%	£150,275	£299,930	£156,274	£305,928	£129,029	£135,028
40%	71%	-£90,820	£80,214	-£83,965	£87,069	-£115,102	-£108,246
45%	71%	-£331.916	-£139.504	-£324.204	-£131.790	-£359,233	-£351.520
50%	71%	-£573,012	-£359,220	-£564,442	-£350,650	-£603,364	-£594,794
100%	71%	-£3.003.783	-£2.569.205	-£2.986.364	-£2.551.786	-£3.065.478	-£3.048.059
10%	75%	£1,351,291	£1,389,577	£1,353,108	£1,391,394	£1,345,856	£1,347,673
15%	75%	£1.107.964	£1.165.393	£1.110.690	£1.168.118	£1.099.811	£1,102,537
20%	75%	£864,637	£941,207	£868,271	£944,842	£853,766	£857,401
25%	75%	£621.310	£717.023	£625.852	£721,566	£607.721	£612,264
30%	75%	£377,982	£492,839	£383,434	£498,290	£361,677	£367,128
35%	75%	£134.655	£268.654	£141.015	£275.015	£115.631	£121,991
40%	75%	-£108,672	£44,470	-£101,403	£51,738	-£130,413	-£123,144
45%	75%	-£352.000	-£179.715	-£343.822	-£171.537	-£376.458	-£368.281
50%	75%	-£595,326	-£403,899	-£586,241	-£394,814	-£622,503	-£613,417
10%	60%	£1.368.265	£1,423,711	£1,369,659	£1.425.105	£1.360.393	£1,361,787
15%	60%	£1,133,424	£1,216,594	£1,135,516	£1,218,686	£1,121,616	£1,123,709
20%	60%	£898,583	£1,009,476	£901,373	£1,012,266	£882,840	£885,629
25%	60%	£663,743	£802,359	£667,230	£805,846	£644,064	£647,551
30%	60%	£428,903	£595,241	£433,087	£599,426	£405,288	£409,471
35%	60%	£194,062	£388,124	£198,944	£393,006	£166,511	£171,393
40%	60%	-£40,779	£181,007	-£35,200	£186,586	-£72,265	-£66,686
45%	60%	-£275,619	-£26,110	-£269,342	-£19,834	-£311,041	-£304,765
50%	60%	-£510.460	-£233 227	-£503 486	-£226.254	-£549.817	-£542 844

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,500,461	£2,500,461	£2,500,461	£2,500,461	£2,500,461	£2,500,461
10%	71%	£2,018,269	£2,061,028	£2,019,983	£2,062,742	£2,012,199	£2,013,913
15%	71%	£1,777,174	£1,841,312	£1,779,745	£1,843,882	£1,768,068	£1,770,639
20%	71%	£1,536,078	£1,621,594	£1,539,506	£1,625,022	£1,523,938	£1,527,365
25%	71%	£1,294,982	£1,401,878	£1,299,267	£1,406,163	£1,279,807	£1,284,091
30%	71%	£1,053,886	£1,182,162	£1,059,028	£1,187,304	£1,035,676	£1,040,817
35%	71%	£812,791	£962,445	£818,789	£968,444	£791,545	£797,543
40%	71%	£571,695	£742,729	£578,550	£749,584	£547,414	£554,269
45%	71%	£330,599	£523,012	£338,311	£530,725	£303,282	£310,996
50%	71%	£89,504	£303,295	£98,073	£311,865	£59,151	£67,721
100%	71%	-£2,341,268	-£1,906,690				
10%	75%	£2,013,806	£2,052,092	£2,015,623	£2,053,909	£2,008,372	£2,010,188
15%	75%	£1,770,480	£1,827,908	£1,773,205	£1,830,634	£1,762,326	£1,765,053
20%	75%	£1,527,152	£1,603,723	£1,530,787	£1,607,357	£1,516,281	£1,519,916
25%	75%	£1,283,825	£1,379,538	£1,288,368	£1,384,082	£1,270,237	£1,274,779
30%	75%	£1,040,498	£1,155,354	£1,045,949	£1,160,805	£1,024,192	£1,029,643
35%	75%	£797,170	£931,170	£803,530	£937,530	£778,147	£784,507
40%	75%	£553,843	£706,986	£561,112	£714,253	£532,102	£539,371
45%	75%	£310,516	£482,800	£318,693	£490,978	£286,057	£294,234
50%	75%	£67,189	£258,616	£76,275	£267,702	£40,013	£49,098
10%	60%	£2,030,780	£2,086,226	£2,032,175	£2,087,621	£2,022,908	£2,024,303
15%	60%	£1,795,939	£1,879,109	£1,798,031	£1,881,201	£1,784,132	£1,786,224
20%	60%	£1,561,099	£1,671,991	£1,563,889	£1,674,781	£1,545,356	£1,548,145
25%	60%	£1,326,259	£1,464,874	£1,329,745	£1,468,362	£1,306,579	£1,310,066
30%	60%	£1,091,418	£1,257,757	£1,095,603	£1,261,941	£1,067,803	£1,071,987
35%	60%	£856,577	£1,050,640	£861,459	£1,055,521	£829,026	£833,908
40%	60%	£621,736	£843,523	£627,315	£849,102	£590,251	£595,830
45%	60%	£386,897	£636,405	£393,173	£642,681	£351,474	£357,750
50%	60%	£152 056	£429 288	£159.029	£436.262	£112 698	£119.672

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%	£3,175,168	£3,175,168	£3,175,168	£3,175,168	£3,175,168	£3,175,168
10%	71%	£2,692,976	£2,735,735	£2,694,690	£2,737,449	£2,686,906	£2,688,620
15%	71%	£2,451,880	£2,516,019	£2,454,452	£2,518,589	£2,442,775	£2,445,346
20%	71%	£2,210,785	£2,296,301	£2,214,213	£2,299,729	£2,198,645	£2,202,071
25%	71%	£1,969,689	£2,076,585	£1,973,974	£2,080,870	£1,954,513	£1,958,798
30%	71%	£1,728,593	£1,856,869	£1,733,735	£1,862,010	£1,710,382	£1,715,524
35%	71%	£1,487,498	£1,637,152	£1,493,496	£1,643,151	£1,466,251	£1,472,250
40%	71%	£1,246,402	£1,417,436	£1,253,257	£1,424,291	£1,222,120	£1,228,976
45%	71%	£1,005,306	£1,197,719	£1,013,018	£1,205,432	£977,989	£985,703
50%	71%	£764,210	£978,002	£772,780	£986,572	£733,858	£742,428
100%	71%	-£1,666,561					-£1,710,837
10%	75%	£2,688,513	£2,726,799	£2,690,330	£2,728,616	£2,683,078	£2,684,895
15%	75%	£2,445,187	£2,502,615	£2,447,912	£2,505,340	£2,437,033	£2,439,759
20%	75%	£2,201,859	£2,278,430	£2,205,493	£2,282,064	£2,190,988	£2,194,623
25%	75%	£1,958,532	£2,054,245	£1,963,075	£2,058,789	£1,944,944	£1,949,486
30%	75%	£1,715,205	£1,830,061	£1,720,656	£1,835,512	£1,698,899	£1,704,350
35%	75%	£1,471,877	£1,605,877	£1,478,237	£1,612,237	£1,452,853	£1,459,213
40%	75%	£1,228,550	£1,381,692	£1,235,819	£1,388,960	£1,206,809	£1,214,078
45%	75%	£985,223	£1,157,507	£993,400	£1,165,685	£960,764	£968,941
50%	75%	£741,896	£933,323	£750,982	£942,408	£714,720	£723,805
10%	60%	£2,705,487	£2,760,933	£2,706,882	£2,762,327	£2,697,615	£2,699,010
15%	60%	£2,470,646	£2,553,816	£2,472,738	£2,555,908	£2,458,838	£2,460,931
20%	60%	£2,235,805	£2,346,698	£2,238,596	£2,349,488	£2,220,063	£2,222,852
25%	60%	£2,000,966	£2,139,581	£2,004,452	£2,143,069	£1,981,286	£1,984,773
30%	60%	£1,766,125	£1,932,463	£1,770,309	£1,936,648	£1,742,510	£1,746,694
35%	60%	£1,531,284	£1,725,347	£1,536,166	£1,730,228	£1,503,733	£1,508,615
40%	60%	£1,296,443	£1,518,230	£1,302,022	£1,523,809	£1,264,958	£1,270,537
45%	60%	£1,061,603	£1,311,112	£1,067,880	£1,317,388	£1,026,181	£1,032,457
EON	600/	0000 700		0000 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%	£1,817,477	£1,817,477	£1,817,477	£1,817,477	£1,817,477	£1,817,477
10%	71%	£1,335,285	£1,378,044	£1,336,999	£1,379,758	£1,329,214	£1,330,928
15%	71%	£1,094,189	£1,158,327	£1,096,761	£1,160,898	£1,085,083	£1,087,655
20%	71%	£853,094	£938,610	£856,522	£942,038	£840,953	£844,380
25%	71%	£611,997	£718,894	£616,283	£723,179	£596,822	£601,107
30%	71%	£370,902	£499,177	£376,044	£504,319	£352,691	£357,833
35%	71%	£129,806	£279,461	£135,805	£285,459	£108,560	£114,559
40%	71%	-£111,289	£59,745	-£104,434	£66,600	-£135,571	-£128,715
45%	71%	-£352,385	-£159,973	-£344,673	-£152,259	-£379,702	-£371,989
50%	71%	-£593,481	-£379,689	-£584,911	-£371,119	-£623,833	-£615,263
100%	71%	-£3,024,252					-£3,068,528
10%	75%	£1,330,822	£1,369,108	£1,332,639	£1,370,925	£1,325,387	£1,327,204
15%	75%	£1,087,495	£1,144,924	£1,090,221	£1,147,649	£1,079,342	£1,082,068
20%	75%	£844,168	£920,738	£847,802	£924,373	£833,297	£836,932
25%	75%	£600,841	£696,554	£605,383	£701,097	£587,252	£591,795
30%	75%	£357,513	£472,370	£362,965	£477,821	£341,208	£346,659
35%	75%	£114,186	£248,185	£120,546	£254,546	£95,162	£101,522
40%	75%	-£129,141	£24,001	-£121,872	£31,269	-£150,882	-£143,613
45%	75%	-£372,469	-£200,184	-£364,291	-£192,006	-£396,927	-£388,750
50%	75%	-£615,795	-£424,368	-£606,710	-£415,283	-£642,972	-£633,886
10%	60%	£1,347,796	£1,403,242	£1,349,190	£1,404,636	£1,339,924	£1,341,318
15%	60%	£1,112,955	£1,196,125	£1,115,047	£1,198,217	£1,101,147	£1,103,240
20%	60%	£878,114	£989,007	£880,904	£991,797	£862,371	£865,160
25%	60%	£643,274	£781,890	£646,761	£785,377	£623,595	£627,082
30%	60%	£408,434	£574,772	£412,618	£578,957	£384,819	£389,002
35%	60%	£173,593	£367,655	£178,475	£372,537	£146,042	£150,924
40%	60%	-£61,248	£160,538	-£55,669	£166,118	-£92,734	-£87,155
45%	60%	-£296,088	-£46,579	-£289,811	-£40,303	-£331,510	-£325,234
50%	60%	-£530.929	-£253.696	-£523.955	-£246.723	-£570,286	-£563.313

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%	£2,745,896	£2,745,896	£2,745,896	£2,745,896	£2,745,896	£2,745,896
10%	71%	£2,263,704	£2,306,464	£2,265,418	£2,308,178	£2,257,634	£2,259,348
15%	71%	£2,022,609	£2,086,747	£2,025,180	£2,089,318	£2,013,503	£2,016,075
20%	71%	£1,781,514	£1,867,030	£1,784,941	£1,870,458	£1,769,373	£1,772,800
25%	71%	£1,540,417	£1,647,314	£1,544,703	£1,651,599	£1,525,242	£1,529,526
30%	71%	£1,299,322	£1,427,597	£1,304,464	£1,432,739	£1,281,111	£1,286,253
35%	71%	£1,058,226	£1,207,881	£1,064,225	£1,213,879	£1,036,980	£1,042,978
40%	71%	£817,131	£988,164	£823,986	£995,019	£792,849	£799,705
45%	71%	£576,034	£768,447	£583,747	£776,160	£548,718	£556,431
50%	71%	£334,939	£548,731	£343,509	£557,301	£304,587	£313,157
100%	71%	-£2,095,832	-£1,661,254	-£2,078,413	-£1,643,835	-£2,157,528	-£2,140,108
10%	75%	£2,259,242	£2,297,528	£2,261,059	£2,299,344	£2,253,807	£2,255,624
15%	75%	£2,015,915	£2,073,343	£2,018,641	£2,076,069	£2,007,761	£2,010,488
20%	75%	£1,772,588	£1,849,158	£1,776,222	£1,852,793	£1,761,717	£1,765,351
25%	75%	£1,529,261	£1,624,974	£1,533,803	£1,629,517	£1,515,672	£1,520,215
30%	75%	£1,285,933	£1,400,790	£1,291,384	£1,406,241	£1,269,628	£1,275,079
35%	75%	£1,042,605	£1,176,605	£1,048,966	£1,182,965	£1,023,582	£1,029,942
40%	75%	£799,279	£952,421	£806,548	£959,689	£777,537	£784,806
45%	75%	£555,951	£728,236	£564,129	£736,413	£531,493	£539,670
50%	75%	£312,624	£504,051	£321,710	£513,137	£285,448	£294,534
10%	60%	£2,276,216	£2,331,661	£2,277,610	£2,333,056	£2,268,344	£2,269,738
15%	60%	£2,041,375	£2,124,545	£2,043,467	£2,126,636	£2,029,567	£2,031,660
20%	60%	£1,806,534	£1,917,427	£1,809,324	£1,920,217	£1,790,791	£1,793,580
25%	60%	£1,571,694	£1,710,310	£1,575,181	£1,713,797	£1,552,014	£1,555,502
30%	60%	£1,336,853	£1,503,192	£1,341,038	£1,507,377	£1,313,239	£1,317,422
35%	60%	£1,102,013	£1,296,075	£1,106,894	£1,300,957	£1,074,462	£1,079,344
40%	60%	£867,172	£1,088,958	£872,751	£1,094,537	£835,686	£841,265
45%	60%	£632,332	£881,840	£638,608	£888,117	£596,909	£603,186
50%	60%	£397,491	£674.723	£404,465	£681.697	£358.134	£365.107

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%	£3,175,168	£3,175,168	£3,175,168	£3,175,168	£3,175,168	£3,175,168
10%	71%	£2,692,976	£2,735,735	£2,694,690	£2,737,449	£2,686,906	£2,688,620
15%	71%	£2,451,880	£2,516,019	£2,454,452	£2,518,589	£2,442,775	£2,445,346
20%	71%	£2,210,785	£2,296,301	£2,214,213	£2,299,729	£2,198,645	£2,202,071
25%	71%	£1,969,689	£2,076,585	£1,973,974	£2,080,870	£1,954,513	£1,958,798
30%	71%	£1,728,593	£1,856,869	£1,733,735	£1,862,010	£1,710,382	£1,715,524
35%	71%	£1,487,498	£1,637,152	£1,493,496	£1,643,151	£1,466,251	£1,472,250
40%	71%	£1,246,402	£1,417,436	£1,253,257	£1,424,291	£1,222,120	£1,228,976
45%	71%	£1,005,306	£1,197,719	£1,013,018	£1,205,432	£977,989	£985,703
50%	71%	£764,210	£978,002	£772,780	£986,572	£733,858	£742,428
100%	71%	-£1,666,561	-£1,231,983	-£1,649,142			
10%	75%	£2.688.513	£2.726.799	£2,690,330	£2.728.616	£2.683.078	£2.684.895
15%	75%	£2,445,187	£2,502,615	£2,447,912	£2,505,340	£2,437,033	£2,439,759
20%	75%	£2,201,859	£2,278,430	£2,205,493	£2,282,064	£2,190,988	£2,194,623
25%	75%	£1,958,532	£2,054,245	£1,963,075	£2,058,789	£1,944,944	£1,949,486
30%	75%	£1.715.205	£1.830.061	£1.720.656	£1.835.512	£1,698,899	£1,704,350
35%	75%	£1,471,877	£1,605,877	£1,478,237	£1,612,237	£1,452,853	£1,459,213
40%	75%	£1.228.550	£1.381.692	£1,235,819	£1.388.960	£1,206,809	£1,214,078
45%	75%	£985,223	£1,157,507	£993,400	£1,165,685	£960,764	£968,941
50%	75%	£741.896	£933.323	£750.982	£942.408	£714.720	£723.805
10%	60%	£2,705,487	£2.760.933	£2,706,882	£2.762.327	£2,697,615	£2,699,010
15%	60%	£2,470,646	£2,553,816	£2,472,738	£2,555,908	£2,458,838	£2,460,931
20%	60%	£2,235,805	£2.346.698	£2,238,596	£2.349.488	£2,220,063	£2,222,852
25%	60%	£2,000,966	£2,139,581	£2,004,452	£2,143,069	£1,981,286	£1,984,773
30%	60%	£1.766.125	£1.932.463	£1,770,309	£1.936.648	£1.742.510	£1,746,694
35%	60%	£1.531.284	£1.725.347	£1.536.166	£1.730.228	£1.503.733	£1,508,615
40%	60%	£1,296,443	£1.518.230	£1,302,022	£1.523.809	£1,264,958	£1,270,537
45%	60%	£1.061.603	£1.311.112	£1.067.880	£1.317.388	£1.026.181	£1.032.457
E09/	60%	£926 762	£1 102 00E	£022 72£	£1 110 0£0	£797 40E	6704 270

£13,474,000

 No Units
 11

 Site Area
 0.06 Ha

BED UNITS		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%	£2,026,873	£2,026,873	£2,026,873	£2,026,873	£2,026,873	£2,026,873
10%	71%	£1,702,095	£1,734,354	£1,704,755	£1,737,014	£1,692,470	£1,695,130
15%	71%	£1,539,706	£1,588,094	£1,543,696	£1,592,084	£1,525,268	£1,529,258
20%	71%	£1,377,317	£1,441,835	£1,382,637	£1,447,156	£1,358,067	£1,363,387
25%	71%	£1,214,928	£1,295,575	£1,221,578	£1,302,226	£1,190,866	£1,197,516
30%	71%	£1,052,539	£1,149,316	£1,060,519	£1,157,296	£1,023,664	£1,031,644
35%	71%	£890,150	£1,003,057	£899,460	£1,012,366	£856,462	£865,773
40%	71%	£727,762	£856,797	£738,401	£867,438	£689,262	£699,901
45%	71%	£565,373	£710,537	£577,342	£722,508	£522,060	£534,030
50%	71%	£402,984	£564,278	£416,283	£577,578	£354,858	£368,159
100%	71%	-£1,240,874	-£913,009	-£1,213,839	-£885,973	-£1,338,699	-£1,311,663
10%	75%	£1,697,575	£1,726,459	£1,700,396	£1,729,279	£1,688,957	£1,691,778
15%	75%	£1,532,927	£1,576,252	£1,537,157	£1,580,483	£1,519,999	£1,524,229
20%	75%	£1,368,278	£1,426,046	£1,373,918	£1,431,686	£1,351,041	£1,356,682
25%	75%	£1,203,629	£1,275,839	£1,210,679	£1,282,890	£1,182,083	£1,189,134
30%	75%	£1,038,980	£1,125,632	£1,047,440	£1,134,093	£1,013,125	£1,021,586
35%	75%	£874,331	£975,426	£884,201	£985,296	£844,167	£854,038
40%	75%	£709,682	£825,219	£720,964	£836,500	£675,209	£686,491
45%	75%	£545,033	£675,012	£557,725	£687,703	£506,251	£518,942
50%	75%	£380,384	£524,805	£394,486	£538,907	£337,294	£351,395
10%	60%	£1,714,781	£1,756,613	£1,716,946	£1,758,777	£1,702,301	£1,704,465
15%	60%	£1,558,736	£1,621,483	£1,561,984	£1,624,730	£1,540,014	£1,543,262
20%	60%	£1,402,691	£1,486,353	£1,407,020	£1,490,683	£1,377,728	£1,382,057
25%	60%	£1,246,645	£1,351,223	£1,252,056	£1,356,635	£1,215,442	£1,220,854
30%	60%	£1,090,599	£1,216,093	£1,097,094	£1,222,587	£1,053,155	£1,059,649
35%	60%	£934,554	£1,080,963	£942,130	£1,088,540	£890,870	£898,446
40%	60%	£778,508	£945,833	£787,167	£954,492	£728,584	£737,243
45%	60%	£622,462	£810,703	£632,204	£820,444	£566,297	£576,038
50%	60%	£466.417	£675.573	£477,241	£686.397	£404.011	£414.835

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%		-£3,748,079				-£3,748,079
10%	71%	-£4,072,857	-£4,040,598			-£4,082,482	-£4,079,822
15%	71%		-£4,186,858				-£4,245,694
20%	71%	-£4,397,635	-£4,333,117	-£4,392,315	-£4,327,796	-£4,416,884	-£4,411,565
25%	71%		-£4,479,376				-£4,577,436
30%	71%	-£4,722,413	-£4,625,636	-£4,714,432	-£4,617,656	-£4,751,288	-£4,743,307
35%	71%		-£4,771,895				-£4,909,179
40%	71%	-£5,047,190	-£4,918,155		-£4,907,514	-£5,085,690	-£5,075,051
45%	71%		-£5,064,415		-£5,052,444		-£5,240,922
50%	71%	-£5,371,968	-£5,210,674	-£5,358,668	-£5,197,374	-£5,420,094	-£5,406,793
100%	71%		-£6,687,961				-£7,086,614
10%	75%	-£4,077,376	-£4,048,493	-£4,074,556	-£4,045,673	-£4,085,995	-£4,083,174
15%	75%		-£4,198,700				-£4,250,723
20%	75%	-£4,406,674	-£4,348,906	-£4,401,034	-£4,343,266	-£4,423,911	-£4,418,270
25%	75%	-£4,571,323	-£4,499,113	-£4,564,273	-£4,492,062	-£4,592,868	-£4,585,818
30%	75%		-£4,649,320				-£4,753,366
35%	75%		-£4,799,526				-£4,920,914
40%	75%		-£4,949,733			-£5,099,743	-£5,088,461
45%	75%	-£5,229,919	-£5,099,940	-£5,217,227	-£5,087,248		-£5,256,009
50%	75%		-£5,250,147				-£5,423,557
10%	60%	-£4,060,170	-£4,018,339	-£4,058,006	-£4,016,174	-£4,072,651	-£4,070,487
15%	60%		-£4,153,469				-£4,231,690
20%	60%	-£4,372,261	-£4,288,599	-£4,367,932	-£4,284,269	-£4,397,224	-£4,392,894
25%	60%		-£4,423,729				-£4,554,098
30%	60%	-£4,684,353	-£4,558,859	-£4,677,858	-£4,552,365	-£4,721,796	-£4,715,302
35%	60%		-£4,693,989		-£4,686,412		-£4,876,506
40%	60%	-£4,996,444	-£4,829,118		-£4,820,460		-£5,037,709
45%	60%		-£4,964,249				-£5,198,914
50%	60%		-£5.099.379				-£5,360,117

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%	-£2,613,942	-£2,613,942				-£2,613,942
10%	71%	-£2,938,720	-£2,906,462	-£2,936,060	-£2,903,802	-£2,948,346	-£2,945,685
15%	71%	-£3,101,109	-£3,052,722				-£3,111,557
20%	71%	-£3,263,498	-£3,198,980				-£3,277,429
25%	71%	-£3,425,888	-£3,345,240				-£3,443,299
30%	71%	-£3,588,277	-£3,491,500	-£3,580,296	-£3,483,519		-£3,609,171
35%	71%	-£3,750,666	-£3,637,759				-£3,775,043
40%	71%	-£3,913,054	-£3,784,018	-£3,902,414	-£3,773,378	-£3,951,554	-£3,940,914
45%	71%	-£4,075,443	-£3,930,278				-£4,106,786
50%	71%	-£4,237,832	-£4,076,538	-£4,224,532	-£4,063,237	-£4,285,957	-£4,272,657
100%	71%	-£5,881,689	-£5,553,825				-£5,952,478
10%	75%	-£2,943,240	-£2,914,356		-£2,911,536		-£2,949,038
15%	75%	-£3,107,889	-£3,064,563				-£3,116,586
20%	75%	-£3,272,538	-£3,214,769	-£3,266,898	-£3,209,129		-£3,284,134
25%	75%	-£3,437,187	-£3,364,976	-£3,430,136			-£3,451,682
30%	75%	-£3,601,836	-£3,515,183	-£3,593,375	-£3,506,722		-£3,619,229
35%	75%	-£3,766,484	-£3,665,389	-£3,756,614			-£3,786,777
40%	75%	-£3,931,133	-£3,815,597	-£3,919,852	-£3,804,315	-£3,965,606	-£3,954,325
45%	75%	-£4,095,782	-£3,965,804				-£4,121,873
50%	75%	-£4,260,431	-£4,116,011		-£4,101,908		-£4,289,420
10%	60%	-£2,926,034	-£2,884,203				-£2,936,350
15%	60%	-£3,082,080	-£3,019,333	-£3,078,832	-£3,016,086	-£3,100,802	-£3,097,554
20%	60%	-£3,238,125	-£3,154,462				-£3,258,758
25%	60%	-£3,394,171	-£3,289,592	-£3,388,759	-£3,284,181	-£3,425,373	-£3,419,962
30%	60%	-£3,550,217	-£3,424,723	-£3,543,722	-£3,418,229	-£3,587,660	-£3,581,166
35%	60%	-£3,706,262	-£3,559,853				-£3,742,369
40%	60%	-£3,862,308	-£3,694,982				-£3,903,573
45%	60%	-£4,018,353	-£3,830,112				-£4,064,777
50%	60%	-£4.174.398	-£3.965.243	-£4.163.575	-£3.954.418	-£4,236,804	-£4,225,981

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%	-£639,358	-£639,358	-£639,358	-£639,358	-£639,358	-£639,358
10%	71%	-£964,136	-£931,877	-£961,476	-£929,217		-£971,101
15%	71%	-£1,126,525	-£1,078,137	-£1,122,535	-£1,074,147	-£1,140,963	-£1,136,973
20%	71%	-£1,288,914	-£1,224,396				-£1,302,844
25%	71%	-£1,451,303	-£1,370,656	-£1,444,653	-£1,364,005	-£1,475,365	-£1,468,715
30%	71%	-£1,613,692	-£1,516,915				-£1,634,587
35%	71%	-£1,776,081	-£1,663,174	-£1,766,771	-£1,653,865	-£1,809,769	-£1,800,458
40%	71%	-£1,938,469	-£1,809,434				-£1,966,330
45%	71%	-£2,100,858	-£1,955,694			-£2,144,171	-£2,132,202
50%	71%	-£2,263,247	-£2,101,954				-£2,298,072
100%	71%	-£3,907,105	-£3,579,240	-£3,880,070		-£4,004,930	-£3,977,894
10%	75%	-£968,656	-£939,772	-£965,836	-£936,952		-£974,453
15%	75%	-£1,133,305	-£1,089,979	-£1,129,074		-£1,146,232	-£1,142,002
20%	75%	-£1,297,953	-£1,240,185	-£1,292,313	-£1,234,545	-£1,315,190	-£1,309,549
25%	75%	-£1,462,602	-£1,390,392				-£1,477,097
30%	75%	-£1,627,251	-£1,540,599	-£1,618,791	-£1,532,138	-£1,653,106	-£1,644,645
35%	75%	-£1,791,900	-£1,690,805				-£1,812,193
40%	75%	-£1,956,549	-£1,841,012	-£1,945,268	-£1,829,731	-£1,991,022	-£1,979,740
45%	75%	-£2,121,198	-£1,991,219	-£2,108,506			-£2,147,289
50%	75%	-£2,285,847	-£2,141,426	-£2,271,745	-£2,127,324	-£2,328,938	-£2,314,836
10%	60%	-£951,450	-£909,618	-£949,285	-£907,454		-£961,766
15%	60%	-£1,107,496	-£1,044,749	-£1,104,248	-£1,041,502	-£1,126,217	-£1,122,969
20%	60%	-£1,263,540	-£1,179,878				-£1,284,174
25%	60%	-£1,419,586	-£1,315,008	-£1,414,175	-£1,309,596	-£1,450,789	-£1,445,377
30%	60%	-£1,575,632	-£1,450,138				-£1,606,582
35%	60%	-£1,731,677	-£1,585,268	-£1,724,101	-£1,577,691	-£1,775,361	-£1,767,785
40%	60%	-£1,887,723	-£1,720,398				-£1,928,989
45%	60%	-£2,043,769	-£1,855,528	-£2,034,027	-£1,845,787	-£2,099,934	-£2,090,193
50%	609/	_F2 100 814	-£1 000 658	£2 100 001	£4 070 024	-F2 262 220	_F2 251 306

£90,000,000

£72,325,000

% 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%	£254,348	£254,348	£254,348	£254,348	£254,348	£254,348
10%	71%	-£70,430	-£38,172	-£67,770	-£35,511	-£80,055	-£77,395
15%	71%	-£232,819	-£184,431	-£228,829	-£180,441	-£247,257	-£243,267
20%	71%	-£395,208	-£330,690	-£389,888	-£325,370	-£414,458	-£409,138
25%	71%	-£557,597	-£476,950	-£550,947	-£470,299	-£581,660	-£575,009
30%	71%	-£719,986	-£623,210	-£712,006	-£615,229	-£748,861	-£740,881
35%	71%	-£882,375	-£769,468	-£873,065	-£760,159	-£916,063	-£906,752
40%	71%		-£915,728	-£1,034,124	-£905,087	-£1,083,264	-£1,072,624
45%	71%		-£1.061.988		-£1.050.017		-£1,238,496
50%	71%	-£1,369,542	-£1,208,248		-£1,194,947	-£1,417,667	-£1,404,366
100%	71%		-£2.685.534				-£3.084.188
10%	75%	-£74,950	-£46,066	-£72,130	-£43,246	-£83,569	-£80,748
15%	75%	-£239.599	-£196.273	-£235.368	-£192.042	-£252.526	-£248.296
20%	75%	-£404,248	-£346,479	-£398,607	-£340,839	-£421,484	-£415,843
25%	75%	-£568.896	-£496.686	-£561.846	-£489.635	-£590.442	-£583.392
30%	75%	-£733,545	-£646,893	-£725,085	-£638,432	-£759,400	-£750,939
35%	75%	-£898,194	-£797,099	-£888,324	-£787,229	-£928,359	-£918,487
40%	75%		-£947,306		-£936,025		-£1,086,035
45%	75%		-£1,097,513		-£1,084,822		-£1,253,583
50%	75%	-£1,392,141	-£1,247,720				-£1,421,130
10%	60%	-£57,744	-£15,912	-£55,579	-£13,748	-£70,225	-£68,060
15%	60%	-£213,790	-£151,043	-£210,542	-£147,796	-£232,511	-£229,263
20%	60%	-£369,835	-£286,172	-£365,505	-£281,843	-£394,797	-£390,468
25%	60%	-£525,881	-£421,302	-£520,469	-£415,890	-£557,083	-£551,671
30%	60%	-£681,926	-£556,432	-£675,431	-£549,938	-£719,370	-£712,876
35%	60%	-£837,971	-£691,563	-£830,395	-£683,985	-£881,656	-£874,079
40%	60%		-£826,692		-£818,033		-£1,035,283
45%	60%		-£961,822		-£952,081		-£1,196,487
50%	60%		-£1.096.952		-£1 086 128	-£1.368.514	-£1.357.691

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£916.863	£916.863	£916.863	£916.863	£916.863	£916.863
10%	71%	£592,085	£624.344	£594,745	£627.004	£582.460	£585.120
15%	71%	£429,696	£478,084	£433,686	£482,074	£415,258	£419,248
20%	71%	£267.307	£331.825	£272.627	£337.146	£248.058	£253.377
25%	71%	£104,918	£185,565	£111,568	£192,216	£80,856	£87,506
30%	71%	-£57.471	£39.306	-£49.491	£47.286	-£86.346	-£78.365
35%	71%	-£219,860	-£106,953	-£210,550	-£97,643	-£253,548	-£244,237
40%	71%	-£382,248	-£253,213	-£371,608	-£242,572	-£420,748	-£410,109
45%	71%	-£544.637	-£399.473	-£532.667	-£387.502	-£587.950	-£575.980
50%	71%	-£707,026	-£545,732	-£693,726	-£532,432	-£755,152	-£741,851
100%	71%	-£2,350,884	-£2,023,019	-£2,323,848			-£2,421,673
10%	75%	£587,566	£616,449	£590,386	£619,269	£578,947	£581,768
15%	75%	£422,917	£466,242	£427,147	£470,473	£409,989	£414,219
20%	75%	£258,268	£316,036	£263,908	£321,676	£241,031	£246,672
25%	75%	£93,619	£165,829	£100,669	£172,880	£72,074	£79,124
30%	75%	-£71,030	£15,622	-£62,570	£24,083	-£96,885	-£88,424
35%	75%	-£235,679	-£134,584	-£225,809	-£124,714	-£265,843	-£255,972
40%	75%	-£400,328	-£284,791	-£389,046	-£273,510	-£434,801	-£423,519
45%	75%	-£564,977	-£434,998	-£552,285	-£422,307	-£603,759	-£591,068
50%	75%	-£729,626	-£585,205	-£715,524	-£571,103	-£772,716	-£758,615
10%	60%	£604,772	£646,603	£606,936	£648,768	£592,291	£594,455
15%	60%	£448,726	£511,473	£451,974	£514,720	£430,004	£433,252
20%	60%	£292,681	£376,343	£297,010	£380,673	£267,718	£272,047
25%	60%	£136,635	£241,213	£142,046	£246,625	£105,432	£110,844
30%	60%	-£19,411	£106,083	-£12,916	£112,577	-£56,854	-£50,360
35%	60%	-£175,456	-£29,047	-£167,880	-£21,470	-£219,140	-£211,564
40%	60%	-£331,502	-£164,177	-£322,843	-£155,518	-£381,426	-£372,767
45%	60%	-£487,548	-£299,307	-£477,806	-£289,566	-£543,713	-£533,972
50%	60%	-£643.593	-£434.437	-£632,769	-£423.613	-£705.999	-£695.175

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%	£1,591,570	£1,591,570	£1,591,570	£1,591,570	£1,591,570	£1,591,570
10%	71%	£1,266,792	£1,299,051	£1,269,452	£1,301,711	£1,257,167	£1,259,827
15%	71%	£1,104,403	£1,152,791	£1,108,393	£1,156,781	£1,089,965	£1,093,955
20%	71%	£942,014	£1,006,532	£947,334	£1,011,852	£922,764	£928,084
25%	71%	£779,625	£860,272	£786,275	£866,923	£755,563	£762,213
30%	71%	£617,236	£714,013	£625,216	£721,993	£588,361	£596,341
35%	71%	£454,847	£567,754	£464,157	£577,063	£421,159	£430,470
40%	71%	£292,459	£421,494	£303,098	£432,135	£253,959	£264,598
45%	71%	£130,070	£275,234	£142,039	£287,205	£86,757	£98,727
50%	71%	-£32,319	£128,975	-£19,020	£142,275	-£80,445	-£67,144
100%	71%	-£1,676,177	-£1,348,312				
10%	75%	£1,262,272	£1,291,156	£1,265,093	£1,293,976	£1,253,653	£1,256,475
15%	75%	£1,097,624	£1,140,949	£1,101,854	£1,145,180	£1,084,696	£1,088,926
20%	75%	£932,975	£990,743	£938,615	£996,383	£915,738	£921,379
25%	75%	£768,326	£840,536	£775,376	£847,587	£746,780	£753,831
30%	75%	£603,677	£690,329	£612,137	£698,790	£577,822	£586,283
35%	75%	£439,028	£540,123	£448,898	£549,993	£408,864	£418,735
40%	75%	£274,379	£389,916	£285,660	£401,197	£239,906	£251,188
45%	75%	£109,730	£239,709	£122,422	£252,400	£70,948	£83,639
50%	75%	-£54,919	£89,502	-£40,817	£103,604	-£98,009	-£83,908
10%	60%	£1,279,478	£1,321,310	£1,281,643	£1,323,474	£1,266,998	£1,269,162
15%	60%	£1,123,432	£1,186,180	£1,126,681	£1,189,427	£1,104,711	£1,107,959
20%	60%	£967,388	£1,051,050	£971,717	£1,055,380	£942,425	£946,754
25%	60%	£811,342	£915,920	£816,753	£921,332	£780,139	£785,551
30%	60%	£655,296	£780,790	£661,791	£787,284	£617,852	£624,346
35%	60%	£499,251	£645,660	£506,827	£653,237	£455,567	£463,143
40%	60%	£343,205	£510,530	£351,864	£519,189	£293,281	£301,940
45%	60%	£187,159	£375,400	£196,901	£385,141	£130,994	£140,735
50%	60%	£31.114	£240,270	£41.937	£251.094	-£31,292	-£20.468

£17,299,000

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

£27,943,000

	% 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 LLI
0%	71%	£233,879	£233,879	£233,879	£233,879	£233,879	£233,879
10%	71%	-£90,899	-£58,641	-£88,239	-£55,980	-£100,524	-£97,864
15%	71%	-£253,288	-£204,900	-£249,298	-£200,910	-£267,726	-£263,736
20%	71%	-£415,677	-£351,159	-£410,357	-£345,839	-£434,927	-£429,607
25%	71%	-£578,066	-£497,419	-£571,416	-£490,768	-£602,129	-£595,478
30%	71%	-£740,455	-£643,679	-£732,475	-£635,698	-£769,330	-£761,350
35%	71%	-£902,844	-£789,937	-£893,534	-£780,628	-£936,532	-£927,221
40%	71%	-£1,065,232	-£936,197	-£1,054,593	-£925,556	-£1,103,733	-£1,093,093
45%	71%	-£1,227,621	-£1,082,457			-£1,270,934	-£1,258,965
50%	71%	-£1,390,011	-£1,228,717	-£1,376,711	-£1,215,416	-£1,438,136	-£1,424,835
100%	71%	-£3,033,868	-£2,706,003		-£2,678,967		-£3,104,657
10%	75%	-£95,419	-£66,535	-£92,599	-£63,715	-£104,038	-£101,217
15%	75%	-£260.068	-£216.742	-£255.837	-£212.511	-£272.995	-£268.765
20%	75%	-£424,717	-£366,948	-£419,076	-£361,308	-£441,953	-£436,312
25%	75%	-£589.365	-£517.155	-£582.315	-£510.104	-£610.911	-£603.861
30%	75%	-£754.014	-£667.362	-£745.554	-£658.901	-£779.869	-£771,408
35%	75%	-£918.663	-£817.568	-£908.793	-£807.698	-£948.828	-£938.956
40%	75%	-£1,083,312	-£967,775	-£1,072,031	-£956.494		-£1,106,504
45%	75%	-£1,247,961	-£1,117,982		-£1,105,291		-£1,274,052
50%	75%	-£1,412,610	-£1,268,189				-£1,441,599
10%	60%	-£78.213	-£36.381	-£76.048	-£34.217	-£90.694	-£88.529
15%	60%	-£234,259	-£171,512	-£231,011	-£168,265	-£252,980	-£249,732
20%	60%	-£390.304	-£306.641	-£385.974	-£302.312	-£415,266	-£410.937
25%	60%	-£546,350	-£441,771	-£540,938	-£436,359	-£577,552	-£572,140
30%	60%	-£702.395	-£576.901	-£695.900	-£570.407	-£739.839	-£733.345
35%	60%	-£858.440	-£712.032	-£850.864	-£704.454	-£902.125	-£894,548
40%	60%	-£1.014.486	-£847.161	-£1.005.828	-£838.502	-£1.064.410	-£1.055.752
45%	60%	-£1.170.532	-£982.291	-£1.160.790	-£972.550		-£1,216,956
50%	60%	-£1.326.577	-£1.117.421	-£1,315,754	-£1.106.597		-£1,378,160

Residual Land values compared to benchmark land values Benchmark Z3 - 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%	£1 162 299	£1 162 299	£1.162.299	£1 162 299	£1.162.299	£1.162.299
10%	71%	£837.521	£869.779	£840.181	£872.439	£827.895	£830.556
15%	71%	£675.132	£723,519	£679.122	£727.510	£660,694	£664.684
20%	71%	£512.743	£577.261	£518.063	£582,581	£493,493	£498.812
25%	71%	£350.354	£431.001	£357.004	£437.651	£326,291	£332.942
30%	71%	£187.964	£284 741	£195,945	£292 722	£159.090	£167.070
35%	71%	£25,575	£138.482	£34.886	£147,792	-£8.112	£1.198
40%	71%	-£136.813	-£7.777	-£126.173	£2.863	-£175.313	-£164.673
45%	71%	-£299.202	-£154.037	-£287.232	-£142.066	-£342.515	-£330.545
50%	71%	-£461.591	-£300.297	-£448.291	-£286,996	-£509.716	-£496,416
100%	71%	-£2.105.448	-£1.777.584				
10%	75%	£833,001	£861,885	£835,821	£864,705	£824,382	£827,203
15%	75%	£668,352	£711,678	£672,582	£715,909	£655,425	£659,655
20%	75%	£503,703	£561,472	£509,343	£567,112	£486,466	£492,108
25%	75%	£339,054	£411,265	£346,105	£418,316	£317,509	£324,559
30%	75%	£174,405	£261,058	£182,866	£269,519	£148,551	£157,012
35%	75%	£9,757	£110,852	£19,627	£120,722	-£20,408	-£10,536
40%	75%	-£154,892	-£39,355	-£143,611	-£28,074	-£189,365	-£178,084
45%	75%	-£319,541	-£189,563	-£306,850	-£176,871	-£358,324	-£345,632
50%	75%	-£484,190	-£339,770	-£470,089	-£325,667	-£527,281	-£513,179
10%	60%	£850,207	£892,038	£852,372	£894,203	£837,726	£839,891
15%	60%	£694,161	£756,908	£697,409	£760,155	£675,439	£678,687
20%	60%	£538,116	£621,779	£542,446	£626,108	£513,154	£517,483
25%	60%	£382,070	£486,649	£387,482	£492,060	£350,868	£356,279
30%	60%	£226,024	£351,518	£232,519	£358,012	£188,581	£195,075
35%	60%	£69,979	£216,388	£77,556	£223,966	£26,295	£33,872
40%	60%	-£86,066	£81,259	-£77,408	£89,918	-£135,991	-£127,332
45%	60%	-£242,112	-£53,871	-£232,370	-£44,130	-£298,277	-£288,536
50%	60%	-£398 157	-£189.002	-£387 334	-£178 177	-£460.563	-£449 740

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%	£1,591,570	£1,591,570	£1,591,570	£1,591,570	£1,591,570	£1,591,570
10%	71%	£1,266,792	£1,299,051	£1,269,452	£1,301,711	£1,257,167	£1,259,827
15%	71%	£1,104,403	£1,152,791	£1,108,393	£1,156,781	£1,089,965	£1,093,955
20%	71%	£942,014	£1,006,532	£947,334	£1,011,852	£922,764	£928,084
25%	71%	£779,625	£860,272	£786,275	£866,923	£755,563	£762,213
30%	71%	£617,236	£714,013	£625,216	£721,993	£588,361	£596,341
35%	71%	£454,847	£567,754	£464,157	£577,063	£421,159	£430,470
40%	71%	£292,459	£421,494	£303,098	£432,135	£253,959	£264,598
45%	71%	£130,070	£275,234	£142,039	£287,205	£86,757	£98,727
50%	71%	-£32,319	£128,975	-£19,020	£142,275	-£80,445	-£67,144
100%	71%	-£1,676,177					-£1,746,966
10%	75%	£1,262,272	£1,291,156	£1,265,093	£1,293,976	£1,253,653	£1,256,475
15%	75%	£1,097,624	£1,140,949	£1,101,854	£1,145,180	£1,084,696	£1,088,926
20%	75%	£932,975	£990,743	£938,615	£996,383	£915,738	£921,379
25%	75%	£768,326	£840,536	£775,376	£847,587	£746,780	£753,831
30%	75%	£603,677	£690,329	£612,137	£698,790	£577,822	£586,283
35%	75%	£439,028	£540,123	£448,898	£549,993	£408,864	£418,735
40%	75%	£274,379	£389,916	£285,660	£401,197	£239,906	£251,188
45%	75%	£109,730	£239,709	£122,422	£252,400	£70,948	£83,639
50%	75%	-£54,919	£89,502	-£40,817	£103,604	-£98,009	-£83,908
10%	60%	£1,279,478	£1,321,310	£1,281,643	£1,323,474	£1,266,998	£1,269,162
15%	60%	£1,123,432	£1,186,180	£1,126,681	£1,189,427	£1,104,711	£1,107,959
20%	60%	£967,388	£1,051,050	£971,717	£1,055,380	£942,425	£946,754
25%	60%	£811,342	£915,920	£816,753	£921,332	£780,139	£785,551
30%	60%	£655,296	£780,790	£661,791	£787,284	£617,852	£624,346
35%	60%	£499,251	£645,660	£506,827	£653,237	£455,567	£463,143
40%	60%	£343,205	£510,530	£351,864	£519,189	£293,281	£301,940
45%	60%	£187,159	£375,400	£196,901	£385,141	£130,994	£140,735
50%	60%	£31,114	£240,270	£41,937	£251,094	-£31,292	-£20,468

£13,474,000

11 0.06 Ha

INITS	CIL Zone	2
	Value Area	Low
Sales value inflation	1	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%	£1,344,707	£1,344,707	£1,344,707	£1,344,707	£1,344,707	£1,344,707
10%	71%	£1,081,036	£1,106,672	£1,090,806	£1,116,443	£1,065,751	£1,075,521
15%	71%	£949,200	£987,654	£963,856	£1,002,310	£926,273	£940,929
20%	71%	£817,364	£868,636	£836,905	£888,177	£786,794	£806,336
25%	71%	£685,529	£749,619	£709,955	£774,045	£647,316	£671,742
30%	71%	£553,693	£630,601	£583,003	£659,912	£507,837	£537,149
35%	71%	£421,857	£511,583	£456,053	£545,779	£368,360	£402,556
40%	71%	£290,021	£392,566	£329,102	£431,647	£228,882	£267,963
45%	71%	£158,186	£273,548	£202,152	£317,515	£89,403	£133,370
50%	71%	£26,350	£154,530	£75,201	£203,382	-£50,895	-£1,243
100%	71%	-£1,313,141	-£1,052,586	-£1,213,839	-£953,284	-£1,468,489	-£1,369,187
10%	75%	£1,076,088	£1,099,042	£1,086,446	£1,109,401	£1,062,402	£1,072,761
15%	75%	£941,778	£976,209	£957,316	£991,748	£921,248	£936,788
20%	75%	£807,468	£853,376	£828,185	£874,094	£780,096	£800,814
25%	75%	£673,157	£730,544	£699,055	£756,441	£638,943	£664,840
30%	75%	£538,848	£607,711	£569,925	£638,788	£497,791	£528,867
35%	75%	£404,538	£484,879	£440,794	£521,134	£356,637	£392,894
40%	75%	£270,228	£362,046	£311,664	£403,481	£215,484	£256,920
45%	75%	£135,918	£239,213	£182,533	£285,828	£74,332	£120,947
50%	75%	£1,609	£116,380	£53,403	£168,175	-£67,914	-£15,273
10%	60%	£1,095,047	£1,128,289	£1,102,998	£1,136,241	£1,075,226	£1,083,177
15%	60%	£970,216	£1,020,081	£982,143	£1,032,007	£940,485	£952,412
20%	60%	£845,386	£911,873	£861,287	£927,774	£805,745	£821,647
25%	60%	£720,555	£803,664	£740,433	£823,541	£671,004	£690,881
30%	60%	£595,725	£695,455	£619,578	£719,307	£536,264	£560,116
35%	60%	£470,894	£587,246	£498,723	£615,074	£401,522	£429,351
40%	60%	£346,064	£479,037	£377,867	£510,841	£266,781	£298,586
45%	60%	£221,234	£370,828	£257,013	£406,607	£132,041	£167,821
50%	60%	£96,402	£262.619	£136.158	£302.374	-£2,744	£37.055

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 Income thresholds council Income thresholds SR 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 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

% 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%	-£427,818	-£427,818	-£427,818	-£427,818	-£427,818	-£427,818
10%	71%	-£691,489	-£665,853	-£681,719	-£656,083	-£706,775	-£697,004
15%	71%	-£823,325	-£784,871	-£808,669	-£770,215	-£846,252	-£831,597
20%	71%	-£955,161	-£903,889	-£935,620	-£884,348		-£966,190
25%	71%	-£1,086,997					
30%	71%	-£1,218,832	-£1,141,925	-£1,189,522	-£1,112,613	-£1,264,688	-£1,235,376
35%	71%	-£1,350,668					
40%	71%	-£1,482,504	-£1,379,960	-£1,443,423	-£1,340,879	-£1,543,643	-£1,504,562
45%	71%	-£1,614,340					
50%	71%	-£1,746,175	-£1,617,996	-£1,697,324	-£1,569,143	-£1,823,420	-£1,773,768
100%	71%	-£3,085,666		-£2,986,364		-£3,241,014	-£3,141,712
10%	75%	-£696,438	-£673,484	-£686,079	-£663,124	-£710,123	-£699,764
15%	75%	-£830,747	-£796,316	-£815,209	-£780,777	-£851,277	-£835,738
20%	75%	-£965,057	-£919,149	-£944,340	-£898,431	-£992,429	
25%	75%	-£1,099,368			-£1,016,084		
30%	75%	-£1,233,677	-£1,164,814	-£1,202,600	-£1,133,738	-£1,274,735	-£1,243,658
35%	75%	-£1,367,988				-£1,415,888	
40%	75%	-£1,502,297	-£1,410,480	-£1,460,861	-£1,369,045	-£1,557,041	-£1,515,605
45%	75%	-£1.636.607	-£1.533.312				
50%	75%	-£1,770,917	-£1,656,145			-£1,840,440	
10%	60%	-£677,479	-£644,236	-£669,527	-£636,285	-£697,299	-£689,348
15%	60%	-£802,309	-£752,445	-£790,382	-£740,518	-£832,040	-£820,113
20%	60%	-£927.139	-£860.653	-£911.238	-£844.751		-£950.878
25%	60%	-£1,051,970	-£968,861	-£1,032,093	-£948,985		-£1,081,644
30%	60%	-£1,176,801			-£1,053,218		
35%	60%	-£1,301,631					-£1,343,174
40%	60%	-£1,426,461				-£1,505,744	
45%	60%	-£1,551,292	-£1,401,697	-£1,515,512	-£1,365,918	-£1,640,484	-£1,604,704
50%	60%	-£1.676.123					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£234,697	£234,697	£234,697	£234,697	£234,697	£234,697
10%	71%	-£28,974	-£3,338	-£19,204	£6,433	-£44,259	-£34,489
15%	71%	-£160,810	-£122,356	-£146,154	-£107,700	-£183,737	-£169,081
20%	71%	-£292,646	-£241,373	-£273,105	-£221,833	-£323,216	-£303,674
25%	71%	-£424,481	-£360,391	-£400,055	-£335,965	-£462,694	-£438,268
30%	71%	-£556,317	-£479,409	-£527,006	-£450,098	-£602,173	-£572,861
35%	71%	-£688,153	-£598,427	-£653,957	-£564,230	-£741,650	-£707,454
40%	71%	-£819,989	-£717,444	-£780,908	-£678,363	-£881,128	-£842,047
45%	71%	-£951,824	-£836,462	-£907,858	-£792,495		
50%	71%	-£1,083,660	-£955,480	-£1,034,809	-£906,628	-£1,160,905	-£1,111,253
100%	71%	-£2,423,150					
10%	75%	-£33,922	-£10,968	-£23,564	-£609	-£47,608	-£37,249
15%	75%	-£168,232	-£133,801	-£152,694	-£118,262	-£188,761	-£173,222
20%	75%	-£302,542	-£256,634	-£281,825	-£235,915	-£329,914	-£309,196
25%	75%	-£436,852	-£379,466	-£410,955	-£353,569	-£471,067	-£445,170
30%	75%	-£571,162	-£502,299	-£540,085	-£471,222	-£612,219	-£581,143
35%	75%	-£705,472	-£625,131	-£669,216	-£588,876	-£753,373	-£717,116
40%	75%	-£839,782	-£747,964	-£798,346	-£706,529	-£894,526	-£853,090
45%	75%	-£974,092	-£870,797	-£927,477	-£824,182		
50%	75%	-£1,108,401	-£993,630	-£1,056,607	-£941,835	-£1,177,924	-£1,125,283
10%	60%	-£14,963	£18,280	-£7,012	£26,231	-£34,784	-£26,833
15%	60%	-£139,794	-£89,929	-£127,867	-£78,003	-£169,524	-£157,598
20%	60%	-£264,624	-£198,137	-£248,723	-£182,236	-£304,265	-£288,363
25%	60%	-£389,455	-£306,346	-£369,577	-£286,469	-£439,006	-£419,129
30%	60%	-£514,285	-£414,555	-£490,432	-£390,703	-£573,746	-£549,894
35%	60%	-£639,116	-£522,764	-£611,287	-£494,936	-£708,488	-£680,659
40%	60%	-£763,946	-£630,973	-£732,142	-£599,169	-£843,228	-£811,424
45%	60%	-£888,776	-£739,182	-£852,997	-£703,403		-£942,189
50%	60%	-£1.013.608	-£847.391		-£807.636	-£1.112.754	

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%	£909,404	£909,404	£909,404	£909,404	£909,404	£909,404
10%	71%	£645,733	£671,369	£655,503	£681,140	£630,448	£640,218
15%	71%	£513,897	£552,351	£528,553	£567,007	£490,970	£505,626
20%	71%	£382,061	£433,333	£401,602	£452,874	£351,491	£371,032
25%	71%	£250,225	£314,316	£274,652	£338,742	£212,013	£236,439
30%	71%	£118,390	£195,297	£147,700	£224,609	£72,534	£101,846
35%	71%	-£13,446	£76,280	£20,750	£110,476	-£66,943	-£32,747
40%	71%	-£145,282	-£42,737	-£106,201	-£3,656	-£206,421	-£167,340
45%	71%	-£277,118	-£161,755	-£233,151	-£117,788	-£345,900	-£301,933
50%	71%	-£408,953	-£280,773	-£360,102	-£231,921	-£486,198	-£436,546
100%	71%	-£1,748,444		-£1,649,142			
10%	75%	£640,784	£663,739	£651,143	£674,098	£627,099	£637,458
15%	75%	£506,475	£540,906	£522,013	£556,445	£485,945	£501,485
20%	75%	£372,165	£418,073	£392,882	£438,791	£344,793	£365,511
25%	75%	£237,854	£295,241	£263,752	£321,138	£203,640	£229,537
30%	75%	£103,545	£172,408	£134,622	£203,485	£62,488	£93,564
35%	75%	-£30,765	£49,575	£5,491	£85,831	-£78,666	-£42,409
40%	75%	-£165,075	-£73,257	-£123,639	-£31,822	-£219,819	-£178,383
45%	75%	-£299,385	-£196,090	-£252,770	-£149,475	-£360,971	-£314,356
50%	75%	-£433,694	-£318,923	-£381,900	-£267,128	-£503,218	-£450,576
10%	60%	£659,744	£692,986	£667,695	£700,938	£639,923	£647,874
15%	60%	£534,913	£584,778	£546,840	£596,704	£505,182	£517,109
20%	60%	£410,083	£476,570	£425,984	£492,471	£370,442	£386,344
25%	60%	£285,252	£368,361	£305,130	£388,238	£235,701	£255,578
30%	60%	£160,422	£260,152	£184,275	£284,004	£100,961	£124,813
35%	60%	£35,591	£151,943	£63,420	£179,771	-£33,781	-£5,952
40%	60%	-£89,239	£43,734	-£57,436	£75,538	-£168,522	-£136,717
45%	60%	-£214,069	-£64,475	-£178,290	-£28,696	-£303,262	-£267,482
50%	60%	-£338.901	-£172.684	-£299.145	-£132.929	-£438.047	-£398.248

£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%	-£448,287	-£448,287	-£448,287	-£448,287	-£448,287	-£448,287
10%	71%	-£711,958	-£686,322	-£702,188	-£676,552	-£727,244	-£717,473
15%	71%	-£843,794	-£805,340	-£829,138	-£790,684	-£866,721	-£852,066
20%	71%		-£924,358	-£956,089	-£904,817	-£1,006,200	-£986,659
25%	71%	-£1,107,466	-£1,043,375			-£1,145,678	
30%	71%	-£1,239,301	-£1,162,394	-£1,209,991	-£1,133,082	-£1,285,157	-£1,255,845
35%	71%		-£1,281,411	-£1,336,941		-£1,424,635	
40%	71%	-£1,502,973	-£1,400,429	-£1,463,892	-£1,361,348	-£1,564,112	-£1,525,031
45%	71%		-£1,519,446				
50%	71%	-£1,766,644	-£1,638,465	-£1,717,793	-£1,589,612	-£1,843,889	-£1,794,237
100%	71%		-£2,845,580				
10%	75%	-£716,907	-£693,953	-£706,548	-£683,593	-£730,592	-£720,233
15%	75%	-£851,216	-£816,785	-£835,678	-£801,246	-£871,746	-£856,207
20%	75%	-£985,526	-£939,618	-£964,809	-£918,900	-£1,012,898	-£992,180
25%	75%		-£1,062,450				
30%	75%	-£1,254,146	-£1,185,283	-£1,223,069	-£1,154,207	-£1,295,204	-£1,264,127
35%	75%		-£1,308,116				
40%	75%	-£1,522,766	-£1,430,949	-£1,481,330	-£1,389,514	-£1,577,510	-£1,536,074
45%	75%		-£1,553,781				
50%	75%	-£1,791,386	-£1,676,614	-£1,739,591	-£1,624,819	-£1,860,909	-£1,808,267
10%	60%	-£697,948	-£664,705	-£689,996	-£656,754	-£717,768	-£709,817
15%	60%	-£822,778	-£772,914	-£810,851	-£760,987	-£852,509	-£840,582
20%	60%	-£947,608	-£881,122	-£931,707	-£865,220	-£987,249	-£971,347
25%	60%		-£989,330				
30%	60%		-£1,097,539				-£1,232,878
35%	60%		-£1,205,748				
40%	60%	-£1,446,930	-£1,313,957	-£1,415,127	-£1,282,154	-£1,526,213	-£1,494,408
45%	60%		-£1,422,166				
50%	60%		-£1.530.375				

Residual Land values compared to benchmark land values Benchmark Z3 - 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 LLF
0%	71%	£480,133	£480,133	£480,133	£480,133	£480,133	£480,133
10%	71%	£216,461	£242,098	£226,232	£251,868	£201,176	£210,946
15%	71%	£84,626	£123,079	£99,281	£137,735	£61,698	£76,354
20%	71%	-£47,210	£4,062	-£27,670	£23,602	-£77,780	-£58,239
25%	71%	-£179,046	-£114,955	-£154,620	-£90,529	-£217,258	-£192,832
30%	71%	-£310,882	-£233,974	-£281,571	-£204,662	-£356,737	-£327,425
35%	71%	-£442,717	-£352,991	-£408,521	-£318,795	-£496,215	-£462,019
40%	71%	-£574,553	-£472,009	-£535,472	-£432,928	-£635,693	-£596,612
45%	71%	-£706,389	-£591,026	-£662,422	-£547,060	-£775,172	-£731,205
50%	71%	-£838,225	-£710,045	-£789,373	-£661,193	-£915,469	-£865,818
100%	71%	-£2,177,715	-£1,917,160				-£2,233,761
10%	75%	£211,513	£234,467	£221,872	£244,827	£197,828	£208,186
15%	75%	£77,204	£111,634	£92,742	£127,173	£56,674	£72,213
20%	75%	-£57,107	-£11,198	-£36,389	£9,520	-£84,479	-£63,760
25%	75%	-£191,417	-£134,030	-£165,519	-£108,133	-£225,631	-£199,734
30%	75%	-£325.726	-£256.863	-£294.649	-£225.787	-£366.784	-£335,708
35%	75%	-£460,037	-£379,696	-£423,780	-£343,440	-£507,937	-£471,681
40%	75%	-£594.346	-£502.529	-£552.910	-£461.094	-£649.090	-£607.654
45%	75%	-£728.657	-£625.362	-£682.041	-£578.746	-£790.243	-£743.627
50%	75%	-£862.966	-£748.194	-£811.171	-£696,400	-£932.489	-£879.847
10%	60%	£230,472	£263,715	£238.423	£271.666	£210.652	£218,603
15%	60%	£105.642	£155,506	£117.569	£167.433	£75.911	£87.838
20%	60%	-£19,188	£47,298	-£3,287	£63,199	-£58,830	-£42,927
25%	60%	-£144.020	-£60.911	-£124.142	-£41.034	-£193.570	-£173.693
30%	60%	-£268,850	-£169,120	-£244,997	-£145,267	-£328,311	-£304,458
35%	60%	-£393.680	-£277.328	-£365.851	-£249.501	-£463.052	-£435,223
40%	60%	-£518,510	-£385,537	-£486,707	-£353,734	-£597,793	-£565,988
45%	60%	-£643.341	-£493.746	-£607.562	-£457.967	-£732.534	-£696.754
50%	60%	-£768.172	-£601.955	-£728.416	-£562,201	-£867.319	-£827.520

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£909,404	£909,404	£909,404	£909,404	£909,404	£909,404
10%	71%	£645,733	£671,369	£655,503	£681,140	£630,448	£640,218
15%	71%	£513,897	£552,351	£528,553	£567,007	£490,970	£505,626
20%	71%	£382,061	£433,333	£401,602	£452,874	£351,491	£371,032
25%	71%	£250,225	£314,316	£274,652	£338,742	£212,013	£236,439
30%	71%	£118,390	£195,297	£147,700	£224,609	£72,534	£101,846
35%	71%	-£13,446	£76,280	£20,750	£110,476	-£66,943	-£32,747
40%	71%	-£145,282	-£42,737	-£106,201	-£3,656	-£206,421	-£167,340
45%	71%	-£277,118	-£161,755	-£233,151	-£117,788	-£345,900	-£301,933
50%	71%	-£408,953	-£280,773	-£360,102	-£231,921	-£486,198	-£436,546
100%	71%	-£1,748,444	-£1,487,889	-£1,649,142			-£1,804,490
10%	75%	£640,784	£663,739	£651,143	£674,098	£627,099	£637,458
15%	75%	£506,475	£540,906	£522,013	£556,445	£485,945	£501,485
20%	75%	£372,165	£418,073	£392,882	£438,791	£344,793	£365,511
25%	75%	£237,854	£295,241	£263,752	£321,138	£203,640	£229,537
30%	75%	£103,545	£172,408	£134,622	£203,485	£62,488	£93,564
35%	75%	-£30,765	£49,575	£5,491	£85,831	-£78,666	-£42,409
40%	75%	-£165,075	-£73,257	-£123,639	-£31,822	-£219,819	-£178,383
45%	75%	-£299,385	-£196,090	-£252,770	-£149,475	-£360,971	-£314,356
50%	75%	-£433,694	-£318,923	-£381,900	-£267,128	-£503,218	-£450,576
10%	60%	£659,744	£692,986	£667,695	£700,938	£639,923	£647,874
15%	60%	£534,913	£584,778	£546,840	£596,704	£505,182	£517,109
20%	60%	£410,083	£476,570	£425,984	£492,471	£370,442	£386,344
25%	60%	£285,252	£368,361	£305,130	£388,238	£235,701	£255,578
30%	60%	£160,422	£260,152	£184,275	£284,004	£100,961	£124,813
35%	60%	£35,591	£151,943	£63,420	£179,771	-£33,781	-£5,952
40%	60%	-£89,239	£43,734	-£57,436	£75,538	-£168,522	-£136,717
45%	60%	-£214,069	-£64,475	-£178,290	-£28,696	-£303,262	-£267,482
50%	60%	-£338,901	-£172,684	-£299,145	-£132,929	-£438,047	-£398,248

£13,474,000

11 0.06 Ha

3 BED UNITS		CIL Zone	3
		Value Area	High
	Sales value inflation	1	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%	£1,759,582	£1,759,582	£1,759,582	£1,759,582	£1,759,582	£1,759,582
10%	71%	£1,457,724	£1,487,561	£1,464,193	£1,494,030	£1,449,691	£1,456,160
15%	71%	£1,306,795	£1,351,549	£1,316,499	£1,361,253	£1,294,745	£1,304,449
20%	71%	£1,155,866	£1,215,539	£1,168,804	£1,228,477	£1,139,799	£1,152,737
25%	71%	£1,004,937	£1,079,527	£1,021,110	£1,095,700	£984,853	£1,001,026
30%	71%	£854,008	£943,517	£873,416	£962,924	£829,907	£849,315
35%	71%	£703,079	£807,505	£725,721	£830,147	£674,961	£697,603
40%	71%	£552,150	£671,495	£578,027	£697,371	£520,015	£545,892
45%	71%	£401,221	£535,483	£430,333	£564,594	£365,069	£394,181
50%	71%	£250,292	£399,473	£282,638	£431,818	£210,123	£242,469
100%	71%	-£1,279,588	-£976,348	-£1,213,839	-£910,599	-£1,361,240	-£1,295,491
10%	75%	£1,452,975	£1,479,690	£1,459,834	£1,486,548	£1,445,782	£1,452,640
15%	75%	£1,299,671	£1,339,743	£1,309,960	£1,350,032	£1,288,881	£1,299,170
20%	75%	£1,146,367	£1,199,797	£1,160,086	£1,213,515	£1,131,981	£1,145,698
25%	75%	£993,064	£1,059,851	£1,010,212	£1,076,999	£975,081	£992,228
30%	75%	£839,761	£919,904	£860,337	£940,481	£818,180	£838,757
35%	75%	£686,457	£779,958	£710,463	£803,965	£661,280	£685,286
40%	75%	£533,153	£640,013	£560,589	£667,448	£504,380	£531,815
45%	75%	£379,850	£500,066	£410,715	£530,931	£347,479	£378,344
50%	75%	£226,546	£360,120	£260,841	£394,414	£190,579	£224,873
10%	60%	£1,471,120	£1,509,809	£1,476,385	£1,515,074	£1,460,702	£1,465,967
15%	60%	£1,326,889	£1,384,923	£1,334,786	£1,392,820	£1,311,262	£1,319,159
20%	60%	£1,182,659	£1,260,037	£1,193,187	£1,270,566	£1,161,823	£1,172,352
25%	60%	£1,038,427	£1,135,151	£1,051,589	£1,148,312	£1,012,383	£1,025,544
30%	60%	£894,196	£1,010,265	£909,990	£1,026,058	£862,943	£878,736
35%	60%	£749,965	£885,379	£768,391	£903,804	£713,503	£731,929
40%	60%	£605,735	£760,491	£626,792	£781,550	£564,063	£585,122
45%	60%	£461,503	£635,605	£485,194	£659,296	£414,624	£438,314
50%	60%	£317.272	£510.719	£343.595	£537.042	£265.184	£291.506

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%	-£4,015,370					
10%	71%	-£4,317,228	-£4,287,391	-£4,310,759	-£4,280,922	-£4,325,261	-£4,318,792
15%	71%	-£4,468,157					
20%	71%	-£4,619,086	-£4,559,413	-£4,606,147	-£4,546,475	-£4,635,153	-£4,622,215
25%	71%	-£4,770,015					
30%	71%	-£4,920,944					
35%	71%	-£5,071,873	-£4,967,447				
40%	71%	-£5,222,802	-£5,103,457	-£5,196,925	-£5,077,581		-£5,229,060
45%	71%	-£5,373,731					
50%	71%	-£5,524,659	-£5,375,479	-£5,492,314	-£5,343,134		-£5,532,483
100%	71%	-£7,054,540				-£7,136,192	
10%	75%	-£4,321,977	-£4,295,262	-£4,315,118	-£4,288,404	-£4,329,170	-£4,322,312
15%	75%	-£4,475,281					
20%	75%	-£4,628,585	-£4,575,155	-£4,614,866		-£4,642,971	-£4,629,253
25%	75%	-£4,781,887	-£4,715,101	-£4,764,740	-£4,697,953	-£4,799,871	-£4,782,724
30%	75%	-£4,935,191					
35%	75%	-£5,088,495	-£4,994,993	-£5,064,489	-£4,970,987	-£5,113,672	-£5,089,666
40%	75%	-£5,241,799					
45%	75%	-£5,395,102	-£5,274,886	-£5,364,237	-£5,244,020	-£5,427,473	-£5,396,608
50%	75%	-£5,548,406					
10%	60%	-£4,303,832	-£4,265,142	-£4,298,567	-£4,259,878	-£4,314,249	-£4,308,985
15%	60%	-£4,448,063					
20%	60%	-£4,592,293	-£4,514,915	-£4,581,765	-£4,504,386	-£4,613,129	-£4,602,600
25%	60%	-£4,736,524					
30%	60%	-£4,880,756	-£4,764,687	-£4,864,962	-£4,748,894	-£4,912,009	-£4,896,215
35%	60%	-£5,024,987					
40%	60%	-£5,169,217	-£5,014,461	-£5,148,160	-£4,993,402		
45%	60%	-£5,313,448					
50%	60%	-£5,457,680					

sidual 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%	-£2,881,234	-£2,881,234				
10%	71%	-£3,183,092	-£3,153,255		-£3,146,786		-£3,184,655
15%	71%	-£3,334,021	-£3,289,266				
20%	71%	-£3,484,949	-£3,425,277	-£3,472,011	-£3,412,338	-£3,501,016	-£3,488,078
25%	71%	-£3,635,878	-£3,561,288				
30%	71%	-£3,786,807	-£3,697,299	-£3,767,400	-£3,677,891	-£3,810,908	-£3,791,501
35%	71%	-£3,937,736	-£3,833,310				
40%	71%	-£4,088,665	-£3,969,321	-£4,062,789	-£3,943,444	-£4,120,800	-£4,094,924
45%	71%	-£4,239,594	-£4,105,332				
50%	71%	-£4,390,523	-£4,241,343	-£4,358,177	-£4,208,997	-£4,430,692	-£4,398,346
100%	71%	-£5,920,404	-£5,617,164				-£5,936,306
10%	75%	-£3,187,840	-£3,161,126	-£3,180,981		-£3,195,034	
15%	75%	-£3,341,144	-£3,301,072				
20%	75%	-£3,494,448	-£3,441,018		-£3,427,301		-£3,495,117
25%	75%	-£3,647,751	-£3,580,964	-£3,630,604			
30%	75%	-£3,801,055	-£3,720,911	-£3,780,478	-£3,700,334	-£3,822,636	
35%	75%	-£3,954,359	-£3,860,857			-£3,979,536	
40%	75%	-£4,107,663	-£4,000,803	-£4,080,226	-£3,973,368	-£4,136,436	-£4,109,001
45%	75%	-£4,260,966	-£4,140,750				
50%	75%	-£4,414,269	-£4,280,696	-£4,379,975	-£4,246,401	-£4,450,237	-£4,415,942
10%	60%	-£3,169,695	-£3,131,006				
15%	60%	-£3,313,926	-£3,255,892	-£3,306,030			-£3,321,656
20%	60%	-£3,458,157	-£3,380,778				
25%	60%	-£3,602,388	-£3,505,665		-£3,492,503		
30%	60%	-£3,746,619	-£3,630,551		-£3,614,758		-£3,762,079
35%	60%	-£3,890,851	-£3,755,437				
40%	60%	-£4,035,081	-£3,880,324				
45%	60%	-£4,179,312	-£4,005,210				
50%	60%	-£4,323,543	-£4,130,097				

ompared to benchmark land values

Residual Land value	ues co
Bonchmark 71 - Le	2007

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£906,649	-£906,649	-£906,649	-£906,649	-£906,649	-£906,649
10%	71%	-£1,208,507	-£1,178,670	-£1,202,038		-£1,216,540	
15%	71%	-£1,359,436	-£1,314,682	-£1,349,732	-£1,304,978	-£1,371,486	-£1,361,782
20%	71%	-£1,510,365	-£1,450,692				
25%	71%	-£1,661,294	-£1,586,704				
30%	71%	-£1,812,223	-£1,722,714				
35%	71%	-£1,963,152	-£1,858,726	-£1,940,510	-£1,836,084	-£1,991,270	-£1,968,628
40%	71%	-£2,114,081	-£1,994,737				
45%	71%	-£2,265,010	-£2,130,748	-£2,235,899	-£2,101,637	-£2,301,162	-£2,272,051
50%	71%	-£2,415,939	-£2,266,759				
100%	71%	-£3,945,820	-£3,642,580			-£4,027,472	-£3,961,722
10%	75%	-£1,213,256	-£1,186,541	-£1,206,397	-£1,179,683	-£1,220,449	-£1,213,591
15%	75%	-£1,366,560	-£1,326,488	-£1,356,271			-£1,367,061
20%	75%	-£1,519,864	-£1,466,434	-£1,506,145	-£1,452,716	-£1,534,250	-£1,520,533
25%	75%	-£1,673,167	-£1,606,380				
30%	75%	-£1,826,471	-£1,746,327	-£1,805,894		-£1,848,051	-£1,827,474
35%	75%	-£1,979,774	-£1,886,273				
40%	75%	-£2,133,078	-£2,026,219	-£2,105,642	-£1,998,783	-£2,161,851	-£2,134,416
45%	75%	-£2,286,381	-£2,166,166				
50%	75%	-£2,439,685	-£2,306,111	-£2,405,391	-£2,271,817	-£2,475,652	-£2,441,358
10%	60%	-£1,195,111	-£1,156,422				
15%	60%	-£1,339,342	-£1,281,308				
20%	60%	-£1,483,572	-£1,406,194				
25%	60%	-£1,627,804	-£1,531,080	-£1,614,642	-£1,517,919	-£1,653,848	-£1,640,687
30%	60%	-£1,772,035	-£1,655,966				
35%	60%	-£1,916,266	-£1,780,853	-£1,897,840	-£1,762,427	-£1,952,728	-£1,934,303
40%	60%	-£2,060,496	-£1,905,740				
45%	60%	-£2,204,728	-£2,030,626	-£2,181,037	-£2,006,935		
E00/	0001	CO 240 OFO	CO 455 540				

£90,000,000

£72,325,000

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

£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%	-£12,943	-£12,943	-£12,943	-£12,943	-£12,943	-£12,943
10%	71%	-£314,801	-£284,964	-£308,332	-£278,495	-£322,834	-£316,365
15%	71%	-£465,730	-£420,976	-£456,026	-£411,272	-£477,780	-£468,077
20%	71%	-£616,659	-£556,987	-£603,721	-£544,048	-£632,726	-£619,788
25%	71%	-£767,588	-£692,998	-£751,415	-£676,825	-£787,672	-£771,499
30%	71%	-£918,517	-£829,009	-£899,110	-£809,601	-£942,618	-£923,211
35%	71%		-£965,020		-£942,378		
40%	71%	-£1,220,375	-£1,101,031	-£1,194,498	-£1,075,154	-£1,252,510	-£1,226,633
45%	71%		-£1,237,042				
50%	71%	-£1,522,233	-£1,373,053	-£1,489,887	-£1,340,707	-£1,562,402	-£1,530,056
100%	71%		-£2,748,874				
10%	75%	-£319,550	-£292,835	-£312,691	-£285,977	-£326,743	-£319,885
15%	75%	-£472,854	-£432,782	-£462,565	-£422,493	-£483,644	-£473,355
20%	75%	-£626,158	-£572,728	-£612,439	-£559,010	-£640,544	-£626,827
25%	75%	-£779,461	-£712,674	-£762,314	-£695,527	-£797,444	-£780,297
30%	75%	-£932,765	-£852,621	-£912,188	-£832,044	-£954,345	-£933,769
35%	75%		-£992,567				
40%	75%	-£1,239,372	-£1,132,513	-£1,211,936	-£1,105,077	-£1,268,145	-£1,240,710
45%	75%		-£1,272,460		-£1,241,594		
50%	75%		-£1,412,406				
10%	60%	-£301,405	-£262,716	-£296,140	-£257,451	-£311,823	-£306,558
15%	60%	-£445,636	-£387,602	-£437,739	-£379,705	-£461,263	-£453,366
20%	60%	-£589,866	-£512,488	-£579,338	-£501,959	-£610,702	-£600,173
25%	60%	-£734,098	-£637,374	-£720,936	-£624,213	-£760,142	-£746,981
30%	60%	-£878,329	-£762,261	-£862,535	-£746,468	-£909,583	-£893,789
35%	60%	-£1,022,560	-£887,147	-£1,004,134	-£868,721	-£1,059,022	-£1,040,597
40%	60%	-£1,166,791	-£1,012,034	-£1,145,733	-£990,975	-£1,208,462	-£1,187,404
45%	60%		-£1,136,920				
50%	60%		-£1,261,806	-£1 428 930			-£1 481 019

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£649,572	£649,572	£649,572	£649,572	£649,572	£649,572
10%	71%	£347,714	£377,551	£354,183	£384,020	£339,681	£346,150
15%	71%	£196,785	£241,539	£206,489	£251,243	£184,735	£194,439
20%	71%	£45,856	£105,529	£58,794	£118,467	£29,789	£42,727
25%	71%	-£105,073	-£30,483	-£88,900	-£14,310	-£125,157	-£108,984
30%	71%	-£256,002	-£166,493	-£236,594	-£147,086	-£280,103	-£260,695
35%	71%	-£406,931	-£302,505	-£384,289	-£279,863	-£435,049	-£412,407
40%	71%	-£557,860	-£438,515	-£531,983	-£412,639	-£589,995	-£564,118
45%	71%	-£708,789	-£574,527	-£679,677	-£545,416	-£744,941	-£715,829
50%	71%	-£859,718	-£710,537	-£827,372	-£678,192	-£899,887	-£867,541
100%	71%	-£2,389,598					
10%	75%	£342,965	£369,680	£349,824	£376,538	£335,772	£342,630
15%	75%	£189,661	£229,733	£199,950	£240,022	£178,871	£189,160
20%	75%	£36,357	£89,787	£50,076	£103,505	£21,971	£35,688
25%	75%	-£116,945	-£50,159	-£99,798	-£33,011	-£134,929	-£117,782
30%	75%	-£270,249	-£190,106	-£249,672	-£169,529	-£291,830	-£271,253
35%	75%	-£423,553	-£330,051	-£399,547	-£306,045	-£448,730	-£424,724
40%	75%	-£576,857	-£469,997	-£549,421	-£442,562	-£605,630	-£578,195
45%	75%	-£730,160	-£609,944	-£699,295	-£579,078	-£762,531	-£731,666
50%	75%	-£883,464	-£749,890	-£849,169	-£715,596	-£919,431	-£885,137
10%	60%	£361,110	£399,800	£366,375	£405,064	£350,692	£355,957
15%	60%	£216,879	£274,913	£224,776	£282,810	£201,252	£209,149
20%	60%	£72,649	£150,027	£83,177	£160,556	£51,813	£62,342
25%	60%	-£71,582	£25,141	-£58,421	£38,303	-£97,627	-£84,466
30%	60%	-£215,814	-£99,745	-£200,020	-£83,952	-£247,067	-£231,273
35%	60%	-£360,045	-£224,631	-£341,619	-£206,206	-£396,507	-£378,081
40%	60%	-£504,275	-£349,519	-£483,218	-£328,460	-£545,947	-£524,888
45%	60%	-£648,507	-£474,405	-£624,816	-£450,714	-£695,386	-£671,696
50%	60%	-£792.738	-£599.291	-£766.415	-£572.968	-£844.826	-£818.504

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%	£1,324,279	£1,324,279	£1,324,279	£1,324,279	£1,324,279	£1,324,279
10%	71%	£1,022,421	£1,052,258	£1,028,890	£1,058,727	£1,014,388	£1,020,857
15%	71%	£871,492	£916,246	£881,196	£925,950	£859,442	£869,146
20%	71%	£720,563	£780,236	£733,501	£793,174	£704,496	£717,434
25%	71%	£569,634	£644,224	£585,807	£660,397	£549,550	£565,723
30%	71%	£418,705	£508,214	£438,113	£527,621	£394,604	£414,012
35%	71%	£267,776	£372,202	£290,418	£394,844	£239,658	£262,300
40%	71%	£116,847	£236,192	£142,724	£262,068	£84,712	£110,589
45%	71%	-£34,082	£100,180	-£4,970	£129,291	-£70,234	-£41,123
50%	71%	-£185,011	-£35,831	-£152,665	-£3,485	-£225,180	-£192,834
100%	71%	-£1,714,891	-£1,411,651	-£1,649,142		-£1,796,544	-£1,730,794
10%	75%	£1,017,672	£1,044,387	£1,024,531	£1,051,245	£1,010,479	£1,017,337
15%	75%	£864,368	£904,440	£874,657	£914,729	£853,578	£863,867
20%	75%	£711,064	£764,494	£724,783	£778,212	£696,678	£710,395
25%	75%	£557,761	£624,548	£574,909	£641,695	£539,778	£556,925
30%	75%	£404,458	£484,601	£425,034	£505,178	£382,877	£403,454
35%	75%	£251,154	£344,655	£275,160	£368,662	£225,977	£249,983
40%	75%	£97,850	£204,709	£125,286	£232,145	£69,077	£96,512
45%	75%	-£55,453	£64,763	-£24,588	£95,628	-£87,824	-£56,959
50%	75%	-£208,757	-£75,183	-£174,462	-£40,889	-£244,724	-£210,430
10%	60%	£1,035,817	£1,074,506	£1,041,082	£1,079,771	£1,025,399	£1,030,664
15%	60%	£891,586	£949,620	£899,483	£957,517	£875,959	£883,856
20%	60%	£747,356	£824,734	£757,884	£835,263	£726,520	£737,049
25%	60%	£603,124	£699,848	£616,286	£713,009	£577,080	£590,241
30%	60%	£458,893	£574,962	£474,687	£590,755	£427,640	£443,433
35%	60%	£314,662	£450,075	£333,088	£468,501	£278,200	£296,626
40%	60%	£170,432	£325,188	£191,489	£346,247	£128,760	£149,819
45%	60%	£26,200	£200,302	£49,891	£223,993	-£20,679	£3,011
50%	60%	-£118.031	£75.416	-£91.708	£101.739	-£170.119	-£143.797

£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 LAR and SO at GLA Income thresholds % of AH as rented 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%	£895,007	£895,007	£895,007	£895,007	£895,007	£895,007
10%	71%	£593,149	£622,986	£599,619	£629,455	£585,116	£591,586
15%	71%	£442,221	£486,975	£451,924	£496,679	£430,170	£439,874
20%	71%	£291,292	£350,964	£304,230	£363,903	£275,225	£288,163
25%	71%	£140,363	£214,953	£156,536	£231,126	£120,279	£136,452
30%	71%	-£10,566	£78,942	£8,841	£98,350	-£34,667	-£15,260
35%	71%	-£161,495	-£57,069	-£138,853	-£34,427	-£189,613	-£166,971
40%	71%	-£312,424	-£193,080	-£286,548	-£167,203	-£344,559	-£318,683
45%	71%	-£463,353	-£329,091	-£434,242	-£299,980	-£499,505	-£470,394
50%	71%	-£614,282	-£465,102	-£581,936	-£432,756	-£654,451	-£622,105
100%	71%	-£2,144,163	-£1,840,923				
10%	75%	£588,401	£615,116	£595,260	£621,974	£581,207	£588,066
15%	75%	£435,097	£475,169	£445,386	£485,458	£424,306	£434,595
20%	75%	£281,793	£335,223	£295,511	£348,940	£267,406	£281,124
25%	75%	£128,490	£195,277	£145,637	£212,424	£110,506	£127,654
30%	75%	-£24.814	£55.330	-£4.237	£75.907	-£46.395	-£25.818
35%	75%	-£178,118	-£84,616	-£154,111	-£60,609	-£203,295	-£179,288
40%	75%	-£331.422	-£224.562	-£303.985	-£197.127	-£360.195	-£332.760
45%	75%	-£484,725	-£364,509	-£453,860	-£333,643	-£517,096	-£486,231
50%	75%	-£638.028	-£504.455	-£603.734	-£470.160	-£673.996	-£639.701
10%	60%	£606,546	£645,235	£611,810	£650,500	£596,128	£601,393
15%	60%	£462.315	£520.349	£470.211	£528,246	£446.688	£454,585
20%	60%	£318,084	£395,463	£328,613	£405,992	£297,249	£307,778
25%	60%	£173,853	£270,576	£187,015	£283,738	£147,808	£160,970
30%	60%	£29,622	£145,690	£45,416	£161,483	-£1,632	£14,162
35%	60%	-£114.610	£20.804	-£96.183	£39,229	-£151.071	-£132.646
40%	60%	-£258,840	-£104,083	-£237,782	-£83,025	-£300,511	-£279,453
45%	60%	-£403.071	-£228.969	-£379.380	-£205.278	-£449.951	-£426.261
E09/	60%	SEA7 202	C2E2 9EE	£520,070	£227 £22	£500 201	CE72 060

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%	£1,324,279	£1,324,279	£1,324,279	£1,324,279	£1,324,279	£1,324,279
10%	71%	£1,022,421	£1,052,258	£1,028,890	£1,058,727	£1,014,388	£1,020,857
15%	71%	£871,492	£916,246	£881,196	£925,950	£859,442	£869,146
20%	71%	£720,563	£780,236	£733,501	£793,174	£704,496	£717,434
25%	71%	£569,634	£644,224	£585,807	£660,397	£549,550	£565,723
30%	71%	£418,705	£508,214	£438,113	£527,621	£394,604	£414,012
35%	71%	£267,776	£372,202	£290,418	£394,844	£239,658	£262,300
40%	71%	£116,847	£236,192	£142,724	£262,068	£84,712	£110,589
45%	71%	-£34,082	£100,180	-£4,970	£129,291	-£70,234	-£41,123
50%	71%	-£185,011	-£35,831	-£152,665	-£3,485	-£225,180	-£192,834
100%	71%	-£1,714,891					-£1,730,794
10%	75%	£1,017,672	£1,044,387	£1,024,531	£1,051,245	£1,010,479	£1,017,337
15%	75%	£864,368	£904,440	£874,657	£914,729	£853,578	£863,867
20%	75%	£711,064	£764,494	£724,783	£778,212	£696,678	£710,395
25%	75%	£557,761	£624,548	£574,909	£641,695	£539,778	£556,925
30%	75%	£404,458	£484,601	£425,034	£505,178	£382,877	£403,454
35%	75%	£251,154	£344,655	£275,160	£368,662	£225,977	£249,983
40%	75%	£97,850	£204,709	£125,286	£232,145	£69,077	£96,512
45%	75%	-£55,453	£64,763	-£24,588	£95,628	-£87,824	-£56,959
50%	75%	-£208,757	-£75,183	-£174,462	-£40,889	-£244,724	-£210,430
10%	60%	£1,035,817	£1,074,506	£1,041,082	£1,079,771	£1,025,399	£1,030,664
15%	60%	£891,586	£949,620	£899,483	£957,517	£875,959	£883,856
20%	60%	£747,356	£824,734	£757,884	£835,263	£726,520	£737,049
25%	60%	£603,124	£699,848	£616,286	£713,009	£577,080	£590,241
30%	60%	£458,893	£574,962	£474,687	£590,755	£427,640	£443,433
35%	60%	£314,662	£450,075	£333,088	£468,501	£278,200	£296,626
40%	60%	£170,432	£325,188	£191,489	£346,247	£128,760	£149,819
45%	60%	£26,200	£200,302	£49,891	£223,993	-£20,679	£3,011
50%	60%	-£118.031	£75.416	-£91.708	£101.739	-£170.119	-£143.797

£27,943,000

£13,474,000

11 0.06 Ha

H 3 BED UNITS		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%	£1,515,952	£1,515,952	£1,515,952	£1,515,952	£1,515,952	£1,515,952
10%	71%	£1,235,918	£1,262,523	£1,244,926	£1,271,531	£1,224,181	£1,233,189
15%	71%	£1,095,901	£1,135,809	£1,109,414	£1,149,321	£1,078,295	£1,091,808
20%	71%	£955,883	£1,009,094	£973,901	£1,027,112	£932,410	£950,427
25%	71%	£815,866	£882,379	£838,387	£904,901	£786,524	£809,046
30%	71%	£675,849	£755,665	£702,874	£782,691	£640,638	£667,664
35%	71%	£535,832	£628,951	£567,361	£660,480	£494,753	£526,283
40%	71%	£395,815	£502,236	£431,849	£538,270	£348,867	£384,902
45%	71%	£255,798	£375,521	£296,336	£416,060	£202,982	£243,520
50%	71%	£115,780	£248,807	£160,823	£293,850	£57,096	£102,140
100%	71%	-£1,305,397	-£1,034,993	-£1,213,839	-£943,434	-£1,424,685	-£1,333,125
10%	75%	£1,231,015	£1,254,837	£1,240,567	£1,264,388	£1,220,506	£1,230,057
15%	75%	£1,088,547	£1,124,280	£1,102,874	£1,138,607	£1,072,783	£1,087,110
20%	75%	£946,079	£993,723	£965,181	£1,012,825	£925,060	£944,164
25%	75%	£803,610	£863,165	£827,488	£887,044	£777,338	£801,216
30%	75%	£661,142	£732,609	£689,796	£761,262	£629,615	£658,269
35%	75%	£518,674	£602,052	£552,103	£635,480	£481,892	£515,321
40%	75%	£376,206	£471,494	£414,410	£509,699	£334,170	£372,374
45%	75%	£233,737	£340,937	£276,717	£383,917	£186,447	£229,428
50%	75%	£91,269	£210,379	£139,026	£258,136	£38,724	£86,480
10%	60%	£1,249,787	£1,284,287	£1,257,117	£1,291,618	£1,234,567	£1,241,897
15%	60%	£1,116,704	£1,168,454	£1,127,700	£1,179,451	£1,093,874	£1,104,871
20%	60%	£983,621	£1,052,621	£998,283	£1,067,284	£953,182	£967,844
25%	60%	£850,539	£936,789	£868,866	£955,116	£812,490	£830,817
30%	60%	£717,455	£820,956	£739,449	£842,949	£671,797	£693,790
35%	60%	£584,372	£705,123	£610,031	£730,782	£531,105	£556,763
40%	60%	£451,290	£589,291	£480,615	£618,615	£390,412	£419,736
45%	60%	£318,207	£473,458	£351,197	£506,448	£249,719	£282,709
50%	60%	£185.125	£357.625	£221.780	£394,281	£109.027	£145.682

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%	-£4,259,000	-£4,259,000	-£4,259,000	-£4,259,000	-£4,259,000	-£4,259,000
10%	71%	-£4,539,034	-£4,512,429		-£4,503,421		-£4,541,762
15%	71%	-£4,679,051	-£4,639,143				-£4,683,144
20%	71%	-£4,819,069	-£4,765,858	-£4,801,051	-£4,747,840	-£4,842,542	-£4,824,525
25%	71%	-£4,959,086	-£4,892,573				-£4,965,906
30%	71%	-£5,099,103	-£5,019,287		-£4,992,261	-£5,134,313	-£5,107,288
35%	71%	-£5,239,120	-£5,146,001				-£5,248,668
40%	71%	-£5,379,137	-£5,272,716	-£5,343,103	-£5,236,682	-£5,426,084	-£5,390,050
45%	71%	-£5,519,154	-£5,399,431 -£5,526,144				-£5,531,432
50%	71%	-£5,659,172	-£5,526,144	-£5,614,129	-£5,481,102		-£5,672,812
100%	71%	-£7,080,349	-£6,809,945				-£7,108,077
10%	75%	-£4,543,937	-£4,520,115	-£4,534,385	-£4,510,564	-£4,554,446	-£4,544,895
15%	75%	-£4,686,405	-£4,650,672				-£4,687,842
20%	75%	-£4,828,873	-£4,781,229	-£4,809,771	-£4,762,126	-£4,849,892	-£4,830,788
25%	75%	-£4,971,342	-£4,911,786	-£4,947,464	-£4,887,908	-£4,997,614	-£4,973,736
30%	75%	-£5,113,810	-£5,042,343				-£5,116,683
35%	75%	-£5,256,278	-£5,172,900		-£5,139,472	-£5,293,060	-£5,259,631
40%	75%	-£5,398,746	-£5,303,458				-£5,402,577
45%	75%	-£5,541,215	-£5,434,015	-£5,498,234	-£5,391,034		-£5,545,524
50%	75%	-£5,683,683	-£5,564,573				-£5,688,472
10%	60%	-£4,525,165	-£4,490,665	-£4,517,834	-£4,483,334	-£4,540,385	-£4,533,054
15%	60%	-£4,658,248	-£4,606,498				-£4,670,081
20%	60%	-£4,791,331	-£4,722,331	-£4,776,669	-£4,707,668	-£4,821,770	-£4,807,108
25%	60%	-£4,924,413	-£4,838,163				-£4,944,135
30%	60%	-£5,057,497	-£4,953,996				-£5,081,162
35%	60%	-£5,190,579	-£5,069,829				-£5,218,189
40%	60%	-£5,323,662	-£5,185,661				-£5,355,216
45%	60%	-£5,456,745	-£5,301,494		-£5,268,504		-£5,492,243
50%	60%	-£5 589 827	-£5 417 327	-£5 553 172			-£5 629 269

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	% of AH as rented	council Income thresholds	Income thresholds	council Income thresholds	GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,124,864	-£3,124,864	-£3,124,864	-£3,124,864	-£3,124,864	-£3,124,864
10%	71%	-£3,404,898	-£3,378,292	-£3,395,890	-£3,369,284	-£3,416,635	-£3,407,626
15%	71%	-£3,544,915	-£3,505,007	-£3,531,402	-£3,491,494		
20%	71%	-£3,684,933	-£3,631,722	-£3,666,915	-£3,613,704	-£3,708,406	-£3,690,388
25%	71%	-£3,824,950	-£3,758,436				
30%	71%	-£3,964,967	-£3,885,150	-£3,937,941		-£4,000,177	
35%	71%	-£4,104,984	-£4,011,865				
40%	71%	-£4,245,001	-£4,138,580	-£4,208,966	-£4,102,545	-£4,291,948	-£4,255,914
45%	71%	-£4,385,018	-£4,265,294				
50%	71%	-£4,525,035	-£4,392,008	-£4,479,992	-£4,346,966	-£4,583,719	-£4,538,676
100%	71%	-£5,946,212	-£5,675,809				
10%	75%	-£3,409,801	-£3,385,978	-£3,400,249	-£3,376,427	-£3,420,309	-£3,410,758
15%	75%	-£3,552,269	-£3,516,535				
20%	75%	-£3,694,737	-£3,647,092	-£3,675,634	-£3,627,990		-£3,696,652
25%	75%	-£3,837,206	-£3,777,650				
30%	75%	-£3,979,674	-£3,908,207	-£3,951,019	-£3,879,554	-£4,011,201	-£3,982,547
35%	75%	-£4,122,142	-£4,038,764				
40%	75%	-£4,264,610	-£4,169,322	-£4,226,405	-£4,131,116	-£4,306,646	-£4,268,441
45%	75%	-£4,407,079	-£4,299,879				
50%	75%	-£4,549,546	-£4,430,436	-£4,501,790	-£4,382,680	-£4,602,091	-£4,554,336
10%	60%	-£3,391,029	-£3,356,529		-£3,349,198	-£3,406,249	-£3,398,918
15%	60%	-£3,524,112	-£3,472,362	-£3,513,116	-£3,461,365	-£3,546,942	-£3,535,945
20%	60%	-£3,657,194	-£3,588,195				
25%	60%	-£3,790,277	-£3,704,027				
30%	60%	-£3,923,360	-£3,819,860	-£3,901,367	-£3,797,867	-£3,969,018	-£3,947,026
35%	60%	-£4,056,443	-£3,935,693				
40%	60%	-£4,189,526	-£4,051,525	-£4,160,201	-£4,022,201	-£4,250,404	-£4,221,080
469/	60%	04 222 600	EA 167 250				

45% 60% 524 322 008 50% 50% 544 5591

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%	-£1,150,279	-£1,150,279	-£1,150,279	-£1,150,279	-£1,150,279	-£1,150,279
10%	71%	-£1,430,313	-£1,403,708				
15%	71%	-£1,570,330	-£1,530,423	-£1,556,818	-£1,516,910	-£1,587,936	-£1,574,423
20%	71%	-£1,710,348	-£1,657,137				
25%	71%	-£1,850,365	-£1,783,852	-£1,827,844	-£1,761,330	-£1,879,707	-£1,857,185
30%	71%	-£1,990,382	-£1,910,566				
35%	71%	-£2,130,399	-£2,037,280			-£2,171,478	-£2,139,948
40%	71%	-£2,270,416	-£2,163,995		-£2,127,961		
45%	71%	-£2,410,433	-£2,290,710	-£2,369,895			
50%	71%	-£2,550,451	-£2,417,424		-£2,372,381		
100%	71%	-£3,971,628	-£3,701,224			-£4,090,916	
10%	75%	-£1,435,216	-£1,411,394	-£1,425,664	-£1,401,843	-£1,445,725	-£1,436,174
15%	75%	-£1,577,684	-£1,541,951				
20%	75%	-£1,720,152	-£1,672,508	-£1,701,050	-£1,653,406	-£1,741,171	-£1,722,068
25%	75%	-£1,862,621	-£1,803,066				
30%	75%	-£2,005,089	-£1,933,623	-£1,976,435	-£1,904,969	-£2,036,616	-£2,007,962
35%	75%	-£2,147,557	-£2,064,179				
40%	75%	-£2,290,025	-£2,194,737	-£2,251,821	-£2,156,532	-£2,332,061	
45%	75%	-£2,432,494	-£2,325,294	-£2,389,514	-£2,282,314	-£2,479,784	-£2,436,804
50%	75%	-£2,574,962	-£2,455,852	-£2,527,206	-£2,408,096		
10%	60%	-£1,416,445	-£1,381,944	-£1,409,114		-£1,431,665	-£1,424,334
15%	60%	-£1,549,527	-£1,497,777	-£1,538,531	-£1,486,780	-£1,572,357	-£1,561,360
20%	60%	-£1,682,610	-£1,613,610				
25%	60%	-£1,815,692	-£1,729,442	-£1,797,366	-£1,711,115	-£1,853,741	-£1,835,415
30%	60%	-£1,948,776	-£1,845,275				
35%	60%	-£2,081,859	-£1,961,108	-£2,056,200	-£1,935,450		-£2,109,468
40%	60%	-£2,214,941	-£2,076,940				
45%	60%	-£2,348,024	-£2,192,773	-£2,315,034		-£2,416,512	
50%	60%	-£2.481.107	-£2.308.606				

£90,000,000

£72,325,000

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

£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 LLR
0%	71%	-£256,573	-£256,573	-£256,573	-£256,573	-£256,573	-£256,573
10%	71%	-£536,607	-£510,002	-£527,600	-£500,994	-£548,345	-£539,336
15%	71%	-£676,624	-£636,717	-£663,112	-£623,204	-£694,230	-£680,717
20%	71%	-£816,642	-£763,431	-£798,625	-£745,414	-£840,116	-£822,098
25%	71%	-£956,659	-£890,146	-£934,138	-£867,625		
30%	71%	-£1,096,676	-£1,016,860	-£1,069,651	-£989,834	-£1,131,887	-£1,104,861
35%	71%	-£1,236,693	-£1,143,575				
40%	71%	-£1,376,710	-£1,270,289	-£1,340,676	-£1,234,255	-£1,423,658	-£1,387,623
45%	71%	-£1,516,727	-£1,397,004				
50%	71%	-£1,656,745	-£1,523,718	-£1,611,702	-£1,478,676	-£1,715,429	-£1,670,386
100%	71%	-£3,077,922	-£2,807,518	-£2,986,364			
10%	75%	-£541,510	-£517,688	-£531,958	-£508,137	-£552,019	-£542,468
15%	75%	-£683,978	-£648,245	-£669,651	-£633,918	-£699,742	-£685,415
20%	75%	-£826,446	-£778,802	-£807,344	-£759,700	-£847,465	-£828,362
25%	75%	-£968,915	-£909,360	-£945,037	-£885,482		
30%	75%	-£1,111,383	-£1,039,917	-£1,082,729	-£1,011,263	-£1,142,911	-£1,114,256
35%	75%	-£1,253,851	-£1,170,474				-£1,257,204
40%	75%	-£1,396,319	-£1,301,031	-£1,358,115	-£1,262,826	-£1,438,355	-£1,400,151
45%	75%	-£1.538.788	-£1.431.588				
50%	75%	-£1,681,256	-£1,562,146				
10%	60%	-£522,739	-£488,238	-£515,408	-£480,908	-£537,959	-£530,628
15%	60%	-£655,821	-£604,071	-£644,825	-£593,075	-£678,651	-£667,654
20%	60%	-£788,904	-£719,904	-£774,242	-£705,242	-£819,343	-£804,681
25%	60%	-£921,987	-£835,736	-£903,660	-£817,410	-£960,035	-£941,709
30%	60%	-£1,055,070	-£951,569	-£1,033,076	-£929,577	-£1,100,728	-£1,078,735
35%	60%	-£1,188,153	-£1,067,402	-£1,162,494	-£1,041,744		
40%	60%	-£1,321,235	-£1,183,234	-£1,291,911			-£1,352,790
45%	60%	-£1,454,318	-£1,299,067			-£1,522,806	
50%	60%	-£1.587.401	-£1.414.900				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£405,942	£405,942	£405,942	£405,942	£405,942	£405,942
10%	71%	£125,908	£152,513	£134,916	£161,521	£114,171	£123,180
15%	71%	-£14,109	£25,799	-£596	£39,311	-£31,715	-£18,202
20%	71%	-£154,127	-£100,916	-£136,109	-£82,898	-£177,600	-£159,583
25%	71%	-£294,144	-£227,631	-£271,622	-£205,109	-£323,486	-£300,964
30%	71%	-£434,161	-£354,345	-£407,135	-£327,319	-£469,371	-£442,346
35%	71%	-£574,178	-£481,059	-£542,649	-£449,530	-£615,257	-£583,727
40%	71%	-£714,195	-£607,774	-£678,161	-£571,740	-£761,143	-£725,108
45%	71%	-£854,212	-£734,489	-£813,674	-£693,949	-£907,028	-£866,490
50%	71%	-£994,230	-£861,202	-£949,187	-£816,160	-£1,052,914	-£1,007,870
100%	71%	-£2,415,407	-£2,145,003		-£2,053,444		-£2,443,135
10%	75%	£121,005	£144,827	£130,557	£154,378	£110,496	£120,047
15%	75%	-£21,463	£14,270	-£7,136	£28,597	-£37,227	-£22,900
20%	75%	-£163,931	-£116,287	-£144,829	-£97,184	-£184,950	-£165,846
25%	75%	-£306,400	-£246,845	-£282,522	-£222,966	-£332,672	-£308,794
30%	75%	-£448,868	-£377,401	-£420,214	-£348,748	-£480,395	-£451,741
35%	75%	-£591,336	-£507,958	-£557,907	-£474,530	-£628,118	-£594,689
40%	75%	-£733,804	-£638,516	-£695,600	-£600,311	-£775,840	-£737,636
45%	75%	-£876,273	-£769,073	-£833,292	-£726,093	-£923,563	-£880,582
50%	75%	-£1,018,741	-£899,631		-£851,874		
10%	60%	£139,777	£174,277	£147,108	£181,608	£124,557	£131,888
15%	60%	£6,694	£58,444	£17,690	£69,441	-£16,136	-£5,139
20%	60%	-£126,389	-£57,389	-£111,727	-£42,726	-£156,828	-£142,166
25%	60%	-£259,471	-£173,221	-£241,144	-£154,894	-£297,520	-£279,193
30%	60%	-£392,555	-£289,054	-£370,561	-£267,061	-£438,213	-£416,220
35%	60%	-£525,637	-£404,887	-£499,979	-£379,228	-£578,905	-£553,247
40%	60%	-£658,720	-£520,719	-£629,395	-£491,395	-£719,598	-£690,274
45%	60%	-£791,803	-£636,552	-£758,813	-£603,562	-£860,291	-£827,301
50%	60%	-£924,885	-£752,385	-£888,230	-£715,729		

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%	£1,080,649	£1,080,649	£1,080,649	£1,080,649	£1,080,649	£1,080,649
10%	71%	£800,615	£827,220	£809,623	£836,228	£788,878	£797,886
15%	71%	£660,598	£700,506	£674,111	£714,018	£642,992	£656,505
20%	71%	£520,580	£573,791	£538,597	£591,808	£497,107	£515,124
25%	71%	£380,563	£447,076	£403,084	£469,598	£351,221	£373,743
30%	71%	£240,546	£320,362	£267,571	£347,388	£205,335	£232,361
35%	71%	£100,529	£193,648	£132,058	£225,177	£59,450	£90,980
40%	71%	-£39,488	£66,933	-£3,454	£102,967	-£86,436	-£50,401
45%	71%	-£179,505	-£59,782	-£138,967	-£19,243	-£232,321	-£191,783
50%	71%	-£319,523	-£186,496	-£274,480	-£141,453	-£378,207	-£333,163
100%	71%	-£1,740,700					-£1,768,428
10%	75%	£795,712	£819,534	£805,264	£829,085	£785,203	£794,754
15%	75%	£653,244	£688,977	£667,571	£703,304	£637,480	£651,807
20%	75%	£510,776	£558,420	£529,878	£577,522	£489,757	£508,861
25%	75%	£368,307	£427,862	£392,185	£451,741	£342,034	£365,913
30%	75%	£225,839	£297,305	£254,493	£325,959	£194,312	£222,966
35%	75%	£83,371	£166,749	£116,800	£200,177	£46,589	£80,018
40%	75%	-£59,097	£36,191	-£20,893	£74,396	-£101,133	-£62,929
45%	75%	-£201,566	-£94,366	-£158,586	-£51,386	-£248,856	-£205,875
50%	75%	-£344,034	-£224,924	-£296,277	-£177,167	-£396,579	-£348,823
10%	60%	£814,483	£848,984	£821,814	£856,315	£799,264	£806,594
15%	60%	£681,401	£733,151	£692,397	£744,148	£658,571	£669,568
20%	60%	£548,318	£617,318	£562,980	£631,981	£517,879	£532,541
25%	60%	£415,236	£501,486	£433,562	£519,813	£377,187	£395,514
30%	60%	£282,152	£385,653	£304,146	£407,646	£236,494	£258,487
35%	60%	£149,069	£269,820	£174,728	£295,479	£95,802	£121,460
40%	60%	£15,987	£153,988	£45,312	£183,312	-£44,891	-£15,567
45%	60%	-£117,096	£38,155	-£84,106	£71,144	-£185,584	-£152,594

£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 LLR
0%	71%	-£277,042	-£277,042	-£277,042	-£277,042	-£277,042	-£277,042
10%	71%	-£557,076	-£530,471	-£548,069	-£521,463	-£568,814	-£559,805
15%	71%	-£697,093	-£657,186	-£683,581	-£643,673	-£714,699	-£701,186
20%	71%	-£837,111	-£783,900	-£819,094	-£765,883	-£860,585	-£842,567
25%	71%	-£977,128	-£910,615	-£954,607	-£888,094	-£1,006,470	
30%	71%	-£1,117,145	-£1,037,329	-£1,090,120	-£1,010,303	-£1,152,356	
35%	71%	-£1,257,162	-£1,164,044				
40%	71%	-£1,397,179	-£1,290,758	-£1,361,145	-£1,254,724	-£1,444,127	-£1,408,092
45%	71%	-£1,537,196	-£1,417,473				-£1,549,474
50%	71%	-£1,677,214	-£1,544,187		-£1,499,145	-£1,735,898	
100%	71%	-£3,098,391	-£2,827,987	-£3,006,833		-£3,217,679	-£3,126,120
10%	75%	-£561,979	-£538,157	-£552,427	-£528,606	-£572,488	-£562,937
15%	75%	-£704,447	-£668,714	-£690,120	-£654,387	-£720,211	-£705,884
20%	75%	-£846,915	-£799,271	-£827,813	-£780,169	-£867,934	-£848,831
25%	75%	-£989,384	-£929,829	-£965,506	-£905,951		-£991,778
30%	75%	-£1,131,852	-£1,060,386	-£1,103,198	-£1,031,732	-£1,163,380	-£1,134,725
35%	75%	-£1,274,320	-£1,190,943		-£1,157,514		
40%	75%	-£1,416,788	-£1,321,500	-£1,378,584	-£1,283,295	-£1,458,824	-£1,420,620
45%	75%	-£1,559,257	-£1,452,057				
50%	75%	-£1,701,725	-£1,582,615	-£1,653,969	-£1,534,859	-£1,754,270	-£1,706,514
10%	60%	-£543,208	-£508,707	-£535,877	-£501,377	-£558,428	-£551,097
15%	60%	-£676,290	-£624,540	-£665,294	-£613,544	-£699,120	-£688,123
20%	60%	-£809,373	-£740,373	-£794,711	-£725,711	-£839,812	-£825,150
25%	60%	-£942,456	-£856,205	-£924,129	-£837,879	-£980,504	-£962,178
30%	60%	-£1,075,539	-£972,038		-£950,046		-£1,099,204
35%	60%	-£1,208,622	-£1,087,871	-£1,182,963	-£1,062,213	-£1,261,890	-£1,236,231
40%	60%	-£1.341.704	-£1,203,703				
45%	60%	-£1,474,787	-£1.319.536	-£1.441.797			
50%	60%	-£1.607.870	-£1.435.369	-£1.571.214	-£1.398.714		-£1.647.312

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%	£651,377	£651,377	£651,377	£651,377	£651,377	£651,377
10%	71%	£371,343	£397,949	£380,351	£406,957	£359,606	£368,615
15%	71%	£231,326	£271,234	£244,839	£284,747	£213,721	£227,233
20%	71%	£91,308	£144,519	£109,326	£162,537	£67,835	£85,853
25%	71%	-£48,709	£17,805	-£26,187	£40,326	-£78,050	-£55,529
30%	71%	-£188,726	-£108,909	-£161,700	-£81,884	-£223,936	-£196,910
35%	71%	-£328,743	-£235,624	-£297,213	-£204,094	-£369,822	-£338,291
40%	71%	-£468,760	-£362,339	-£432,725	-£326,304	-£515,707	-£479,673
45%	71%	-£608,776	-£489,053	-£568,238	-£448,514	-£661,593	-£621,054
50%	71%	-£748,794	-£615,767	-£703,751	-£570,725	-£807,478	-£762,435
100%	71%	-£2,169,971	-£1,899,568	-£2,078,413	-£1,808,008	-£2,289,259	-£2,197,700
10%	75%	£366,440	£390,263	£375,992	£399,814	£355,932	£365,483
15%	75%	£223,972	£259,706	£238,300	£274,033	£208,209	£222,536
20%	75%	£81,504	£129,149	£100,607	£148,251	£60,486	£79,589
25%	75%	-£60,965	-£1,409	-£37,086	£22,469	-£87,237	-£63,359
30%	75%	-£203,433	-£131,966	-£174,778	-£103,313	-£234,960	-£206,305
35%	75%	-£345,901	-£262,523	-£312,471	-£229,094	-£382,683	-£349,253
40%	75%	-£488,369	-£393,081	-£450,164	-£354,875	-£530,405	-£492,200
45%	75%	-£630,837	-£523,638	-£587,857	-£480,657	-£678,127	-£635,147
50%	75%	-£773,305	-£654,195	-£725,549	-£606,439	-£825,850	-£778,095
10%	60%	£385,212	£419,712	£392,543	£427,043	£369,992	£377,323
15%	60%	£252,129	£303,879	£263,125	£314,876	£229,299	£240,296
20%	60%	£119,047	£188,046	£133,709	£202,709	£88,608	£103,270
25%	60%	-£14,036	£72,214	£4,291	£90,541	-£52,085	-£33,758
30%	60%	-£147,119	-£43,619	-£125,126	-£21,626	-£192,777	-£170,784
35%	60%	-£280,202	-£159,452	-£254,543	-£133,793	-£333,470	-£307,811
40%	60%	-£413,285	-£275,284	-£383,960	-£245,960	-£474,162	-£444,839
45%	60%	-£546,367	-£391,117	-£513,378	-£358,127	-£614,855	-£581,865
E00/	600/	CC70 4E0	.080 9089	CC40 704	-E470 204	-C7EE E40	C740 000

 45%
 60%
 -£346,357

 50%
 60%
 -£679,450

 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%	£1,080,649	£1,080,649	£1,080,649	£1,080,649	£1,080,649	£1,080,649
10%	71%	£800.615	£827.220	£809.623	£836,228	£788.878	£797.886
15%	71%	£660,598	£700,506	£674,111	£714,018	£642,992	£656,505
20%	71%	£520.580	£573,791	£538.597	£591.808	£497.107	£515.124
25%	71%	£380,563	£447,076	£403,084	£469,598	£351,221	£373,743
30%	71%	£240,546	£320,362	£267,571	£347,388	£205,335	£232,361
35%	71%	£100,529	£193,648	£132,058	£225,177	£59,450	£90,980
40%	71%	-£39,488	£66,933	-£3,454	£102,967	-£86,436	-£50,401
45%	71%	-£179,505	-£59,782	-£138,967	-£19,243	-£232,321	-£191,783
50%	71%	-£319.523	-£186.496	-£274.480	-£141.453	-£378,207	-£333,163
100%	71%	-£1,740,700	-£1,470,296	-£1,649,142			-£1,768,428
10%	75%	£795,712	£819,534	£805,264	£829,085	£785,203	£794,754
15%	75%	£653,244	£688,977	£667,571	£703,304	£637,480	£651,807
20%	75%	£510,776	£558,420	£529,878	£577,522	£489,757	£508,861
25%	75%	£368,307	£427,862	£392,185	£451,741	£342,034	£365,913
30%	75%	£225,839	£297,305	£254,493	£325,959	£194,312	£222,966
35%	75%	£83,371	£166,749	£116,800	£200,177	£46,589	£80,018
40%	75%	-£59,097	£36,191	-£20,893	£74,396	-£101,133	-£62,929
45%	75%	-£201,566	-£94,366	-£158,586	-£51,386	-£248,856	-£205,875
50%	75%	-£344.034	-£224.924	-£296.277	-£177.167	-£396.579	-£348.823
10%	60%	£814.483	£848.984	£821.814	£856.315	£799.264	£806,594
15%	60%	£681,401	£733,151	£692,397	£744,148	£658,571	£669,568
20%	60%	£548.318	£617.318	£562.980	£631.981	£517.879	£532,541
25%	60%	£415,236	£501,486	£433,562	£519,813	£377,187	£395,514
30%	60%	£282.152	£385,653	£304,146	£407.646	£236,494	£258.487
35%	60%	£149.069	£269.820	£174,728	£295,479	£95.802	£121,460
40%	60%	£15,987	£153.988	£45.312	£183,312	-£44.891	-£15.567
45%	60%	-£117.096	£38.155	-£84.106	£71.144	-£185.584	-£152.594
50%	60%	-£250 178	-£77 678	-F213 523	-F41 023	-£326.276	-£289 621

£13,474,000

11 0.06 Ha

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

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0%	71%	£1,150,506	£1,150,506	£1,150,506	£1,150,506	£1,150,506	£1,150,506
10%	71%	£903,208	£924,967	£916,025	£937,784	£885,204	£898,022
15%	71%	£779,558	£812,197	£798,785	£831,423	£752,553	£771,780
20%	71%	£655,909	£699,428	£681,544	£725,062	£619,902	£645,538
25%	71%	£532,260	£586,658	£564,304	£618,702	£487,251	£519,295
30%	71%	£408,609	£473,887	£447,063	£512,341	£354,600	£393,052
35%	71%	£284,960	£361,118	£329,822	£405,980	£221,948	£266,810
40%	71%	£161,311	£248,348	£212,582	£299,619	£89,298	£140,568
45%	71%	£37,661	£135,579	£95,341	£193,259	-£44,062	£14,326
50%	71%	-£87,395	£22,809	-£22,258	£86,898	-£178,882	-£113,747
100%	71%	-£1,344,111	-£1,122,958	-£1,213,839	-£992,685	-£1,527,089	-£1,396,815
10%	75%	£898,075	£917,559	£911,666	£931,148	£881,955	£895,546
15%	75%	£771,860	£801,085	£792,245	£821,469	£747,680	£768,065
20%	75%	£645,645	£684,611	£672,825	£711,791	£613,405	£640,585
25%	75%	£519,430	£568,138	£553,404	£602,112	£479,130	£513,104
30%	75%	£393,215	£451,664	£433,984	£492,433	£344,855	£385,624
35%	75%	£266,999	£335,190	£314,563	£382,755	£210,579	£258,143
40%	75%	£140,784	£218,716	£195,143	£273,075	£76,304	£130,664
45%	75%	£14,569	£102,242	£75,722	£163,396	-£58,919	£3,183
50%	75%	-£113,473	-£14,464	-£44,413	£53,718	-£195,391	-£126,331
10%	60%	£917,785	£946,001	£928,216	£956,432	£894,440	£904,870
15%	60%	£801,425	£843,750	£817,071	£859,395	£766,407	£782,053
20%	60%	£685,065	£741,497	£705,927	£762,359	£638,373	£659,235
25%	60%	£568,705	£639,245	£594,782	£665,322	£510,341	£536,418
30%	60%	£452,344	£536,992	£483,636	£568,285	£382,307	£413,600
35%	60%	£335,984	£434,741	£372,491	£471,248	£254,275	£290,782
40%	60%	£219,624	£332,488	£261,347	£374,212	£126,241	£167,965
45%	60%	£103,263	£230,236	£150,202	£277,175	-£1,821	£45,147
50%	60%	-£13.312	£127 984	£39.057	£180 138	-£131 948	-£78 941

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%	-£4,624,446	-£4,624,446	-£4,624,446	-£4,624,446	-£4,624,446	-£4,624,446
10%	71%	-£4,871,744	-£4,849,985	-£4,858,926	-£4,837,167	-£4,889,748	-£4,876,930
15%	71%	-£4,995,394	-£4,962,755				
20%	71%	-£5,119,043	-£5,075,524				-£5,129,414
25%	71%	-£5,242,692	-£5,188,294				
30%	71%	-£5,366,342	-£5,301,064		-£5,262,611		
35%	71%	-£5,489,991	-£5,413,834				
40%	71%	-£5,613,640	-£5,526,603				-£5,634,383
45%	71%	-£5,737,290	-£5,639,373				
50%	71%	-£5,862,346	-£5,752,143		-£5,688,054	-£5,953,834	-£5,888,698
100%	71%	-£7,119,063	-£6,897,910				
10%	75%	-£4,876,876	-£4,857,393	-£4,863,286	-£4,843,804	-£4,892,997	-£4,879,406
15%	75%	-£5,003,092	-£4,973,867				
20%	75%	-£5,129,307	-£5,090,340		-£5,063,161	-£5,161,547	-£5,134,367
25%	75%	-£5,255,522	-£5,206,814	-£5,221,548	-£5,172,840	-£5,295,822	-£5,261,848
30%	75%	-£5,381,737	-£5,323,288				
35%	75%	-£5,507,953	-£5,439,762	-£5,460,388		-£5,564,372	-£5,516,809
40%	75%	-£5,634,168	-£5,556,236				
45%	75%	-£5,760,383	-£5,672,709	-£5,699,229	-£5,611,556		-£5,771,769
50%	75%	-£5,888,425	-£5,789,416				
10%	60%	-£4,857,167	-£4,828,951	-£4,846,736	-£4,818,520	-£4,880,512	-£4,870,081
15%	60%	-£4,973,527	-£4,931,202				
20%	60%	-£5,089,887	-£5,033,455				
25%	60%	-£5,206,247	-£5,135,707				
30%	60%	-£5,322,608	-£5,237,959		-£5,206,667	-£5,392,645	-£5,361,352
35%	60%	-£5,438,968	-£5,340,211				
40%	60%	-£5,555,328	-£5,442,464		-£5,400,740		-£5,606,987
45%	60%	-£5,671,688	-£5,544,716				
50%	60%	-£5.788.263	-£5.646.968		-£5,594,814		

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%	-£3,490,310	-£3,490,310				-£3,490,310
10%	71%	-£3,737,608	-£3,715,849	-£3,724,790			-£3,742,794
15%	71%	-£3,861,258	-£3,828,618				-£3,869,036
20%	71%	-£3,984,907	-£3,941,388			-£4,020,914	-£3,995,278
25%	71%	-£4,108,556	-£4,054,158				-£4,121,520
30%	71%	-£4,232,206	-£4,166,928	-£4,193,752	-£4,128,474	-£4,286,216	-£4,247,763
35%	71%	-£4,355,855	-£4,279,698		-£4,234,836		-£4,374,005
40%	71%	-£4,479,504	-£4,392,467	-£4,428,234	-£4,341,197	-£4,551,517	-£4,500,247
45%	71%	-£4,603,154	-£4,505,237	-£4,545,474			-£4,626,489
50%	71%	-£4,728,210	-£4,618,006	-£4,663,073	-£4,553,918	-£4,819,698	-£4,754,562
100%	71%	-£5,984,927	-£5,763,773				-£6,037,631
10%	75%	-£3,742,740	-£3,723,256				-£3,745,270
15%	75%	-£3,868,955	-£3,839,730				-£3,872,750
20%	75%	-£3,995,170	-£3,956,204	-£3,967,991	-£3,929,024	-£4,027,411	-£4,000,231
25%	75%	-£4,121,385	-£4,072,678				-£4,127,711
30%	75%	-£4,247,601	-£4,189,152		-£4,148,383	-£4,295,961	-£4,255,192
35%	75%	-£4,373,817	-£4,305,625		-£4,258,061	-£4,430,236	-£4,382,672
40%	75%	-£4,500,032	-£4,422,099	-£4,445,673	-£4,367,740	-£4,564,511	-£4,510,152
45%	75%	-£4,626,247	-£4,538,573				-£4,637,632
50%	75%	-£4,754,288	-£4,655,280			-£4,836,206	-£4,767,146
10%	60%	-£3,723,030	-£3,694,814				-£3,735,945
15%	60%	-£3,839,390	-£3,797,066	-£3,823,744	-£3,781,420	-£3,874,409	-£3,858,763
20%	60%	-£3,955,750	-£3,899,319				-£3,981,580
25%	60%	-£4,072,111	-£4,001,570		-£3,975,494	-£4,130,475	-£4,104,398
30%	60%	-£4,188,472	-£4,103,823				-£4,227,216
35%	60%	-£4,304,832	-£4,206,075				-£4,350,033
40%	60%	-£4,421,192	-£4,308,327	-£4,379,468	-£4,266,604	-£4,514,574	-£4,472,851
45%	60%	-£4,537,552	-£4,410,579				-£4,595,668
50%	60%	-£4.654.127	-£4.512.832			-£4,772,764	-£4.719.756

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%	-£1,515,725	-£1,515,725	-£1,515,725	-£1,515,725	-£1,515,725	-£1,515,725
10%	71%	-£1,763,024	-£1,741,265				
15%	71%	-£1,886,674	-£1,854,034	-£1,867,446	-£1,834,808	-£1,913,678	-£1,894,452
20%	71%	-£2,010,323	-£1,966,804				
25%	71%	-£2,133,972	-£2,079,573		-£2,047,529		-£2,146,936
30%	71%	-£2,257,622	-£2,192,344				
35%	71%	-£2,381,271	-£2,305,113	-£2,336,409		-£2,444,283	-£2,399,421
40%	71%	-£2,504,920	-£2,417,883				
45%	71%	-£2,628,570	-£2,530,652				
50%	71%	-£2,753,626	-£2,643,422		-£2,579,334	-£2,845,114	-£2,779,978
100%	71%	-£4,010,342	-£3,789,189		-£3,658,916	-£4,193,320	-£4,063,046
10%	75%	-£1,768,156	-£1,748,672	-£1,754,565	-£1,735,083	-£1,784,276	-£1,770,686
15%	75%	-£1,894,371	-£1,865,146				-£1,898,166
20%	75%	-£2,020,586	-£1,981,620	-£1,993,406	-£1,954,440	-£2,052,826	-£2,025,647
25%	75%	-£2,146,801	-£2,098,094		-£2,064,119		
30%	75%	-£2,273,016	-£2,214,567	-£2,232,247	-£2,173,798		-£2,280,608
35%	75%	-£2,399,232	-£2,331,041				
40%	75%	-£2,525,447	-£2,447,515	-£2,471,088			-£2,535,568
45%	75%	-£2,651,663	-£2,563,989				
50%	75%	-£2,779,704	-£2,680,695	-£2,710,644			
10%	60%	-£1,748,446	-£1,720,230				
15%	60%	-£1,864,806	-£1,822,482	-£1,849,160	-£1,806,836	-£1,899,824	-£1,884,178
20%	60%	-£1,981,166	-£1,924,734				-£2,006,996
25%	60%	-£2,097,526	-£2,026,986	-£2,071,449			-£2,129,814
30%	60%	-£2,213,887	-£2,129,239				
35%	60%	-£2,330,247	-£2,231,490	-£2,293,740	-£2,194,983	-£2,411,956	-£2,375,449
40%	60%	-£2,446,608	-£2,333,743				
45%	60%	-£2,562,968	-£2,435,995	-£2,516,029	-£2,389,056		-£2,621,084
50%	60%	-£2,679,543	-£2.538.247	-£2.627.174			-£2,745,172

£90,000,000

£72,325,000

% 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%	-£622.020	-£622.020	-£622.020	-£622.020	-£622.020	-£622.020
10%	71%	-£869.318	-£847.559	-£856,500	-£834.741	-£887.322	-£874,504
15%	71%	-£992.968	-£960.328	-£973.740	-£941.102	-£1.019.972	-£1,000,746
20%	71%	-£1.116.617	-£1.073.098		-£1.047.463		-£1,126,988
25%	71%	-£1.240.266	-£1,185,867		-£1.153.823	-£1,285,274	-£1,253,230
30%	71%	-£1.363.916	-£1,298,638				-£1,379,473
35%	71%	-£1,487,565	-£1,411,407				-£1,505,715
40%	71%	-£1.611.214	-£1.524.177				
45%	71%	-£1.734.864	-£1.636.946	-£1.677.184			-£1,758,199
50%	71%	-£1,859,920	-£1,749,716			-£1,951,408	-£1,886,272
100%	71%	-£3.116.637	-£2.895.483			-£3,299,614	
10%	75%	-£874,450	-£854,966	-£860,860	-£841,377	-£890,570	-£876,980
15%	75%	-£1.000.665	-£971.440		-£951.056		
20%	75%	-£1,126,880	-£1,087,914		-£1,060,734		
25%	75%	-£1,253,095	-£1,204,388				
30%	75%	-£1,379,310	-£1,320,861				
35%	75%	-£1,505,526	-£1,437,335				
40%	75%	-£1,631,742	-£1,553,809	-£1,577,382	-£1,499,450	-£1,696,221	-£1,641,862
45%	75%	-£1,757,957	-£1,670,283			-£1,831,444	
50%	75%	-£1,885,998	-£1,786,989				
10%	60%	-£854,740	-£826,524	-£844,309	-£816,093	-£878,086	-£867,655
15%	60%	-£971,100	-£928,776	-£955,454	-£913,130	-£1,006,118	-£990,472
20%	60%	-£1,087,460	-£1,031,028	-£1,066,598	-£1,010,167	-£1,134,152	-£1,113,290
25%	60%	-£1,203,820	-£1,133,280				
30%	60%	-£1,320,181	-£1,235,533	-£1,288,889	-£1,204,240	-£1,390,218	-£1,358,925
35%	60%	-£1,436,542	-£1,337,784	-£1,400,034			
40%	60%	-£1,552,902	-£1,440,037	-£1,511,178	-£1,398,314	-£1,646,284	-£1,604,561
45%	60%	-£1,669,262	-£1,542,289				
50%	60%	-£1.785.837	-£1 644 542				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,496	£40,496	£40,496	£40,496	£40,496	£40,496
10%	71%	-£206,802	-£185,043	-£193,984	-£172,225	-£224,806	-£211,988
15%	71%	-£330,452	-£297,813	-£311,225	-£278,587	-£357,457	-£338,230
20%	71%	-£454,101	-£410,582	-£428,466	-£384,948	-£490,108	-£464,472
25%	71%	-£577,750	-£523,352	-£545,706	-£491,308	-£622,759	-£590,714
30%	71%	-£701,400	-£636,122	-£662,947	-£597,669	-£755,410	-£716,957
35%	71%	-£825,049	-£748,892	-£780,187	-£704,030	-£888,061	-£843,199
40%	71%	-£948,698	-£861,662	-£897,428	-£810,391	-£1,020,712	-£969,441
45%	71%	-£1,072,348	-£974,431		-£916,751		
50%	71%	-£1,197,404	-£1,087,201	-£1,132,268	-£1,023,112	-£1,288,892	-£1,223,756
100%	71%	-£2,454,121	-£2,232,968				
10%	75%	-£211,935	-£192,451	-£198,344	-£178,862	-£228,055	-£214,464
15%	75%	-£338,150	-£308,925	-£317,765	-£288,541	-£362,330	-£341,945
20%	75%	-£464,365	-£425,399	-£437,185	-£398,219	-£496,605	-£469,425
25%	75%	-£590,580	-£541,872	-£556,606	-£507,898	-£630,880	-£596,906
30%	75%	-£716,795	-£658,346	-£676,026	-£617,577	-£765,155	-£724,386
35%	75%	-£843,011	-£774,820	-£795,447	-£727,255	-£899,430	-£851,867
40%	75%	-£969,226	-£891,294	-£914,867	-£836,934	-£1,033,706	-£979,346
45%	75%	-£1,095,441	-£1,007,768		-£946,614		-£1,106,827
50%	75%	-£1,223,483	-£1,124,474				-£1,236,341
10%	60%	-£192,225	-£164,009	-£181,794	-£153,578	-£215,570	-£205,140
15%	60%	-£308,585	-£266,260	-£292,939	-£250,615	-£343,603	-£327,957
20%	60%	-£424,945	-£368,513	-£404,083	-£347,651	-£471,637	-£450,775
25%	60%	-£541,305	-£470,765	-£515,228	-£444,688	-£599,669	-£573,592
30%	60%	-£657,666	-£573,017	-£626,373	-£541,725	-£727,703	-£696,410
35%	60%	-£774,026	-£675,269	-£737,519	-£638,762	-£855,735	-£819,228
40%	60%	-£890,386	-£777,522	-£848,663	-£735,798	-£983,769	-£942,045
45%	60%	-£1,006,747	-£879,774	-£959,808	-£832,835		
50%	60%	-£1.123.321	-£982.026		-£929.872		

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%	£715,203	£715,203	£715,203	£715,203	£715,203	£715,203
10%	71%	£467,905	£489,664	£480,722	£502,481	£449,901	£462,719
15%	71%	£344,255	£376,894	£363,482	£396,120	£317,250	£336,477
20%	71%	£220,605	£264,124	£246,241	£289,759	£184,599	£210,234
25%	71%	£96,956	£151,355	£129,001	£183,399	£51,948	£83,992
30%	71%	-£26,694	£38,584	£11,760	£77,038	-£80,703	-£42,251
35%	71%	-£150,343	-£74,185	-£105,481	-£29,323	-£213,355	-£168,493
40%	71%	-£273,992	-£186,955	-£222,721	-£135,684	-£346,005	-£294,735
45%	71%	-£397,642	-£299,724	-£339,962	-£242,044	-£479,365	-£420,977
50%	71%	-£522,698	-£412,494	-£457,561	-£348,405	-£614,186	-£549,050
100%	71%	-£1,779,414		-£1,649,142			-£1,832,118
10%	75%	£462,772	£482,256	£476,363	£495,845	£446,652	£460,243
15%	75%	£336,557	£365,782	£356,942	£386,166	£312,377	£332,762
20%	75%	£210,342	£249,308	£237,522	£276,488	£178,102	£205,282
25%	75%	£84,127	£132,835	£118,101	£166,809	£43,827	£77,801
30%	75%	-£42,088	£16,361	-£1,319	£57,130	-£90,448	-£49,679
35%	75%	-£168,304	-£100,113	-£120,740	-£52,548	-£224,724	-£177,160
40%	75%	-£294,519	-£216,587	-£240,160	-£162,228	-£358,999	-£304,640
45%	75%	-£420,735	-£333,061	-£359,581	-£271,907	-£494,222	-£432,120
50%	75%	-£548,776	-£449,767	-£479,716	-£381,585	-£630,694	-£561,634
10%	60%	£482,482	£510,698	£492,913	£521,129	£459,136	£469,567
15%	60%	£366,122	£408,446	£381,768	£424,092	£331,104	£346,750
20%	60%	£249,762	£306,194	£270,624	£327,056	£203,070	£223,932
25%	60%	£133,402	£203,942	£159,479	£230,019	£75,038	£101,114
30%	60%	£17,041	£101,689	£48,333	£132,982	-£52,996	-£21,703
35%	60%	-£99,319	-£562	-£62,812	£35,945	-£181,028	-£144,521
40%	60%	-£215,679	-£102,815	-£173,956	-£61,091	-£309,062	-£267,338
45%	60%	-£332,040	-£205,067	-£285,101	-£158,128	-£437,124	-£390,156
E09/	60%	-CAA9 G1E	£207.240	946 9063	-COEE 1GE	CEC7 251	-CE14 244

£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	IAR and IIR
0%	71%	-£642.489	-£642.489	-£642.489	-£642.489	-£642.489	-£642.489
10%	71%	-£889.787	-£868.028	-£876,969	-£855,210	-£907.790	-£894,973
15%	71%	-£1,013,437	-£980,797	-£994,209	-£961.571	-£1.040.441	-£1,021,215
20%	71%	-£1,137,086	-£1,093,567		-£1.067.932		-£1,147,457
25%	71%	-£1,260,735	-£1,206,336		-£1.174.292		-£1,273,699
30%	71%	-£1.384.385	-£1.319.107		-£1,280,653	-£1.438.394	-£1,399,942
35%	71%	-£1.508.034	-£1.431.876	-£1.463.172	-£1.387.014		-£1,526,184
40%	71%	-£1.631.683	-£1.544.646				
45%	71%	-£1.755.333	-£1.657.415		-£1.599.736		-£1,778,668
50%	71%	-£1.880.389	-£1,770,185				
100%	71%	-£3.137.106	-£2.915.952				
10%	75%	-£894.919	-£875.435	-£881.329	-£861.846	-£911.039	-£897,449
15%	75%	-£1.021.134	-£991,909			-£1,045,314	
20%	75%	-£1.147.349	-£1,108,383				
25%	75%	-£1,273,564	-£1.224.857				
30%	75%	-£1,399,779	-£1,341,330				
35%	75%	-£1.525.995	-£1.457.804				
40%	75%	-£1.652.211	-£1.574.278				
45%	75%	-£1.778.426	-£1.690.752				
50%	75%	-£1,906,467	-£1.807.458				
10%	60%	-£875,209	-£846,993	-£864,778	-£836,562	-£898,555	-£888,124
15%	60%	-£991,569	-£949,245	-£975,923	-£933,599	-£1,026,587	-£1,010,941
20%	60%	-£1,107,929	-£1,051,497		-£1,030,636		-£1,133,759
25%	60%	-£1,224,289	-£1,153,749				
30%	60%	-£1,340,650	-£1,256,002	-£1,309,358		-£1,410,687	-£1,379,394
35%	60%	-£1,457,011	-£1,358,253		-£1,321,746		
40%	60%	-£1,573,371	-£1,460,506				
45%	60%	-£1,689,731	-£1,562,758				
50%	60%	-£1.806.306	-£1.665.011				

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%	£285,931	£285,931	£285,931	£285,931	£285,931	£285,931
10%	71%	£38,633	£60,392	£51,451	£73,210	£20,629	£33,447
15%	71%	-£85,017	-£52,377	-£65,790	-£33,151	-£112,021	-£92,795
20%	71%	-£208,666	-£165,147	-£183,030	-£139,512	-£244,673	-£219,037
25%	71%	-£332,315	-£277,916	-£300,271	-£245,872	-£377,323	-£345,279
30%	71%	-£455,965	-£390,687	-£417,511	-£352,233	-£509,975	-£471,522
35%	71%	-£579,614	-£503,457	-£534,752	-£458,595	-£642,626	-£597,764
40%	71%	-£703,263	-£616,226	-£651,993	-£564,956	-£775,276	-£724,006
45%	71%	-£826,913	-£728,996	-£769,233	-£671,316	-£908,637	-£850,248
50%	71%	-£951,969	-£841,765	-£886,832	-£777,677		
100%	71%	-£2,208,686	-£1,987,532	-£2,078,413	-£1,857,260	-£2,391,664	-£2,261,390
10%	75%	£33,501	£52,985	£47,091	£66,574	£17,381	£30,971
15%	75%	-£92,714	-£63,489	-£72,329	-£43,105	-£116,894	-£96,509
20%	75%	-£218,929	-£179,963	-£191,750	-£152,783	-£251,170	-£223,990
25%	75%	-£345,144	-£296,437	-£311,170	-£262,463	-£385,445	-£351,470
30%	75%	-£471,360	-£412,911	-£430,591	-£372,142	-£519,720	-£478,951
35%	75%	-£597,576	-£529,384	-£550,011	-£481,820	-£653,995	-£606,431
40%	75%	-£723,791	-£645,858	-£669,432	-£591,499	-£788,270	-£733,911
45%	75%	-£850,006	-£762,332	-£788,852	-£701,178	-£923,494	-£861,391
50%	75%	-£978,047	-£879,039	-£908,987	-£810,856	-£1,059,965	-£990,905
10%	60%	£53,211	£81,427	£63,642	£91,858	£29,865	£40,296
15%	60%	-£63,149	-£20,825	-£47,503	-£5,179	-£98,168	-£82,522
20%	60%	-£179,509	-£123,078	-£158,648	-£102,216	-£226,201	-£205,339
25%	60%	-£295,870	-£225,329	-£269,793	-£199,253	-£354,234	-£328,157
30%	60%	-£412,231	-£327,582	-£380,938	-£296,289	-£482,267	-£450,975
35%	60%	-£528,591	-£429,834	-£492,083	-£393,326	-£610,300	-£573,792
40%	60%	-£644,951	-£532,086	-£603,227	-£490,363	-£738,333	-£696,610
45%	60%	-£761,311	-£634,338	-£714,373	-£587,400	-£866,395	-£819,427
50%	60%	-£877.886	-£736.591	-£825.518	-£684,436		-£943.515

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%	£715,203	£715,203	£715,203	£715,203	£715,203	£715,203
10%	71%	£467,905	£489,664	£480,722	£502,481	£449,901	£462,719
15%	71%	£344,255	£376,894	£363,482	£396,120	£317,250	£336,477
20%	71%	£220,605	£264,124	£246,241	£289,759	£184,599	£210,234
25%	71%	£96,956	£151,355	£129,001	£183,399	£51,948	£83,992
30%	71%	-£26,694	£38,584	£11,760	£77,038	-£80,703	-£42,251
35%	71%	-£150,343	-£74,185	-£105,481	-£29,323	-£213,355	-£168,493
40%	71%	-£273,992	-£186,955	-£222,721	-£135,684	-£346,005	-£294,735
45%	71%	-£397,642	-£299,724	-£339,962	-£242,044	-£479,365	-£420,977
50%	71%	-£522,698	-£412,494	-£457,561	-£348,405	-£614,186	-£549,050
100%	71%	-£1,779,414		-£1,649,142	-£1,427,988	-£1,962,392	-£1,832,118
10%	75%	£462,772	£482,256	£476,363	£495,845	£446,652	£460,243
15%	75%	£336,557	£365,782	£356,942	£386,166	£312,377	£332,762
20%	75%	£210,342	£249,308	£237,522	£276,488	£178,102	£205,282
25%	75%	£84,127	£132,835	£118,101	£166,809	£43,827	£77,801
30%	75%	-£42,088	£16,361	-£1,319	£57,130	-£90,448	-£49,679
35%	75%	-£168,304	-£100,113	-£120,740	-£52,548	-£224,724	-£177,160
40%	75%	-£294,519	-£216,587	-£240,160	-£162,228	-£358,999	-£304,640
45%	75%	-£420,735	-£333,061	-£359,581	-£271,907	-£494,222	-£432,120
50%	75%	-£548,776	-£449,767	-£479,716	-£381,585	-£630,694	-£561,634
10%	60%	£482,482	£510,698	£492,913	£521,129	£459,136	£469,567
15%	60%	£366,122	£408,446	£381,768	£424,092	£331,104	£346,750
20%	60%	£249,762	£306,194	£270,624	£327,056	£203,070	£223,932
25%	60%	£133,402	£203,942	£159,479	£230,019	£75,038	£101,114
30%	60%	£17,041	£101,689	£48,333	£132,982	-£52,996	-£21,703
35%	60%	-£99,319	-£562	-£62,812	£35,945	-£181,028	-£144,521
40%	60%	-£215,679	-£102,815	-£173,956	-£61,091	-£309,062	-£267,338
45%	60%	-£332,040	-£205,067	-£285,101	-£158,128	-£437,124	-£390,156
50%	60%	-£448.615	-£307.319	-£396.246	-£255.165	-£567,251	-£514.244

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 2 
 No Units
 30

 Site Area
 0.47 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%	£21,290,977	£21,290,977	£21,290,977	£21,290,977	£21,290,977	£21,290,977
10%	71%	£18,838,844	£18,950,778	£18,843,417	£18,955,352	£18,855,408	£18,859,982
15%	71%	£17,612,778	£17,780,679	£17,619,637	£17,787,539	£17,637,625	£17,644,484
20%	71%	£16,386,710	£16,610,579	£16,395,857	£16,619,726	£16,419,841	£16,428,987
25%	71%	£15,160,644	£15,440,480	£15,172,076	£15,451,913	£15,202,056	£15,213,489
30%	71%	£13,934,577	£14,270,380	£13,948,296	£14,284,100	£13,984,272	£13,997,991
35%	71%	£12,708,511	£13,100,281	£12,724,516	£13,116,287	£12,766,488	£12,782,494
40%	71%	£11,482,444	£11,930,182	£11,500,736	£11,948,474	£11,548,704	£11,566,996
45%	71%	£10,256,377	£10,760,083	£10,276,956	£10,780,661	£10,330,919	£10,351,498
50%	71%	£9,030,310	£9,589,983	£9,053,176	£9,612,848	£9,113,135	£9,136,001
100%	71%	-£3,283,189	-£2,145,538	-£3,236,710	-£2,099,058	-£3,114,831	-£3,068,352
10%	75%	£18,826,775	£18,927,049	£18,831,626	£18,931,900	£18,841,614	£18,846,465
15%	75%	£17,594,673	£17,745,084	£17,601,950	£17,752,360	£17,616,932	£17,624,209
20%	75%	£16,362,572	£16,563,119	£16,372,274	£16,572,821	£16,392,251	£16,401,953
25%	75%	£15,130,471	£15,381,155	£15,142,598	£15,393,282	£15,167,569	£15,179,696
30%	75%	£13,898,370	£14,199,191	£13,912,923	£14,213,744	£13,942,888	£13,957,441
35%	75%	£12,666,269	£13,017,226	£12,683,247	£13,034,205	£12,718,206	£12,735,184
40%	75%	£11,434,167	£11,835,262	£11,453,571	£11,854,665	£11,493,525	£11,512,928
45%	75%	£10,202,066	£10,653,297	£10,223,896	£10,675,126	£10,268,843	£10,290,672
50%	75%	£8,969,965	£9,471,333	£8,994,219	£9,495,587	£9,044,162	£9,068,416
10%	60%	£18,872,689	£19,017,604	£18,876,404	£19,021,318	£18,894,134	£18,897,850
15%	60%	£17,663,545	£17,880,916	£17,669,118	£17,886,489	£17,695,712	£17,701,286
20%	60%	£16,454,400	£16,744,229	£16,461,831	£16,751,660	£16,497,291	£16,504,722
25%	60%	£15,245,255	£15,607,542	£15,254,544	£15,616,831	£15,298,869	£15,308,159
30%	60%	£14,036,111	£14,470,855	£14,047,258	£14,482,001	£14,100,448	£14,111,595
35%	60%	£12,826,967	£13,334,168	£12,839,971	£13,347,172	£12,902,026	£12,915,031
40%	60%	£11,617,823	£12,197,481	£11,632,684	£12,212,343	£11,703,605	£11,718,468
45%	60%	£10,408,679	£11,060,793	£10,425,398	£11,077,513	£10,505,183	£10,521,903
50%	60%	£9.199.534	£9.924.107	£9.218.112	£9.942.684	£9.306.762	£9.325.339

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%	71%	-£23,461,015	-£23,349,081	-£23,456,442	-£23,344,507	-£23,444,451	-£23,439,877
15%	71%						
20%	71%	-£25,913,149		-£25,904,002		-£25,880,018	
25%	71%						
30%	71%	-£28,365,282	-£28,029,479				-£28,301,868
35%	71%		-£29,199,578				
40%	71%	-£30,817,415	-£30,369,677		-£30,351,385		-£30,732,863
45%	71%						
50%	71%	-£33,269,549	-£32,709,876	-£33,246,683	-£32,687,011	-£33,186,724	-£33,163,858
100%	71%						
10%	75%	-£23,473,084	-£23,372,810	-£23,468,233	-£23,367,959	-£23,458,245	-£23,453,394
15%	75%						
20%	75%	-£25,937,287	-£25,736,740	-£25,927,585	-£25,727,038	-£25,907,608	-£25,897,906
25%	75%	-£27,169,388	-£26,918,704	-£27,157,261	-£26,906,577	-£27,132,290	
30%	75%	-£28,401,489		-£28,386,936			-£28,342,418
35%	75%			-£29,616,612	-£29,265,654		
40%	75%		-£30,464,597		-£30,445,194	-£30,806,334	
45%	75%						
50%	75%	-£33,329,894		-£33,305,640			-£33,231,443
10%	60%	-£23,427,170		-£23,423,455	-£23,278,541	-£23,405,725	-£23,402,009
15%	60%	-£24,636,314	-£24,418,943	-£24,630,741	-£24,413,370	-£24,604,147	
20%	60%	-£25,845,459		-£25,838,028	-£25,548,199	-£25,802,568	
25%	60%						
30%	60%	-£28,263,748	-£27,829,004		-£27,817,858	-£28,199,411	-£28,188,264
35%	60%						
40%	60%	-£30,682,036	-£30,102,378	-£30,667,175	-£30,087,516	-£30,596,254	
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 LLF
0%	71%	-£12,701,659	-£12,701,659	-£12,701,659	-£12,701,659	-£12,701,659	-£12,701,659
10%	71%						
15%	71%						
20%	71%					-£17,572,796	
25%	71%				-£18,540,724		
30%	71%	-£20,058,060	-£19,722,256	-£20,044,340	-£19,708,537		-£19,994,646
35%	71%						
40%	71%		-£22,062,454				
45%	71%		-£23,232,554				
50%	71%						
100%	71%		-£36,138,174				
10%	75%						-£15,146,172
15%	75%						
20%	75%						-£17,590,684
25%	75%				-£18,599,354		
30%	75%			-£20,079,714			-£20,035,196
35%	75%						
40%	75%				-£22.137.972	-£22,499,112	-£22,479,708
45%	75%					-£23,723,794	
50%	75%		-£24,521,304	-£24,998,417	-£24,497,049		
10%	60%						
15%	60%	-£16,329,092	-£16,111,720	-£16,323,519	-£16,106,148	-£16,296,924	-£16,291,351
20%	60%						-£17,487,914
25%	60%	-£18,747,381	-£18,385,095	-£18,738,093	-£18,375,806	-£18,693,767	-£18,684,478
30%	60%						
35%	60%		-£20,658,469		-£20,645,465		-£21,077,605
40%	60%	-£22,374,814			-£21,780,294		
45%	60%	-£23,583,958	-£22,931,843	-£23,567,238	-£22,915,124		-£23,470,734
50%	60%		-£24 068 530		-£24 049 953	-£24.685.874	-£24,667,298

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%	£1,761,602	£1,761,602	£1,761,602	£1,761,602	£1,761,602	£1,761,602
10%	71%	-£690,531	-£578,597	-£685,958	-£574,023	-£673,967	-£669,393
15%	71%	-£1,916,597	-£1,748,696	-£1,909,738	-£1,741,836	-£1,891,750	-£1,884,891
20%	71%	-£3,142,665	-£2,918,796	-£3,133,518	-£2,909,649	-£3,109,534	-£3,100,388
25%	71%	-£4,368,731	-£4,088,895	-£4,357,299	-£4,077,462	-£4,327,319	-£4,315,886
30%	71%	-£5,594,798	-£5,258,995	-£5,581,079	-£5,245,275	-£5,545,103	-£5,531,384
35%	71%	-£6,820,864	-£6,429,094	-£6,804,858	-£6,413,087	-£6,762,887	-£6,746,881
40%	71%						
45%	71%	-£9,272,997	-£8,769,292	-£9,252,419	-£8,748,714	-£9,198,455	-£9,177,877
50%	71%						
100%	71%	-£22,812,564	-£21,674,912	-£22,766,085	-£21,628,433	-£22,644,206	-£22,597,727
10%	75%	-£702,600	-£602,326	-£697,749	-£597,475	-£687,761	-£682,910
15%	75%	-£1,934,702	-£1,784,291	-£1,927,425	-£1,777,015	-£1,912,443	-£1,905,166
20%	75%	-£3,166,803	-£2,966,256	-£3,157,101	-£2,956,554	-£3,137,124	-£3,127,422
25%	75%	-£4,398,904	-£4,148,220	-£4,386,777	-£4,136,093	-£4,361,806	-£4,349,679
30%	75%	-£5,631,005	-£5,330,184	-£5,616,452	-£5,315,631	-£5,586,487	-£5,571,934
35%	75%	-£6,863,106	-£6,512,149	-£6,846,128	-£6,495,170	-£6,811,169	-£6,794,191
40%	75%			-£8,075,804			
45%	75%						
50%	75%						
10%	60%	-£656,686	-£511,771	-£652,970	-£508,057	-£635,241	-£631,525
15%	60%	-£1,865,830	-£1,648,459	-£1,860,257	-£1,642,886	-£1,833,663	-£1,828,089
20%	60%	-£3,074,975	-£2,785,146	-£3,067,544	-£2,777,715	-£3,032,084	-£3,024,653
25%	60%	-£4,284,119	-£3,921,833	-£4,274,831	-£3,912,544	-£4,230,506	-£4,221,216
30%	60%	-£5,493,264	-£5,058,520	-£5,482,117	-£5,047,374	-£5,428,927	-£5,417,780
35%	60%	-£6,702,408	-£6,195,207	-£6,689,404	-£6,182,203	-£6,627,349	-£6,614,344
40%	60%	-£7.911.552	-£7,331,894	-£7.896.691	-£7.317.032	-£7.825.770	-£7.810.907
45%	60%						-£9,007,472

£90,000,000

£72,325,000

% 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%	£8,307,740	£8,307,740	£8,307,740	£8,307,740	£8,307,740	£8,307,740
10%	71%	£5.855.607	£5.967.541	£5.860.180	£5.972.115	£5.872.172	£5.876.745
15%	71%	£4,629,541	£4,797,442	£4,636,400	£4,804,302	£4,654,388	£4,661,247
20%	71%	£3,403,474	£3,627,343	£3,412,620	£3,636,489	£3,436,604	£3,445,750
25%	71%	£2,177,407	£2,457,243	£2,188,839	£2,468,676	£2,218,819	£2,230,252
30%	71%	£951,340	£1,287,144	£965,060	£1,300,863	£1,001,035	£1,014,754
35%	71%	-£274,726	£117,044	-£258,720	£133,051	-£216,748	-£200,743
40%	71%	-£1,500,793	-£1,053,054	-£1,482,501	-£1,034,762	-£1,434,533	-£1,416,241
45%	71%	-£2.726.859	-£2,223,154	-£2.706.281	-£2.202.575	-£2.652.317	-£2,631,739
50%	71%	-£3,952,927	-£3,393,253	-£3,930,061	-£3,370,389	-£3,870,102	-£3,847,236
100%	71%	-£16.266.426	-£15.128.774		-£15.082.295		
10%	75%	£5,843,538	£5,943,812	£5,848,389	£5,948,663	£5,858,377	£5,863,228
15%	75%	£4.611.436	£4.761.847	£4.618.714	£4,769,123	£4.633.695	£4,640,973
20%	75%	£3,379,335	£3,579,883	£3,389,037	£3,589,584	£3,409,014	£3,418,716
25%	75%	£2,147,234	£2,397,918	£2,159,361	£2,410,046	£2,184,332	£2,196,459
30%	75%	£915,133	£1,215,954	£929,686	£1,230,507	£959,651	£974,204
35%	75%	-£316,968	£33,989	-£299,990	£50,968	-£265,031	-£248,053
40%	75%	-£1,549,070	-£1,147,975	-£1,529,665	-£1,128,572	-£1,489,712	-£1,470,308
45%	75%	-£2.781.171	-£2.329.939	-£2.759.341	-£2,308,110	-£2.714.394	-£2,692,565
50%	75%	-£4,013,272	-£3,511,904	-£3,989,018	-£3,487,649	-£3,939,075	-£3,914,821
10%	60%	£5,889,452	£6,034,367	£5,893,168	£6,038,081	£5,910,897	£5,914,613
15%	60%	£4,680,308	£4,897,680	£4,685,881	£4,903,252	£4,712,475	£4,718,049
20%	60%	£3,471,163	£3,760,992	£3,478,594	£3,768,423	£3,514,054	£3,521,486
25%	60%	£2,262,019	£2,624,305	£2,271,307	£2,633,594	£2,315,632	£2,324,922
30%	60%	£1,052,875	£1,487,619	£1,064,021	£1,498,764	£1,117,211	£1,128,358
35%	60%	-£156,270	£350,931	-£143,266	£363,935	-£81,211	-£68,205
40%	60%	-£1,365,414	-£785,756	-£1,350,552	-£770,894	-£1,279,632	-£1,264,769
45%	60%	-£2,574,558	-£1,922,443	-£2,557,838	-£1,905,724	-£2,478,054	-£2,461,334
50%	60%	-£3 783 703	-£3.059.130	-£3.765.125	-£3 040 553	-£3 676 475	-£3 657 898

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,160,474	£13,160,474	£13,160,474	£13,160,474	£13,160,474	£13,160,474
10%	71%	£10,708,341	£10,820,275	£10,712,914	£10,824,849	£10,724,905	£10,729,479
15%	71%	£9,482,275	£9,650,176	£9,489,134	£9,657,036	£9,507,122	£9,513,981
20%	71%	£8,256,208	£8,480,076	£8,265,354	£8,489,223	£8,289,338	£8,298,484
25%	71%	£7,030,141	£7,309,977	£7,041,573	£7,321,410	£7,071,553	£7,082,986
30%	71%	£5,804,074	£6,139,877	£5,817,793	£6,153,597	£5,853,769	£5,867,488
35%	71%	£4,578,008	£4,969,778	£4,594,014	£4,985,785	£4,635,985	£4,651,991
40%	71%	£3,351,941	£3,799,679	£3,370,233	£3,817,971	£3,418,201	£3,436,493
45%	71%	£2,125,875	£2,629,580	£2,146,453	£2,650,158	£2,200,417	£2,220,995
50%	71%	£899,807	£1,459,480	£922,673	£1,482,345	£982,632	£1,005,498
100%	71%	-£11,413,692	-£10,276,040			-£11,245,334	-£11,198,855
10%	75%	£10,696,272	£10,796,546	£10,701,123	£10,801,397	£10,711,111	£10,715,962
15%	75%	£9,464,170	£9,614,581	£9,471,447	£9,621,857	£9,486,429	£9,493,706
20%	75%	£8,232,069	£8,432,616	£8,241,771	£8,442,318	£8,261,748	£8,271,450
25%	75%	£6,999,968	£7,250,652	£7,012,095	£7,262,779	£7,037,066	£7,049,193
30%	75%	£5,767,867	£6,068,688	£5,782,420	£6,083,241	£5,812,385	£5,826,938
35%	75%	£4,535,766	£4,886,723	£4,552,744	£4,903,702	£4,587,703	£4,604,681
40%	75%	£3,303,664	£3,704,759	£3,323,068	£3,724,162	£3,363,022	£3,382,425
45%	75%	£2,071,563	£2,522,794	£2,093,393	£2,544,623	£2,138,340	£2,160,169
50%	75%	£839,462	£1,340,830	£863,716	£1,365,085	£913,659	£937,913
10%	60%	£10,742,186	£10,887,101	£10,745,902	£10,890,815	£10,763,631	£10,767,347
15%	60%	£9,533,042	£9,750,413	£9,538,615	£9,755,986	£9,565,209	£9,570,783
20%	60%	£8,323,897	£8,613,726	£8,331,328	£8,621,157	£8,366,788	£8,374,219
25%	60%	£7,114,753	£7,477,039	£7,124,041	£7,486,328	£7,168,366	£7,177,656
30%	60%	£5,905,608	£6,340,352	£5,916,755	£6,351,498	£5,969,945	£5,981,092
35%	60%	£4,696,464	£5,203,665	£4,709,468	£5,216,669	£4,771,523	£4,784,528
40%	60%	£3,487,320	£4,066,978	£3,502,181	£4,081,840	£3,573,102	£3,587,965
45%	60%	£2,278,176	£2,930,290	£2,294,896	£2,947,010	£2,374,680	£2,391,400
50%	60%	£1 069 031	£1 793 604	£1 087 609	£1 812 181	£1 176 259	£1 194 836

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%	£18,102,508	£18,102,508	£18,102,508	£18,102,508	£18,102,508	£18,102,508
10%	71%	£15,650,374	£15,762,309	£15,654,947	£15,766,883	£15,666,939	£15,671,513
15%	71%	£14,424,308	£14,592,209	£14,431,167	£14,599,070	£14,449,156	£14,456,015
20%	71%	£13,198,241	£13,422,110	£13,207,388	£13,431,256	£13,231,371	£13,240,518
25%	71%	£11,972,175	£12,252,010	£11,983,607	£12,263,443	£12,013,587	£12,025,020
30%	71%	£10,746,108	£11,081,911	£10,759,827	£11,095,630	£10,795,802	£10,809,522
35%	71%	£9,520,041	£9,911,811	£9,536,047	£9,927,818	£9,578,019	£9,594,025
40%	71%	£8,293,974	£8,741,713	£8,312,266	£8,760,005	£8,360,235	£8,378,527
45%	71%	£7,067,908	£7,571,613	£7,088,486	£7,592,192	£7,142,450	£7,163,029
50%	71%	£5,841,841	£6,401,514	£5,864,707	£6,424,379	£5,924,666	£5,947,532
100%	71%	-£6,471,659	-£5,334,007	-£6,425,180	-£5,287,528	-£6,303,300	-£6,256,821
10%	75%	£15,638,306	£15,738,579	£15,643,157	£15,743,430	£15,653,145	£15,657,996
15%	75%	£14,406,204	£14,556,614	£14,413,481	£14,563,891	£14,428,463	£14,435,740
20%	75%	£13,174,103	£13,374,650	£13,183,804	£13,384,352	£13,203,782	£13,213,483
25%	75%	£11,942,002	£12,192,686	£11,954,129	£12,204,813	£11,979,100	£11,991,227
30%	75%	£10,709,901	£11,010,722	£10,724,453	£11,025,274	£10,754,419	£10,768,971
35%	75%	£9,477,800	£9,828,756	£9,494,778	£9,845,735	£9,529,737	£9,546,715
40%	75%	£8,245,698	£8,646,792	£8,265,102	£8,666,196	£8,305,055	£8,324,459
45%	75%	£7,013,597	£7,464,828	£7,035,426	£7,486,657	£7,080,373	£7,102,202
50%	75%	£5,781,495	£6,282,864	£5,805,750	£6,307,118	£5,855,692	£5,879,947
10%	60%	£15,684,220	£15,829,134	£15,687,935	£15,832,849	£15,705,665	£15,709,380
15%	60%	£14,475,075	£14,692,447	£14,480,648	£14,698,020	£14,507,243	£14,512,817
20%	60%	£13,265,930	£13,555,760	£13,273,361	£13,563,191	£13,308,822	£13,316,253
25%	60%	£12,056,786	£12,419,072	£12,066,075	£12,428,362	£12,110,400	£12,119,689
30%	60%	£10,847,642	£11,282,386	£10,858,789	£11,293,532	£10,911,979	£10,923,126
35%	60%	£9,638,498	£10,145,699	£9,651,502	£10,158,703	£9,713,557	£9,726,562
40%	60%	£8,429,354	£9,009,011	£8,444,215	£9,023,874	£8,515,136	£8,529,998
45%	60%	£7,220,209	£7,872,324	£7,236,929	£7,889,044	£7,316,714	£7,333,434
500/	60%	EE 011 064	CC 72E C20	EE 020 E42	CC 7E4 24E	EE 119 202	£6 126 970

£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%	£8,157,811	£8,157,811	£8,157,811	£8,157,811	£8,157,811	£8,157,811
10%	71%	£5,705,678	£5,817,612	£5,710,250	£5,822,186	£5,722,242	£5,726,816
15%	71%	£4,479,611	£4,647,513	£4,486,471	£4,654,373	£4,504,459	£4,511,318
20%	71%	£3,253,544	£3,477,413	£3,262,691	£3,486,560	£3,286,674	£3,295,821
25%	71%	£2,027,478	£2,307,314	£2,038,910	£2,318,746	£2,068,890	£2,080,323
30%	71%	£801,411	£1,137,214	£815,130	£1,150,933	£851,105	£864,825
35%	71%	-£424,655	-£32,885	-£408,650	-£16,879	-£366,678	-£350,672
40%	71%	-£1,650,723	-£1,202,984	-£1,632,431	-£1,184,692	-£1,584,462	-£1,566,170
45%	71%	-£2.876.789	-£2.373.083	-£2.856.210	-£2.352.505	-£2.802.247	-£2.781.668
50%	71%	-£4,102,856	-£3,543,183	-£4,079,990	-£3,520,318	-£4,020,031	-£3,997,165
100%	71%		-£15.278.704		-£15,232,225		-£16.201.518
10%	75%	£5,693,609	£5,793,883	£5,698,460	£5,798,733	£5,708,448	£5,713,299
15%	75%	£4.461.507	£4.611.917	£4.468.784	£4,619,194	£4,483,766	£4,491,043
20%	75%	£3,229,406	£3,429,953	£3,239,108	£3,439,655	£3,259,085	£3,268,787
25%	75%	£1.997.305	£2,247,989	£2.009.432	£2,260,116	£2.034.403	£2.046.530
30%	75%	£765,204	£1,066,025	£779,756	£1,080,577	£809,722	£824,274
35%	75%	-£466.897	-£115.940	-£449.919	-£98.961	-£414.960	-£397.982
40%	75%	-£1,698,999	-£1,297,905	-£1,679,595	-£1,278,501	-£1,639,641	-£1,620,238
45%	75%	-£2.931.100	-£2.479.869	-£2.909.270	-£2.458.040	-£2.864.323	-£2.842.495
50%	75%	-£4,163,201	-£3,661,833	-£4,138,947	-£3,637,579	-£4,089,004	-£4,064,750
10%	60%	£5.739.523	£5.884.437	£5.743.238	£5.888.152	£5.760.968	£5,764,684
15%	60%	£4,530,379	£4,747,750	£4,535,951	£4,753,323	£4,562,546	£4,568,120
20%	60%	£3,321,233	£3,611,063	£3,328,665	£3,618,494	£3,364,125	£3,371,556
25%	60%	£2,112,089	£2,474,375	£2,121,378	£2,483,665	£2,165,703	£2,174,992
30%	60%	£902,945	£1,337,689	£914,092	£1,348,835	£967,282	£978,429
35%	60%	-£306,199	£201,002	-£293,195	£214,006	-£231,140	-£218,135
40%	60%	-£1,515,343	-£935,686	-£1,500,482	-£920,823	-£1,429,561	-£1,414,699
45%	60%	-£2,724,487	-£2,072,373	-£2,707,768	-£2,055,653	-£2,627,983	-£2,611,263
50%	60%	-£3,933,633	-£3,209,059	-£3,915,055	-£3,190,482	-£3,826,404	-£3,807,827

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%	£14,958,218	£14,958,218	£14,958,218	£14,958,218	£14,958,218	£14,958,218
10%	71%	£12,506,085	£12,618,019	£12,510,658	£12,622,593	£12,522,649	£12,527,223
15%	71%	£11,280,019	£11,447,920	£11,286,878	£11,454,780	£11,304,866	£11,311,725
20%	71%	£10,053,952	£10,277,820	£10,063,098	£10,286,967	£10,087,082	£10,096,228
25%	71%	£8,827,885	£9,107,721	£8,839,317	£9,119,154	£8,869,297	£8,880,730
30%	71%	£7,601,818	£7,937,621	£7,615,537	£7,951,341	£7,651,513	£7,665,232
35%	71%	£6,375,752	£6,767,522	£6,391,758	£6,783,529	£6,433,729	£6,449,735
40%	71%	£5,149,685	£5,597,423	£5,167,977	£5,615,715	£5,215,945	£5,234,237
45%	71%	£3,923,619	£4,427,324	£3,944,197	£4,447,902	£3,998,161	£4,018,739
50%	71%	£2,697,551	£3,257,224	£2,720,417	£3,280,089	£2,780,376	£2,803,242
100%	71%	-£9,615,948	-£8,478,296	-£9,569,469	-£8,431,817	-£9,447,590	-£9,401,111
10%	75%	£12,494,016	£12,594,290	£12,498,867	£12,599,141	£12,508,855	£12,513,706
15%	75%	£11,261,914	£11,412,325	£11,269,192	£11,419,601	£11,284,173	£11,291,450
20%	75%	£10,029,813	£10,230,360	£10,039,515	£10,240,062	£10,059,492	£10,069,194
25%	75%	£8,797,712	£9,048,396	£8,809,839	£9,060,523	£8,834,810	£8,846,937
30%	75%	£7,565,611	£7,866,432	£7,580,164	£7,880,985	£7,610,129	£7,624,682
35%	75%	£6,333,510	£6,684,467	£6,350,488	£6,701,446	£6,385,447	£6,402,425
40%	75%	£5,101,408	£5,502,503	£5,120,813	£5,521,906	£5,160,766	£5,180,169
45%	75%	£3,869,307	£4,320,538	£3,891,137	£4,342,367	£3,936,084	£3,957,913
50%	75%	£2,637,206	£3,138,574	£2,661,460	£3,162,829	£2,711,403	£2,735,657
10%	60%	£12,539,930	£12,684,845	£12,543,646	£12,688,559	£12,561,375	£12,565,091
15%	60%	£11,330,786	£11,548,157	£11,336,359	£11,553,730	£11,362,953	£11,368,527
20%	60%	£10,121,641	£10,411,470	£10,129,072	£10,418,901	£10,164,532	£10,171,963
25%	60%	£8,912,497	£9,274,783	£8,921,785	£9,284,072	£8,966,110	£8,975,400
30%	60%	£7,703,352	£8,138,096	£7,714,499	£8,149,242	£7,767,689	£7,778,836
35%	60%	£6,494,208	£7,001,409	£6,507,212	£7,014,413	£6,569,267	£6,582,272
40%	60%	£5,285,064	£5,864,722	£5,299,925	£5,879,584	£5,370,846	£5,385,709
45%	60%	£4,075,920	£4,728,034	£4,092,640	£4,744,754	£4,172,424	£4,189,144
50%	60%	£2.866.775	£3.591.348	£2 885 353	£3,609,925	£2.974.003	£2 992 580

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%	£18,102,508	£18,102,508	£18,102,508	£18,102,508	£18,102,508	£18,102,508
10%	71%	£15,650,374	£15,762,309	£15,654,947	£15,766,883	£15,666,939	£15,671,513
15%	71%	£14,424,308	£14,592,209	£14,431,167	£14,599,070	£14,449,156	£14,456,015
20%	71%	£13,198,241	£13,422,110	£13,207,388	£13.431.256	£13,231,371	£13,240,518
25%	71%	£11,972,175	£12,252,010	£11,983,607	£12,263,443	£12,013,587	£12,025,020
30%	71%	£10,746,108	£11,081,911	£10,759,827	£11,095,630	£10,795,802	£10,809,522
35%	71%	£9,520,041	£9,911,811	£9,536,047	£9,927,818	£9,578,019	£9,594,025
40%	71%	£8,293,974	£8.741.713	£8.312.266	£8.760.005	£8,360,235	£8.378.527
45%	71%	£7,067,908	£7,571,613	£7,088,486	£7,592,192	£7,142,450	£7,163,029
50%	71%	£5.841.841	£6.401.514	£5.864.707	£6.424.379	£5.924.666	£5,947,532
100%	71%	-£6,471,659	-£5,334,007	-£6,425,180	-£5,287,528	-£6,303,300	-£6,256,821
10%	75%	£15.638.306	£15,738,579	£15.643.157	£15.743.430	£15,653,145	£15,657,996
15%	75%	£14,406,204	£14,556,614	£14,413,481	£14,563,891	£14,428,463	£14,435,740
20%	75%	£13,174,103	£13.374.650	£13.183.804	£13.384.352	£13,203,782	£13,213,483
25%	75%	£11,942,002	£12,192,686	£11,954,129	£12,204,813	£11,979,100	£11,991,227
30%	75%	£10,709,901	£11.010.722	£10.724.453	£11.025.274	£10.754.419	£10,768,971
35%	75%	£9.477.800	£9.828.756	£9,494,778	£9.845.735	£9.529.737	£9,546,715
40%	75%	£8,245,698	£8.646.792	£8,265,102	£8,666,196	£8,305,055	£8,324,459
45%	75%	£7,013,597	£7,464,828	£7,035,426	£7,486,657	£7,080,373	£7,102,202
50%	75%	£5.781.495	£6.282.864	£5.805.750	£6.307.118	£5.855.692	£5,879,947
10%	60%	£15.684.220	£15.829.134	£15.687.935	£15.832.849	£15.705.665	£15,709,380
15%	60%	£14,475,075	£14,692,447	£14.480.648	£14.698.020	£14.507.243	£14,512,817
20%	60%	£13,265,930	£13,555,760	£13,273,361	£13,563,191	£13,308,822	£13,316,253
25%	60%	£12.056.786	£12.419.072	£12.066.075	£12.428.362	£12.110.400	£12,119,689
30%	60%	£10.847.642	£11,282,386	£10.858.789	£11,293,532	£10.911.979	£10,923,126
35%	60%	£9.638.498	£10.145.699	£9.651.502	£10.158.703	£9.713.557	£9.726.562
40%	60%	£8,429,354	£9.009.011	£8,444,215	£9.023.874	£8.515.136	£8,529,998
45%	60%	£7 220 209	£7.872.324	£7,236,929	£7.889.044	£7,316,714	£7,333,434
50%	60%	£6.011.064	£6 735 638	£6.029.642	£6 754 215	£6 118 203	£6 136 870

£13,474,000

	CIL Zone	1
	Value Area	Med
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%	£11,752,671	£11,752,671	£11,752,671	£11,752,671	£11,752,671	£11,752,671
10%	71%	£10,254,368	£10,366,302	£10,258,942	£10,370,876	£10,270,240	£10,274,813
15%	71%	£9,505,216	£9,673,119	£9,512,077	£9,679,978	£9,529,024	£9,535,884
20%	71%	£8,756,065	£8,979,935	£8,765,211	£8,989,080	£8,787,808	£8,796,955
25%	71%	£8,006,914	£8,286,750	£8,018,346	£8,298,183	£8,046,594	£8,058,026
30%	71%	£7,257,763	£7,593,566	£7,271,482	£7,607,285	£7,305,378	£7,319,097
35%	71%	£6,508,611	£6,900,382	£6,524,617	£6,916,388	£6,564,162	£6,580,168
40%	71%	£5,759,460	£6,207,198	£5,777,752	£6,225,491	£5,822,947	£5,841,239
45%	71%	£5,010,309	£5,514,014	£5,030,888	£5,534,593	£5,081,731	£5,102,309
50%	71%	£4,261,157	£4,820,830	£4,284,023	£4,843,695	£4,340,515	£4,363,381
100%	71%	-£3,283,189	-£2,145,538	-£3,236,710	-£2,099,058	-£3,121,878	-£3,075,398
10%	75%	£10,242,299	£10,342,573	£10,247,150	£10,347,424	£10,256,517	£10,261,368
15%	75%	£9,487,113	£9,637,523	£9,494,389	£9,644,800	£9,508,440	£9,515,717
20%	75%	£8,731,928	£8,932,474	£8,741,629	£8,942,177	£8,760,364	£8,770,065
25%	75%	£7,976,741	£8,227,425	£7,988,868	£8,239,553	£8,012,287	£8,024,414
30%	75%	£7,221,555	£7,522,376	£7,236,109	£7,536,929	£7,264,210	£7,278,762
35%	75%	£6,466,370	£6,817,326	£6,483,348	£6,834,305	£6,516,133	£6,533,111
40%	75%	£5.711.183	£6.112.278	£5.730.587	£6.131.681	£5.768.057	£5,787,460
45%	75%	£4,955,998	£5,407,228	£4,977,827	£5,429,057	£5,019,979	£5,041,809
50%	75%	£4,200,812	£4,702,180	£4,225,066	£4,726,434	£4,271,903	£4,296,157
10%	60%	£10,288,213	£10,433,128	£10,291,929	£10,436,843	£10,308,761	£10,312,477
15%	60%	£9,555,984	£9,773,356	£9,561,557	£9,778,929	£9,586,805	£9,592,379
20%	60%	£8,823,755	£9,113,583	£8,831,186	£9,121,015	£8,864,851	£8,872,282
25%	60%	£8,091,526	£8,453,812	£8,100,814	£8,463,101	£8,142,896	£8,152,184
30%	60%	£7,359,297	£7,794,040	£7,370,443	£7,805,187	£7,420,941	£7,432,088
35%	60%	£6,627,068	£7,134,269	£6,640,072	£7,147,273	£6,698,986	£6,711,990
40%	60%	£5,894,838	£6,474,497	£5,909,701	£6,489,358	£5,977,031	£5,991,893
45%	60%	£5,162,610	£5,814,725	£5,179,330	£5,831,445	£5,255,075	£5,271,796
50%	60%	£4.430.380	£5.154.954	£4.448.958	£5.173.531	£4.533.121	£4.551.699

30 0.47 Ha

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

pared to benchmark land values Residual Land values cor Benchmark Z1 - Medium

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

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 409 459 509

£90,000,000

£72,325,000

% 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%	-£1,230,566	-£1,230,566	-£1,230,566	-£1,230,566	-£1,230,566	-£1,230,566
10%	71%	-£2,728,869	-£2,616,934	-£2,724,295	-£2,612,361	-£2,712,997	-£2,708,423
15%	71%	-£3,478,020	-£3,310,118	-£3,471,160	-£3,303,259	-£3,454,213	-£3,447,353
20%	71%	-£4,227,172	-£4,003,302	-£4,218,025	-£3,994,156	-£4,195,428	-£4,186,282
25%	71%	-£4,976,322	-£4,696,487	-£4,964,890	-£4,685,054	-£4,936,643	-£4,925,211
30%	71%	-£5,725,474	-£5,389,671	-£5,711,754	-£5,375,951	-£5,677,859	-£5,664,139
35%	71%	-£6,474,625	-£6,082,854	-£6,458,620	-£6,066,849	-£6,419,074	-£6,403,069
40%	71%	-£7,223,777	-£6,776,039	-£7,205,485	-£6,757,746	-£7,160,290	-£7,141,998
45%	71%		-£7,469,223		-£7,448,643	-£7,901,506	-£7,880,927
50%	71%		-£8,162,407	-£8,699,214	-£8,139,542		-£8,619,856
100%	71%		-£15,128,774		-£15,082,295	-£16,105,114	-£16,058,635
10%	75%	-£2,740,938	-£2,640,664	-£2,736,087	-£2,635,813	-£2,726,720	-£2,721,869
15%	75%	-£3,496,124	-£3,345,713	-£3,488,848	-£3,338,437	-£3,474,796	-£3,467,520
20%	75%	-£4,251,309	-£4,050,763	-£4,241,607	-£4,041,060	-£4,222,873	-£4,213,171
25%	75%	-£5,006,495	-£4,755,811	-£4,994,368	-£4,743,684	-£4,970,950	-£4,958,822
30%	75%	-£5,761,682	-£5,460,861	-£5,747,128	-£5,446,308	-£5,719,027	-£5,704,474
35%	75%	-£6.516.867	-£6.165.910	-£6,499,889	-£6.148.931	-£6.467.104	-£6,450,126
40%	75%		-£6,870,959	-£7,252,650	-£6,851,555	-£7,215,180	-£7,195,777
45%	75%		-£7,576,008		-£7,554,179	-£7,963,258	-£7,941,428
50%	75%		-£8,281,057		-£8,256,802		-£8,687,080
10%	60%	-£2.695.024	-£2.550.109	-£2.691.308	-£2.546.393	-£2,674,476	-£2.670.760
15%	60%	-£3,427,253	-£3,209,881	-£3,421,679	-£3,204,308	-£3,396,431	-£3,390,857
20%	60%	-£4,159,482	-£3.869.653	-£4.152.050	-£3.862.222	-£4.118.386	-£4.110.955
25%	60%	-£4,891,711	-£4,529,425	-£4,882,423	-£4,520,135	-£4,840,341	-£4,831,053
30%	60%	-£5,623,940	-£5,189,196	-£5,612,794	-£5,178,050	-£5,562,296	-£5,551,149
35%	60%	-£6,356,169	-£5,848,968	-£6,343,165	-£5,835,964	-£6,284,251	-£6,271,247
40%	60%		-£6.508.740	-£7.073.536	-£6.493.878	-£7.006.205	-£6,991,344
45%	60%		-£7,168,511		-£7,151,792	-£7,728,161	-£7,711,441
50%	60%		-£7.828.283	-£8.534.278	-£7.809.706		-£8,431,538

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,622,168	£3,622,168	£3,622,168	£3,622,168	£3,622,168	£3,622,168
10%	71%	£2,123,865	£2,235,799	£2,128,439	£2,240,373	£2,139,737	£2,144,310
15%	71%	£1,374,713	£1,542,616	£1,381,574	£1,549,475	£1,398,521	£1,405,381
20%	71%	£625,562	£849,432	£634,709	£858,577	£657,305	£666,452
25%	71%	-£123,588	£156,247	-£112,157	£167,680	-£83,909	-£72,477
30%	71%	-£872,740	-£536,937	-£859,021	-£523,217	-£825,125	-£811,406
35%	71%	-£1,621,891	-£1,230,120	-£1,605,886	-£1,214,115	-£1,566,341	-£1,550,335
40%	71%	-£2,371,043	-£1,923,305	-£2,352,751	-£1,905,012	-£2,307,556	-£2,289,264
45%	71%	-£3,120,194	-£2,616,489	-£3,099,615	-£2,595,910	-£3,048,772	-£3,028,193
50%	71%	-£3,869,346	-£3,309,673	-£3,846,480	-£3,286,808	-£3,789,988	-£3,767,122
100%	71%	-£11,413,692	-£10,276,040				-£11,205,901
10%	75%	£2,111,796	£2,212,070	£2,116,647	£2,216,921	£2,126,014	£2,130,865
15%	75%	£1,356,610	£1,507,020	£1,363,886	£1,514,297	£1,377,937	£1,385,214
20%	75%	£601,425	£801,971	£611,126	£811,674	£629,861	£639,563
25%	75%	-£153,762	£96,922	-£141,634	£109,050	-£118,216	-£106,089
30%	75%	-£908,948	-£608,127	-£894,394	-£593,574	-£866,293	-£851,741
35%	75%	-£1,664,133	-£1,313,176	-£1,647,155	-£1,296,197	-£1,614,370	-£1,597,392
40%	75%	-£2,419,320	-£2,018,225	-£2,399,916	-£1,998,821	-£2,362,446	-£2,343,043
45%	75%	-£3,174,505	-£2,723,274	-£3,152,676	-£2,701,446	-£3,110,524	-£3,088,694
50%	75%	-£3,929,691	-£3,428,323	-£3,905,437	-£3,404,069	-£3,858,600	-£3,834,346
10%	60%	£2,157,710	£2,302,625	£2,161,426	£2,306,340	£2,178,258	£2,181,974
15%	60%	£1,425,481	£1,642,853	£1,431,055	£1,648,426	£1,456,302	£1,461,876
20%	60%	£693,252	£983,081	£700,683	£990,512	£734,348	£741,779
25%	60%	-£38,977	£323,309	-£29,689	£332,598	£12,393	£21,681
30%	60%	-£771,206	-£336,463	-£760,060	-£325,316	-£709,562	-£698,415
35%	60%	-£1,503,435	-£996,234	-£1,490,431	-£983,230	-£1,431,517	-£1,418,513
40%	60%	-£2,235,665	-£1,656,006	-£2,220,802	-£1,641,144	-£2,153,472	-£2,138,610
45%	60%	-£2,967,893	-£2,315,777	-£2,951,173	-£2,299,058	-£2,875,427	-£2,858,707
50%	60%	-£3.700.122	-£2 975 549	-£3 681 544	-£2.956.972	-£3.597.382	-£3.578.804

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%	£8,564,201	£8,564,201	£8,564,201	£8,564,201	£8,564,201	£8,564,201
10%	71%	£7,065,898	£7,177,833	£7,070,472	£7,182,407	£7,081,770	£7,086,344
15%	71%	£6,316,747	£6,484,649	£6,323,607	£6,491,508	£6,340,555	£6,347,415
20%	71%	£5,567,596	£5,791,465	£5,576,742	£5,800,611	£5,599,339	£5,608,485
25%	71%	£4,818,445	£5,098,281	£4,829,877	£5,109,714	£4,858,124	£4,869,556
30%	71%	£4,069,294	£4,405,097	£4,083,013	£4,418,816	£4,116,909	£4,130,628
35%	71%	£3,320,142	£3,711,913	£3,336,148	£3,727,919	£3,375,693	£3,391,699
40%	71%	£2,570,991	£3,018,728	£2,589,283	£3,037,021	£2,634,477	£2,652,769
45%	71%	£1,821,839	£2,325,545	£1,842,419	£2,346,124	£1,893,262	£1,913,840
50%	71%	£1,072,688	£1,632,361	£1,095,553	£1,655,226	£1,152,046	£1,174,912
100%	71%	-£6,471,659	-£5,334,007	-£6,425,180	-£5,287,528	-£6,310,347	-£6,263,868
10%	75%	£7,053,830	£7,154,103	£7,058,681	£7,158,954	£7,068,047	£7,072,898
15%	75%	£6,298,644	£6,449,054	£6,305,920	£6,456,330	£6,319,971	£6,327,247
20%	75%	£5,543,458	£5,744,005	£5,553,160	£5,753,707	£5,571,894	£5,581,596
25%	75%	£4,788,272	£5,038,956	£4,800,399	£5,051,083	£4,823,818	£4,835,945
30%	75%	£4,033,086	£4,333,907	£4,047,639	£4,348,459	£4,075,740	£4,090,293
35%	75%	£3,277,900	£3,628,857	£3,294,878	£3,645,836	£3,327,664	£3,344,642
40%	75%	£2,522,714	£2,923,809	£2,542,117	£2,943,212	£2,579,587	£2,598,991
45%	75%	£1,767,529	£2,218,759	£1,789,358	£2,240,588	£1,831,510	£1,853,340
50%	75%	£1,012,342	£1,513,711	£1,036,597	£1,537,965	£1,083,433	£1,107,688
10%	60%	£7,099,744	£7,244,658	£7,103,459	£7,248,374	£7,120,292	£7,124,007
15%	60%	£6,367,514	£6,584,887	£6,373,088	£6,590,460	£6,398,336	£6,403,910
20%	60%	£5,635,286	£5,925,114	£5,642,717	£5,932,545	£5,676,381	£5,683,812
25%	60%	£4,903,056	£5,265,342	£4,912,345	£5,274,632	£4,954,426	£4,963,715
30%	60%	£4,170,828	£4,605,571	£4,181,974	£4,616,718	£4,232,472	£4,243,618
35%	60%	£3,438,598	£3,945,799	£3,451,602	£3,958,803	£3,510,517	£3,523,521
40%	60%	£2,706,369	£3,286,028	£2,721,231	£3,300,889	£2,788,562	£2,803,423
45%	60%	£1,974,141	£2,626,256	£1,990,860	£2,642,976	£2,066,606	£2,083,327
EON/	000/	C4 044 044	C4 OCC 404	C4 000 400	C4 00F 0C4	C4 244 CE4	04.000.000

£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%	-£1,380,495	-£1,380,495	-£1,380,495	-£1,380,495	-£1,380,495	-£1,380,495
10%	71%	-£2,878,798	-£2,766,864	-£2,874,225	-£2,762,290	-£2,862,927	-£2,858,353
15%	71%	-£3,627,950	-£3,460,048	-£3,621,090	-£3,453,189	-£3,604,142	-£3,597,282
20%	71%	-£4,377,101	-£4,153,231	-£4,367,955	-£4,144,086	-£4,345,358	-£4,336,211
25%	71%	-£5,126,252	-£4,846,416	-£5,114,820	-£4,834,983	-£5,086,573	-£5,075,141
30%	71%	-£5,875,403	-£5,539,600	-£5,861,684	-£5,525,881	-£5,827,788	-£5,814,069
35%	71%	-£6,624,555	-£6,232,784	-£6,608,549	-£6,216,778	-£6,569,004	-£6,552,998
40%	71%	-£7,373,706	-£6,925,969	-£7,355,414	-£6,907,676	-£7,310,220	-£7,291,927
45%	71%		-£7,619,152				-£8,030,857
50%	71%		-£8,312,336	-£8,849,143	-£8,289,471		-£8,769,785
100%	71%		-£15,278,704			-£16,255,044	-£16,208,565
10%	75%	-£2,890,867	-£2,790,593	-£2,886,016	-£2,785,743	-£2,876,649	-£2,871,799
15%	75%	-£3,646,053	-£3,495,643	-£3,638,777	-£3,488,367	-£3,624,726	-£3,617,450
20%	75%	-£4,401,239	-£4,200,692	-£4,391,537	-£4,190,990	-£4,372,803	-£4,363,101
25%	75%	-£5,156,425	-£4,905,741	-£5,144,298	-£4,893,614	-£5,120,879	-£5,108,752
30%	75%	-£5,911,611	-£5,610,790	-£5,897,058	-£5,596,238	-£5,868,957	-£5,854,404
35%	75%	-£6,666,797	-£6,315,840	-£6,649,819	-£6,298,861	-£6,617,033	-£6,600,055
40%	75%	-£7,421,983	-£7,020,888		-£7,001,485	-£7,365,110	-£7,345,706
45%	75%		-£7,725,938		-£7,704,109		-£8,091,357
50%	75%		-£8,430,986	-£8,908,100	-£8,406,732	-£8,861,264	-£8,837,009
10%	60%	-£2,844,953	-£2,700,039	-£2,841,238	-£2,696,323	-£2,824,405	-£2,820,689
15%	60%	-£3,577,183	-£3,359,810	-£3,571,609	-£3,354,237	-£3,546,361	-£3,540,787
20%	60%	-£4,309,411	-£4,019,583	-£4,301,980	-£4,012,152	-£4,268,316	-£4,260,884
25%	60%	-£5,041,641	-£4,679,354	-£5,032,352	-£4,670,065	-£4,990,270	-£4,980,982
30%	60%	-£5,773,869	-£5,339,126	-£5,762,723	-£5,327,979	-£5,712,225	-£5,701,079
35%	60%	-£6,506,098	-£5,998,898	-£6,493,094	-£5,985,893	-£6,434,180	-£6,421,176
40%	60%	-£7,238,328	-£6,658,669	-£7,223,466	-£6,643,808	-£7,156,135	-£7,141,274
45%	60%		-£7,318,441		-£7,301,721		-£7,861,370
50%	60%		-£7.978.212				-£8.581.468

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%	£5,419,912	£5,419,912	£5,419,912	£5,419,912	£5,419,912	£5,419,912
10%	71%	£3,921,609	£4,033,543	£3,926,183	£4,038,117	£3,937,481	£3,942,054
15%	71%	£3,172,457	£3,340,360	£3,179,318	£3,347,219	£3,196,265	£3,203,125
20%	71%	£2,423,306	£2,647,176	£2,432,453	£2,656,321	£2,455,049	£2,464,196
25%	71%	£1,674,156	£1,953,991	£1,685,587	£1,965,424	£1,713,835	£1,725,267
30%	71%	£925,004	£1,260,807	£938,723	£1,274,527	£972,619	£986,338
35%	71%	£175,853	£567,624	£191,858	£583,629	£231,403	£247,409
40%	71%	-£573,299	-£125,561	-£555,007	-£107,268	-£509,812	-£491,520
45%	71%	-£1,322,450	-£818,745	-£1,301,871	-£798,166	-£1,251,028	-£1,230,449
50%	71%	-£2,071,602	-£1,511,929	-£2,048,736	-£1,489,064	-£1,992,244	-£1,969,378
100%	71%	-£9,615,948	-£8,478,296	-£9,569,469	-£8,431,817	-£9,454,636	-£9,408,157
10%	75%	£3,909,540	£4,009,814	£3,914,391	£4,014,665	£3,923,758	£3,928,609
15%	75%	£3,154,354	£3,304,764	£3,161,630	£3,312,041	£3,175,681	£3,182,958
20%	75%	£2,399,169	£2,599,715	£2,408,870	£2,609,418	£2,427,605	£2,437,307
25%	75%	£1,643,982	£1,894,666	£1,656,110	£1,906,794	£1,679,528	£1,691,655
30%	75%	£888,796	£1,189,617	£903,350	£1,204,170	£931,451	£946,003
35%	75%	£133,611	£484,568	£150,589	£501,547	£183,374	£200,352
40%	75%	-£621,576	-£220,481	-£602,172	-£201,077	-£564,702	-£545,299
45%	75%	-£1,376,761	-£925,530	-£1,354,932	-£903,702	-£1,312,780	-£1,290,950
50%	75%	-£2,131,947	-£1,630,579	-£2,107,693	-£1,606,325	-£2,060,856	-£2,036,602
10%	60%	£3,955,454	£4,100,369	£3,959,170	£4,104,084	£3,976,002	£3,979,718
15%	60%	£3,223,225	£3,440,597	£3,228,799	£3,446,170	£3,254,046	£3,259,620
20%	60%	£2,490,996	£2,780,825	£2,498,427	£2,788,256	£2,532,092	£2,539,523
25%	60%	£1,758,767	£2,121,053	£1,768,055	£2,130,342	£1,810,137	£1,819,425
30%	60%	£1,026,538	£1,461,281	£1,037,684	£1,472,428	£1,088,182	£1,099,329
35%	60%	£294,309	£801,510	£307,313	£814,514	£366,227	£379,231
40%	60%	-£437,921	£141,738	-£423,058	£156,600	-£355,728	-£340,866
45%	60%	-£1,170,149	-£518,033	-£1,153,429	-£501,314	-£1,077,683	-£1,060,963
50%	60%	-£1.902.378	-£1.177.805	-£1.883.800	-£1.159.228	-£1.799.638	-£1.781.060

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%	£8,564,201	£8,564,201	£8,564,201	£8,564,201	£8,564,201	£8,564,201
10%	71%	£7,065,898	£7,177,833	£7,070,472	£7,182,407	£7,081,770	£7,086,344
15%	71%	£6,316,747	£6,484,649	£6,323,607	£6,491,508	£6,340,555	£6,347,415
20%	71%	£5,567,596	£5,791,465	£5,576,742	£5,800,611	£5,599,339	£5,608,485
25%	71%	£4,818,445	£5,098,281	£4,829,877	£5,109,714	£4,858,124	£4,869,556
30%	71%	£4,069,294	£4,405,097	£4,083,013	£4,418,816	£4,116,909	£4,130,628
35%	71%	£3,320,142	£3,711,913	£3,336,148	£3,727,919	£3,375,693	£3,391,699
40%	71%	£2,570,991	£3,018,728	£2,589,283	£3,037,021	£2,634,477	£2,652,769
45%	71%	£1,821,839	£2,325,545	£1,842,419	£2,346,124	£1,893,262	£1,913,840
50%	71%	£1,072,688	£1,632,361	£1,095,553	£1,655,226	£1,152,046	£1,174,912
100%	71%	-£6,471,659	-£5,334,007	-£6,425,180	-£5,287,528	-£6,310,347	-£6,263,868
10%	75%	£7,053,830	£7,154,103	£7,058,681	£7,158,954	£7,068,047	£7,072,898
15%	75%	£6,298,644	£6,449,054	£6,305,920	£6,456,330	£6,319,971	£6,327,247
20%	75%	£5,543,458	£5,744,005	£5,553,160	£5,753,707	£5,571,894	£5,581,596
25%	75%	£4,788,272	£5,038,956	£4,800,399	£5,051,083	£4,823,818	£4,835,945
30%	75%	£4.033.086	£4.333.907	£4.047.639	£4.348.459	£4.075.740	£4.090.293
35%	75%	£3,277,900	£3,628,857	£3,294,878	£3,645,836	£3,327,664	£3,344,642
40%	75%	£2.522.714	£2.923.809	£2.542.117	£2.943.212	£2.579.587	£2,598,991
45%	75%	£1,767,529	£2,218,759	£1,789,358	£2,240,588	£1,831,510	£1,853,340
50%	75%	£1.012.342	£1.513.711	£1.036.597	£1.537.965	£1.083.433	£1,107,688
10%	60%	£7.099.744	£7,244,658	£7.103.459	£7,248,374	£7.120.292	£7,124,007
15%	60%	£6,367,514	£6,584,887	£6,373,088	£6,590,460	£6,398,336	£6,403,910
20%	60%	£5.635,286	£5.925.114	£5.642.717	£5,932,545	£5.676.381	£5,683,812
25%	60%	£4,903,056	£5,265,342	£4,912,345	£5,274,632	£4,954,426	£4,963,715
30%	60%	£4.170.828	£4.605.571	£4,181,974	£4,616,718	£4.232.472	£4,243,618
35%	60%	£3,438,598	£3,945,799	£3,451,602	£3,958,803	£3,510,517	£3,523,521
40%	60%	£2,706,369	£3,286,028	£2.721.231	£3,300,889	£2.788.562	£2,803,423
45%	60%	£1.974.141	£2.626.256	£1,990,860	£2.642.976	£2,066,606	£2.083.327
50%	60%	£1 241 911	£1 966 484	£1 260 489	£1 985 061	£1 344 651	£1 363 229

£13,474,000

 No Units
 30
 Sales

 Site Area
 0.47 Ha
 Build

	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%	£8,594,291	£8,594,291	£8,594,291	£8,594,291	£8,594,291	£8,594,291
10%	71%	£7,411,826	£7,523,761	£7,416,399	£7,528,334	£7,427,698	£7,432,271
15%	71%	£6,820,594	£6,988,496	£6,827,454	£6,995,355	£6,844,401	£6,851,262
20%	71%	£6,229,361	£6,453,230	£6,238,508	£6,462,377	£6,261,105	£6,270,251
25%	71%	£5,638,129	£5,917,965	£5,649,562	£5,929,398	£5,677,808	£5,689,241
30%	71%	£5,046,896	£5,382,701	£5,060,616	£5,396,420	£5,094,511	£5,108,231
35%	71%	£4,455,665	£4,847,435	£4,471,671	£4,863,442	£4,511,216	£4,527,221
40%	71%	£3.864.432	£4.312.170	£3.882.724	£4.330.462	£3.927.919	£3.946.211
45%	71%	£3,273,200	£3,776,905	£3,293,778	£3,797,484	£3,344,622	£3,365,201
50%	71%	£2.681.967	£3.241.639	£2,704,833	£3.264.505	£2.761.326	£2.784.192
100%	71%	-£3,283,189	-£2,145,538	-£3,236,710	-£2,099,058	-£3,121,878	-£3,075,398
10%	75%	£7.399.758	£7.500.030	£7.404.609	£7.504.882	£7.413.975	£7.418.826
15%	75%	£6,802,490	£6,952,901	£6,809,767	£6,960,177	£6,823,818	£6,831,094
20%	75%	£6,205,223	£6,405,770	£6,214,926	£6,415,472	£6,233,660	£6,243,362
25%	75%	£5,607,957	£5,858,641	£5,620,084	£5,870,768	£5,643,502	£5,655,630
30%	75%	£5,010,689	£5,311,510	£5,025,242	£5,326,063	£5,053,344	£5,067,897
35%	75%	£4,413,423	£4,764,380	£4,430,401	£4,781,359	£4,463,187	£4,480,165
40%	75%	£3.816.156	£4.217.250	£3.835.559	£4,236,654	£3.873.029	£3.892.432
45%	75%	£3,218,888	£3,670,120	£3,240,718	£3,691,949	£3,282,870	£3,304,700
50%	75%	£2,621,622	£3,122,989	£2,645,876	£3,147,245	£2,692,713	£2,716,967
10%	60%	£7,445,672	£7,590,585	£7,449,387	£7,594,301	£7,466,219	£7,469,934
15%	60%	£6,871,361	£7,088,733	£6,876,934	£7,094,306	£6,902,183	£6,907,757
20%	60%	£6,297,052	£6,586,880	£6,304,482	£6,594,311	£6,338,147	£6,345,578
25%	60%	£5,722,741	£6,085,027	£5,732,030	£6,094,316	£5,774,111	£5,783,400
30%	60%	£5,148,431	£5,583,175	£5,159,577	£5,594,322	£5,210,075	£5,221,221
35%	60%	£4,574,121	£5,081,322	£4,587,125	£5,094,326	£4,646,040	£4,659,044
40%	60%	£3,999,811	£4,579,469	£4,014,673	£4,594,331	£4,082,003	£4,096,865
45%	60%	£3,425,501	£4,077,617	£3,442,221	£4,094,337	£3,517,967	£3,534,687
50%	60%	£2.851.191	£3.575.763	£2.869.769	£3.594.341	£2.953.931	£2.972.509

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%	-£33,705,568	-£33,705,568	-£33,705,568	-£33,705,568	-£33,705,568	-£33,705,568
10%	71%	-£34,888,033	-£34,776,098	-£34,883,460	-£34,771,525	-£34,872,161	-£34,867,588
15%	71%	-£35.479.265	-£35,311,363				
20%	71%	-£36,070,498	-£35,846,629	-£36,061,351	-£35,837,482	-£36,038,754	
25%	71%	-£36,661,730	-£36,381,894				
30%	71%	-£37,252,963	-£36,917,158	-£37,239,243	-£36,903,439	-£37,205,348	-£37,191,628
35%	71%	-£37,844,194	-£37,452,424				
40%	71%	-£38,435,427	-£37,987,689	-£38,417,135	-£37,969,397	-£38,371,940	-£38,353,648
45%	71%	-£39,026,659	-£38,522,954				
50%	71%	-£39,617,892	-£39,058,220				
100%	71%	-£45,583,048	-£44,445,397				
10%	75%	-£34,900,101	-£34,799,829			-£34,885,884	
15%	75%	-£35.497.369	-£35,346,958				
20%	75%	-£36,094,636	-£35,894,089				
25%	75%	-£36,691,902	-£36,441,218				
30%	75%	-£37,289,170	-£36,988,349		-£36,973,796		
35%	75%	-£37.886.436	-£37,535,479			-£37.836.672	-£37.819.694
40%	75%	-£38,483,703	-£38,082,609				
45%	75%	-£39,080,971	-£38,629,739				
50%	75%	-£39,678,237	-£39,176,870		-£39,152,614	-£39,607,146	-£39,582,892
10%	60%	-£34,854,187	-£34,709,274	-£34,850,472			
15%	60%	-£35,428,498	-£35,211,126			-£35,397,676	-£35,392,102
20%	60%	-£36,002,807	-£35,712,979			-£35,961,712	
25%	60%	-£36.577.118	-£36,214,832				-£36,516,459
30%	60%	-£37,151,428	-£36,716,684			-£37,089,784	
35%	60%	-£37,725,738	-£37,218,537	-£37.712.734			-£37,640,815
40%	60%	-£38,300,048	-£37,720,390	-£38,285,186			-£38,202,994
45%	60%	-£38.874.358	-£38,222,242				-£38,765,172
50%	60%	-£39 448 668	-£38 724 096				

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%	-£25,398,345	-£25,398,345				
10%	71%	-£26,580,810	-£26,468,876		-£26,464,303		
15%	71%	-£27,172,043	-£27,004,141				-£27,141,375
20%	71%	-£27,763,275	-£27,539,406	-£27,754,129			
25%	71%	-£28,354,508	-£28,074,671				
30%	71%	-£28,945,740	-£28,609,936		-£28,596,217	-£28,898,125	-£28,884,406
35%	71%	-£29,536,972	-£29,145,202				
40%	71%	-£30,128,204	-£29,680,467	-£30,109,912	-£29,662,175	-£30,064,718	-£30,046,426
45%	71%	-£30,719,437	-£30,215,731				
50%	71%	-£31,310,669	-£30,750,997	-£31,287,804	-£30,728,131	-£31,231,311	-£31,208,445
100%	71%	-£37,275,826	-£36,138,174	-£37,229,347		-£37,114,514	
10%	75%	-£26,592,879	-£26,492,606	-£26,588,028	-£26,487,754	-£26,578,661	
15%	75%	-£27,190,146	-£27.039.736				
20%	75%	-£27,787,414	-£27,586,866				
25%	75%	-£28.384.680	-£28,133,996				
30%	75%	-£28,981,947	-£28,681,126	-£28,967,395	-£28,666,574		
35%	75%	-£29,579,214	-£29,228,257				-£29.512.472
40%	75%	-£30,176,481	-£29.775.386	-£30.157.078			-£30.100.204
45%	75%	-£30,773,748	-£30.322.517				
50%	75%	-£31,371,015	-£30,869,647				
10%	60%	-£26,546,965	-£26.402.051				
15%	60%	-£27,121,276	-£26.903.904			-£27.090.454	
20%	60%	-£27.695.585	-£27.405.757		-£27.398.326		-£27.647.058
25%	60%	-£28,269,896	-£27.907.609				
30%	60%	-£28.844.206	-£28.409.462		-£28.398.315		-£28,771,416
35%	60%	-£29,418,515	-£28.911.315		-£28.898.311		-£29.333.593
40%	60%	-£29,992,826	-£29.413.167	-£29,977,964	-£29,398,306	-£29,910,634	-£29,895,772
45%	60%	-£30.567.135	-£29.915.020		-£29,898,300		-£30,457,950
50%	60%	-£31 141 446	-£30.416.873		-£30.398.296	-£31.038.706	-£31.020.128

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,935,083	-£10,935,083		-£10,935,083		-£10,935,083
10%	71%	-£12,117,548	-£12,005,614		-£12,001,041		-£12,097,104
15%	71%	-£12,708,781	-£12,540,879	-£12,701,921	-£12,534,020	-£12,684,973	-£12,678,113
20%	71%	-£13,300,013	-£13,076,145		-£13,066,998		-£13,259,124
25%	71%	-£13,891,246	-£13,611,409		-£13,599,977		-£13,840,134
30%	71%	-£14,482,478	-£14,146,674		-£14,132,955		-£14,421,144
35%	71%	-£15,073,710	-£14,681,940	-£15,057,704	-£14,665,933	-£15,018,159	-£15,002,153
40%	71%	-£15,664,943	-£15,217,205		-£15,198,913		-£15,583,164
45%	71%	-£16,256,175	-£15,752,470	-£16,235,597	-£15,731,891	-£16,184,753	-£16,164,174
50%	71%	-£16,847,408	-£16,287,735		-£16,264,870		-£16,745,183
100%	71%	-£22,812,564	-£21,674,912	-£22,766,085	-£21,628,433	-£22,651,252	-£22,604,773
10%	75%	-£12,129,617	-£12,029,344	-£12,124,766	-£12,024,493	-£12,115,400	-£12,110,549
15%	75%	-£12,726,884	-£12,576,474	-£12,719,608	-£12,569,198		-£12,698,281
20%	75%	-£13,324,152	-£13,123,604		-£13,113,903		-£13,286,013
25%	75%	-£13,921,418	-£13,670,734		-£13,658,607		-£13,873,745
30%	75%	-£14,518,686	-£14,217,865	-£14,504,133	-£14,203,312		-£14,461,478
35%	75%	-£15,115,952	-£14,764,995	-£15,098,974	-£14,748,016		-£15,049,210
40%	75%	-£15,713,219	-£15,312,125	-£15,693,816	-£15,292,721	-£15,656,346	-£15,636,942
45%	75%	-£16,310,487	-£15,859,255		-£15,837,426	-£16,246,504	-£16,224,675
50%	75%	-£16,907,753	-£16,406,386		-£16,382,130	-£16,836,662	-£16,812,408
10%	60%	-£12,083,703	-£11,938,790		-£11,935,074		-£12,059,441
15%	60%	-£12,658,014	-£12.440.642		-£12,435,068		-£12,621,618
20%	60%	-£13,232,323	-£12.942.495		-£12,935,064		-£13,183,797
25%	60%	-£13,806,634	-£13.444.348		-£13,435,059	-£13,755,264	-£13,745,975
30%	60%	-£14.380.944	-£13.946.200		-£13.935.053		-£14,308,154
35%	60%	-£14,955,254	-£14.448.053		-£14.435.049		-£14.870.331
40%	60%	-£15.529.564	-£14,949,905		-£14.935.044		-£15.432.510
45%	60%	-£16.103.874	-£15.451.758	-£16.087.154	-£15.435.038		-£15,994,688
50%	60%	-£16 678 184	-£15.953.612	-£16 659 606	-£15 935 034	-£16 575 444	-£16,556,866

£90,000,000

£72,325,000

% 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%	-£4,388,945	-£4,388,945	-£4,388,945	-£4,388,945	-£4,388,945	-£4,388,945
10%	71%	-£5,571,410	-£5,459,476	-£5,566,837	-£5,454,903	-£5,555,539	-£5,550,966
15%	71%	-£6,162,643	-£5,994,741	-£6,155,783	-£5,987,881	-£6,138,835	-£6,131,975
20%	71%	-£6,753,875	-£6,530,006	-£6,744,729	-£6,520,860	-£6,722,132	-£6,712,985
25%	71%	-£7,345,108	-£7,065,271				
30%	71%	-£7,936,340	-£7,600,536	-£7,922,621	-£7,586,817	-£7,888,725	-£7,875,006
35%	71%	-£8,527,572	-£8,135,802				
40%	71%	-£9,118,804	-£8,671,067	-£9,100,512	-£8,652,775	-£9,055,318	-£9,037,026
45%	71%	-£9,710,037	-£9,206,331				
50%	71%	-£10,301,269	-£9,741,597	-£10,278,404	-£9,718,731	-£10,221,911	-£10,199,045
100%	71%	-£16,266,426	-£15,128,774				
10%	75%	-£5,583,479	-£5,483,206	-£5,578,628	-£5,478,354	-£5,569,261	-£5,564,410
15%	75%	-£6,180,746	-£6,030,336	-£6,173,470	-£6,023,059	-£6,159,419	-£6,152,143
20%	75%	-£6,778,014	-£6,577,466	-£6,768,311	-£6,567,765	-£6,749,576	-£6,739,875
25%	75%	-£7,375,280	-£7,124,596				
30%	75%	-£7,972,547	-£7,671,726	-£7,957,995	-£7,657,174		-£7,915,340
35%	75%	-£8,569,814	-£8,218,857				
40%	75%	-£9,167,081	-£8,765,986	-£9,147,678	-£8,746,583	-£9,110,208	-£9,090,804
45%	75%	-£9,764,348	-£9,313,117	-£9,742,518	-£9,291,288	-£9,700,366	-£9,678,536
50%	75%	-£10,361,615	-£9,860,247			-£10,290,524	
10%	60%	-£5,537,565	-£5,392,651	-£5,533,850	-£5,388,936	-£5,517,018	-£5,513,302
15%	60%	-£6,111,876	-£5,894,504	-£6,106,303	-£5,888,930	-£6,081,054	-£6,075,480
20%	60%	-£6,686,185	-£6,396,357	-£6,678,755	-£6,388,926	-£6,645,090	-£6,637,658
25%	60%	-£7,260,496	-£6,898,209		-£6,888,921		
30%	60%	-£7,834,806	-£7,400,062				
35%	60%	-£8,409,116	-£7,901,915				
40%	60%	-£8,983,426	-£8,403,767		-£8,388,906		
45%	60%	-£9,557,735	-£8,905,620				
50%	60%	-£10,132,046	-£9,407,474				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and 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%	£463,789	£463,789	£463,789	£463,789	£463,789	£463,789
10%	71%	-£718,676	-£606,742	-£714,104	-£602,169	-£702,805	-£698,232
15%	71%	-£1,309,909	-£1,142,007	-£1,303,049	-£1,135,148	-£1,286,101	-£1,279,241
20%	71%	-£1,901,141	-£1,677,273	-£1,891,995	-£1,668,126	-£1,869,398	-£1,860,252
25%	71%	-£2,492,374	-£2,212,537	-£2,480,941	-£2,201,105	-£2,452,695	-£2,441,262
30%	71%	-£3,083,606	-£2,747,802	-£3,069,887	-£2,734,083	-£3,035,991	-£3,022,272
35%	71%	-£3,674,838	-£3,283,068	-£3,658,832	-£3,267,061	-£3,619,287	-£3,603,281
40%	71%	-£4,266,071	-£3,818,333	-£4,247,778	-£3,800,041	-£4,202,584	-£4,184,292
45%	71%	-£4,857,303	-£4,353,598	-£4,836,725	-£4,333,019	-£4,785,881	-£4,765,302
50%	71%	-£5,448,536	-£4,888,863	-£5,425,670	-£4,865,998	-£5,369,177	-£5,346,311
100%	71%	-£11,413,692	-£10,276,040				
10%	75%	-£730,745	-£630,472	-£725,894	-£625,621	-£716,528	-£711,677
15%	75%	-£1,328,012	-£1,177,602	-£1,320,736	-£1,170,326	-£1,306,685	-£1,299,409
20%	75%	-£1,925,280	-£1,724,732	-£1,915,577	-£1,715,031	-£1,896,843	-£1,887,141
25%	75%	-£2,522,546	-£2,271,862	-£2,510,419	-£2,259,735	-£2,487,001	-£2,474,873
30%	75%	-£3,119,814	-£2,818,993	-£3,105,261	-£2,804,440	-£3,077,159	-£3,062,606
35%	75%	-£3,717,080	-£3,366,123	-£3,700,102	-£3,349,144	-£3,667,316	-£3,650,338
40%	75%	-£4,314,347	-£3,913,253	-£4,294,944	-£3,893,849	-£4,257,474	-£4,238,070
45%	75%	-£4,911,615	-£4,460,383	-£4,889,785	-£4,438,554	-£4,847,632	-£4,825,803
50%	75%	-£5,508,881	-£5,007,514	-£5,484,627	-£4,983,258	-£5,437,790	-£5,413,536
10%	60%	-£684,831	-£539,918	-£681,116	-£536,202	-£664,284	-£660,569
15%	60%	-£1,259,142	-£1,041,770	-£1,253,569	-£1,036,196	-£1,228,320	-£1,222,746
20%	60%	-£1,833,451	-£1,543,623	-£1,826,021	-£1,536,192	-£1,792,356	-£1,784,925
25%	60%	-£2,407,762	-£2,045,476	-£2,398,473	-£2,036,187	-£2,356,392	-£2,347,103
30%	60%	-£2,982,072	-£2,547,328	-£2,970,925	-£2,536,181	-£2,920,428	-£2,909,282
35%	60%	-£3,556,382	-£3,049,181	-£3,543,378	-£3,036,177	-£3,484,463	-£3,471,459
40%	60%	-£4,130,692	-£3,551,033	-£4,115,830	-£3,536,172	-£4,048,500	-£4,033,638
45%	60%	-£4,705,002	-£4,052,886	-£4,688,282	-£4,036,166	-£4,612,536	-£4,595,816
V903	600/	CE 070 040	-CA EEA 740	CE 000 704	C4 F2C 4C2	CE 176 E72	CE 457 004

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%	£5,405,822	£5,405,822	£5,405,822	£5,405,822	£5,405,822	£5,405,822
10%	71%	£4,223,357	£4,335,292	£4,227,930	£4,339,864	£4,239,229	£4,243,802
15%	71%	£3,632,125	£3,800,027	£3,638,985	£3,806,886	£3,655,932	£3,662,792
20%	71%	£3,040,892	£3,264,761	£3,050,039	£3,273,907	£3,072,635	£3,081,782
25%	71%	£2,449,660	£2,729,496	£2,461,092	£2,740,929	£2,489,339	£2,500,772
30%	71%	£1,858,427	£2,194,231	£1,872,146	£2,207,951	£1,906,042	£1,919,761
35%	71%	£1,267,196	£1,658,965	£1,283,201	£1,674,972	£1,322,746	£1,338,752
40%	71%	£675,963	£1,123,701	£694,255	£1,141,993	£739,450	£757,742
45%	71%	£84,730	£588,436	£105,309	£609,014	£156,153	£176,731
50%	71%	-£506,502	£53,170	-£483,636	£76,036	-£427,144	-£404,278
100%	71%	-£6,471,659	-£5,334,007	-£6,425,180	-£5,287,528	-£6,310,347	-£6,263,868
10%	75%	£4,211,288	£4,311,561	£4,216,139	£4,316,413	£4,225,506	£4,230,357
15%	75%	£3,614,021	£3,764,432	£3,621,297	£3,771,708	£3,635,348	£3,642,625
20%	75%	£3,016,754	£3,217,301	£3,026,456	£3,227,003	£3,045,191	£3,054,893
25%	75%	£2,419,487	£2,670,172	£2,431,615	£2,682,299	£2,455,032	£2,467,160
30%	75%	£1,822,220	£2,123,041	£1,836,773	£2,137,594	£1,864,875	£1,879,427
35%	75%	£1,224,954	£1,575,910	£1,241,932	£1,592,890	£1,274,717	£1,291,695
40%	75%	£627,686	£1,028,781	£647,090	£1,048,184	£684,560	£703,963
45%	75%	£30,419	£481,650	£52,249	£503,479	£94,401	£116,231
50%	75%	-£566,847	-£65,480	-£542,593	-£41,225	-£495,756	-£471,502
10%	60%	£4,257,202	£4,402,116	£4,260,918	£4,405,831	£4,277,749	£4,281,465
15%	60%	£3,682,892	£3,900,263	£3,688,465	£3,905,837	£3,713,714	£3,719,287
20%	60%	£3,108,582	£3,398,411	£3,116,012	£3,405,842	£3,149,678	£3,157,109
25%	60%	£2,534,272	£2,896,558	£2,543,560	£2,905,846	£2,585,642	£2,594,930
30%	60%	£1,959,961	£2,394,705	£1,971,108	£2,405,852	£2,021,606	£2,032,752
35%	60%	£1,385,652	£1,892,853	£1,398,656	£1,905,857	£1,457,570	£1,470,574
40%	60%	£811,341	£1,391,000	£826,204	£1,405,861	£893,533	£908,396
45%	60%	£237,032	£889,147	£253,752	£905,867	£329,497	£346,217
50%	60%	-F337 27Q	£387 204	-£318 701	£405.872	-F234 538	-F215 960

£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%	-£4,538,875	-£4,538,875	-£4,538,875	-£4,538,875	-£4,538,875	-£4,538,875
10%	71%	-£5,721,340	-£5,609,405	-£5,716,767	-£5,604,833	-£5,705,468	-£5,700,895
15%	71%	-£6,312,572	-£6,144,670	-£6,305,712	-£6,137,811	-£6,288,765	-£6,281,905
20%	71%	-£6,903,805	-£6,679,936	-£6,894,658	-£6,670,789	-£6,872,061	-£6,862,915
25%	71%	-£7,495,037					
30%	71%	-£8,086,270	-£7,750,466		-£7,736,746		-£8,024,936
35%	71%	-£8,677,501		-£8,661,496			
40%	71%	-£9,268,734	-£8,820,996		-£8,802,704		
45%	71%	-£9.859.966					
50%	71%	-£10,451,199					
100%	71%	-£16.416.356	-£15.278.704			-£16,255,044	
10%	75%	-£5,733,408	-£5,633,136	-£5,728,558	-£5,628,284	-£5,719,191	-£5,714,340
15%	75%	-£6.330.676	-£6.180.265	-£6.323.399	-£6.172.989	-£6.309.348	-£6.302.072
20%	75%	-£6,927,943	-£6,727,396	-£6,918,240	-£6,717,694	-£6,899,506	-£6,889,804
25%	75%	-£7,525,209					-£7,477,536
30%	75%	-£8,122,477	-£7,821,656	-£8,107,924	-£7,807,103		-£8,065,269
35%	75%	-£8,719,743					
40%	75%	-£9,317,011	-£8,915,916		-£8,896,512	-£9,260,137	-£9,240,734
45%	75%	-£9,914,278				-£9,850,296	
50%	75%	-£10,511,544	-£10,010,177	-£10,487,290		-£10,440,453	-£10,416,199
10%	60%	-£5,687,495	-£5,542,581	-£5,683,779	-£5,538,865	-£5,666,947	-£5,663,232
15%	60%	-£6,261,805	-£6,044,434	-£6,256,232	-£6,038,860	-£6,230,983	-£6,225,409
20%	60%	-£6,836,115	-£6,546,286	-£6,828,684	-£6,538,855	-£6,795,019	-£6,787,588
25%	60%	-£7,410,425	-£7,048,139	-£7,401,137	-£7,038,850	-£7,359,055	-£7,349,767
30%	60%	-£7,984,736	-£7,549,992		-£7,538,845	-£7,923,091	-£7,911,945
35%	60%	-£8,559,045	-£8,051,844				
40%	60%	-£9,133,355				-£9,051,164	
45%	60%	-£9,707,665					
50%	60%	-£10,281,975	-£9,557,403	-£10,263,397	-£9,538,825	-£10,179,235	-£10,160,657

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%	£2,261,533	£2,261,533	£2,261,533	£2,261,533	£2,261,533	£2,261,533
10%	71%	£1,079,068	£1,191,002	£1,083,640	£1,195,575	£1,094,939	£1,099,512
15%	71%	£487,835	£655,737	£494,695	£662,596	£511,643	£518,503
20%	71%	-£103,397	£120,471	-£94,251	£129,618	-£71,654	-£62,508
25%	71%	-£694,630	-£414,793	-£683,197	-£403,361	-£654,951	-£643,518
30%	71%	-£1,285,862	-£950,058	-£1,272,143	-£936,339	-£1,238,247	-£1,224,528
35%	71%	-£1,877,094	-£1,485,324	-£1,861,088	-£1,469,317	-£1,821,543	-£1,805,537
40%	71%	-£2,468,327	-£2,020,589	-£2,450,034	-£2,002,297	-£2,404,840	-£2,386,548
45%	71%	-£3,059,559	-£2,555,854	-£3,038,981	-£2,535,275	-£2,988,136	-£2,967,558
50%	71%	-£3,650,792	-£3,091,119	-£3,627,926	-£3,068,254	-£3,571,433	-£3,548,567
100%	71%	-£9,615,948	-£8,478,296				-£9,408,157
10%	75%	£1,066,999	£1,167,272	£1,071,850	£1,172,123	£1,081,216	£1,086,067
15%	75%	£469,732	£620,142	£477,008	£627,418	£491,059	£498,335
20%	75%	-£127,536	£73,012	-£117,833	£82,713	-£99,099	-£89,397
25%	75%	-£724,802	-£474,118	-£712,675	-£461,991	-£689,257	-£677,129
30%	75%	-£1.322.069	-£1.021.249	-£1.307.517	-£1.006.696	-£1.279.415	-£1,264,862
35%	75%	-£1,919,336	-£1,568,379	-£1,902,358	-£1,551,400	-£1,869,572	-£1,852,594
40%	75%	-£2.516.603	-£2.115.509	-£2,497,200	-£2.096.105	-£2.459.730	-£2.440.326
45%	75%	-£3,113,871	-£2,662,639	-£3,092,041	-£2,640,810	-£3,049,888	-£3,028,059
50%	75%	-£3,711,137	-£3,209,770	-£3,686,883	-£3,185,514	-£3,640,046	-£3,615,792
10%	60%	£1,112,913	£1,257,826	£1,116,628	£1,261,542	£1,133,460	£1,137,175
15%	60%	£538,602	£755,974	£544,175	£761,548	£569,424	£574,998
20%	60%	-£35,707	£254,121	-£28,277	£261,552	£5,388	£12,819
25%	60%	-£610,018	-£247,732	-£600,729	-£238,443	-£558,648	-£549,359
30%	60%	-£1,184,328	-£749,584	-£1,173,181	-£738,437	-£1,122,684	-£1,111,538
35%	60%	-£1,758,638	-£1,251,437	-£1,745,634	-£1,238,433	-£1,686,719	-£1,673,715
40%	60%	-£2,332,948	-£1,753,289	-£2,318,086	-£1,738,428	-£2,250,756	-£2,235,894
45%	60%	-£2,907,258	-£2,255,142	-£2,890,538	-£2,238,422	-£2,814,792	-£2,798,072

45% 60% -2.297.25 50% 60% -2.3481.568 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%	£5,405,822	£5,405,822	£5,405,822	£5,405,822	£5,405,822	£5,405,822
10%	71%	£4,223,357	£4,335,292	£4,227,930	£4,339,864	£4,239,229	£4,243,802
15%	71%	£3,632,125	£3,800,027	£3,638,985	£3,806,886	£3,655,932	£3,662,792
20%	71%	£3,040,892	£3,264,761	£3,050,039	£3,273,907	£3,072,635	£3,081,782
25%	71%	£2,449,660	£2,729,496	£2,461,092	£2,740,929	£2,489,339	£2,500,772
30%	71%	£1,858,427	£2,194,231	£1,872,146	£2,207,951	£1,906,042	£1,919,761
35%	71%	£1,267,196	£1,658,965	£1,283,201	£1,674,972	£1,322,746	£1,338,752
40%	71%	£675,963	£1,123,701	£694,255	£1,141,993	£739,450	£757,742
45%	71%	£84,730	£588,436	£105,309	£609,014	£156,153	£176,731
50%	71%	-£506,502	£53,170	-£483,636	£76,036	-£427,144	-£404,278
100%	71%	-£6,471,659	-£5,334,007	-£6,425,180	-£5,287,528	-£6,310,347	-£6,263,868
10%	75%	£4,211,288	£4,311,561	£4,216,139	£4,316,413	£4,225,506	£4,230,357
15%	75%	£3,614,021	£3,764,432	£3,621,297	£3,771,708	£3,635,348	£3,642,625
20%	75%	£3,016,754	£3,217,301	£3,026,456	£3,227,003	£3,045,191	£3,054,893
25%	75%	£2,419,487	£2,670,172	£2,431,615	£2,682,299	£2,455,032	£2,467,160
30%	75%	£1,822,220	£2,123,041	£1,836,773	£2,137,594	£1,864,875	£1,879,427
35%	75%	£1,224,954	£1,575,910	£1,241,932	£1,592,890	£1,274,717	£1,291,695
40%	75%	£627,686	£1,028,781	£647,090	£1,048,184	£684,560	£703,963
45%	75%	£30,419	£481,650	£52,249	£503,479	£94,401	£116,231
50%	75%	-£566,847	-£65,480	-£542,593	-£41,225	-£495,756	-£471,502
10%	60%	£4,257,202	£4,402,116	£4,260,918	£4,405,831	£4,277,749	£4,281,465
15%	60%	£3,682,892	£3,900,263	£3,688,465	£3,905,837	£3,713,714	£3,719,287
20%	60%	£3,108,582	£3,398,411	£3,116,012	£3,405,842	£3,149,678	£3,157,109
25%	60%	£2,534,272	£2,896,558	£2,543,560	£2,905,846	£2,585,642	£2,594,930
30%	60%	£1,959,961	£2,394,705	£1,971,108	£2,405,852	£2,021,606	£2,032,752
35%	60%	£1,385,652	£1,892,853	£1,398,656	£1,905,857	£1,457,570	£1,470,574
40%	60%	£811,341	£1,391,000	£826,204	£1,405,861	£893,533	£908,396
45%	60%	£237,032	£889,147	£253,752	£905,867	£329,497	£346,217
E00/	600/	C227 270	0207.204	C240 704	C40E 070	CODA EDO	CO4E 0C0

£13,474,000

	CIL Zone	2
	Value Area	High
0.1		
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%	£9,257,972	£9,257,972	£9,257,972	£9,257,972	£9,257,972	£9,257,972
10%	71%	£8,009,139	£8,123,228	£8,013,712	£8,127,801	£7,992,942	£7,997,515
15%	71%	£7,384,723	£7,555,856	£7,391,582	£7,562,716	£7,360,427	£7,367,287
20%	71%	£6,760,306	£6,988,486	£6,769,452	£6,997,631	£6,727,912	£6,737,058
25%	71%	£6,135,889	£6,421,114	£6,147,322	£6,432,547	£6,095,397	£6,106,829
30%	71%	£5,511,473	£5,853,742	£5,525,192	£5,867,461	£5,462,882	£5,476,602
35%	71%	£4,887,057	£5,286,370	£4,903,063	£5,302,376	£4,830,367	£4,846,373
40%	71%	£4,262,640	£4,718,998	£4,280,932	£4,737,291	£4,197,852	£4,216,144
45%	71%	£3,638,224	£4,151,627	£3,658,803	£4,172,206	£3,565,337	£3,585,917
50%	71%	£3,013,807	£3,584,255	£3,036,673	£3,607,121	£2,932,822	£2,955,688
100%	71%	-£3,283,189	-£2,123,635	-£3,236,710	-£2,077,156	-£3,447,809	-£3,401,330
10%	75%	£7,997,070	£8,099,274	£8,001,921	£8,104,125	£7,982,560	£7,987,411
15%	75%	£7,366,618	£7,519,925	£7,373,895	£7,527,201	£7,344,854	£7,352,130
20%	75%	£6,736,168	£6,940,576	£6,745,870	£6,950,278	£6,707,148	£6,716,850
25%	75%	£6,105,717	£6,361,227	£6,117,844	£6,373,354	£6,069,442	£6,081,570
30%	75%	£5,475,266	£5,781,878	£5,489,818	£5,796,430	£5,431,737	£5,446,289
35%	75%	£4,844,815	£5,202,529	£4,861,793	£5,219,508	£4,794,031	£4,811,009
40%	75%	£4,214,364	£4,623,180	£4,233,767	£4,642,584	£4,156,325	£4,175,729
45%	75%	£3,583,913	£4,043,832	£3,605,742	£4,065,661	£3,518,620	£3,540,449
50%	75%	£2,953,462	£3,464,483	£2,977,717	£3,488,737	£2,880,914	£2,905,168
10%	60%	£8,042,984	£8,190,688	£8,046,699	£8,194,403	£8,022,014	£8,025,730
15%	60%	£7,435,489	£7,657,046	£7,441,063	£7,662,620	£7,404,035	£7,409,609
20%	60%	£6,827,995	£7,123,405	£6,835,427	£7,130,835	£6,786,057	£6,793,488
25%	60%	£6,220,502	£6,589,763	£6,229,790	£6,599,051	£6,168,079	£6,177,367
30%	60%	£5,613,007	£6,056,121	£5,624,154	£6,067,267	£5,550,099	£5,561,246
35%	60%	£5,005,513	£5,522,479	£5,018,518	£5,535,484	£4,932,121	£4,945,125
40%	60%	£4,398,019	£4,988,838	£4,412,881	£5,003,699	£4,314,142	£4,329,004
45%	60%	£3,790,525	£4,455,196	£3,807,245	£4,471,915	£3,696,164	£3,712,883
50%	60%	£3.183.031	£3,921,554	£3,201,608	£3,940,131	£3.078.184	£3.096.762

30 0.47 Ha

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 income thresholds LAR and SO at council income thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

% 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 LL
0%	71%	-£3,725,265	-£3,725,265	-£3,725,265	-£3,725,265	-£3,725,265	-£3,725,265
10%	71%	-£4,974,098	-£4,860,009	-£4,969,524	-£4,855,436	-£4,990,295	-£4,985,722
15%	71%	-£5,598,514	-£5,427,380	-£5,591,655	-£5,420,520	-£5,622,810	-£5,615,950
20%	71%	-£6,222,931	-£5,994,751	-£6,213,785	-£5,985,606	-£6,255,325	-£6,246,179
25%	71%	-£6,847,347	-£6,562,123	-£6,835,914	-£6,550,690	-£6,887,840	-£6,876,407
30%	71%	-£7,471,764	-£7,129,495	-£7,458,045	-£7,115,776	-£7,520,354	-£7,506,635
35%	71%	-£8,096,180	-£7,696,867				
40%	71%	-£8,720,596	-£8,264,239	-£8,702,304	-£8,245,946	-£8,785,384	-£8,767,092
45%	71%	-£9,345,013	-£8,831,609				
50%	71%	-£9,969,430	-£9,398,981	-£9,946,564	-£9,376,115	-£10,050,415	-£10,027,549
100%	71%	-£16,266,426	-£15,106,872				
10%	75%	-£4,986,167	-£4,883,963	-£4,981,316	-£4,879,112	-£5,000,677	-£4,995,825
15%	75%	-£5.616.618	-£5.463.312	-£5,609,342	-£5,456,036	-£5.638.383	-£5,631,107
20%	75%	-£6,247,069	-£6,042,661	-£6,237,367	-£6,032,959	-£6,276,089	-£6,266,387
25%	75%	-£6.877.519	-£6.622.010	-£6.865.392	-£6.609.883	-£6.913.794	-£6,901,667
30%	75%	-£7.507.971	-£7,201,359	-£7,493,418	-£7.186.806		
35%	75%	-£8.138.421	-£7,780,708				
40%	75%	-£8.768.873	-£8.360.057				
45%	75%	-£9,399,324	-£8,939,405				
50%	75%	-£10,029,775	-£9,518,754				-£10,078,068
10%	60%	-£4.940.253	-£4,792,549	-£4.936.538	-£4.788.833	-£4.961.222	-£4,957,507
15%	60%	-£5,547,748	-£5,326,191	-£5,542,174	-£5,320,617	-£5,579,202	-£5,573,628
20%	60%	-£6.155.241	-£5.859.832	-£6.147.810	-£5.852.402	-£6.197.180	-£6,189,749
25%	60%	-£6.762.735	-£6.393.474	-£6.753.447	-£6.384.186	-£6.815.158	-£6,805,870
30%	60%	-£7.370.230	-£6.927.116	-£7.359.083	-£6.915.969	-£7.433.137	-£7,421,991
35%	60%	-£7.977.723	-£7.460.758		-£7.447.753		-£8.038.111
40%	60%	-£8,585,218	-£7.994.399				-£8.654.232
45%	60%	-£9,192,712	-£8,528,041		-£8,511,322		-£9,270,353
50%	60%	-£9.800.205	-69.061.683		-£9.043.105		-£9.886.474

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,127,469	£1,127,469	£1,127,469	£1,127,469	£1,127,469	£1,127,469
10%	71%	-£121,364	-£7,275	-£116,791	-£2,702	-£137,561	-£132,988
15%	71%	-£745,780	-£574,647	-£738,921	-£567,786	-£770,076	-£763,216
20%	71%	-£1,370,197	-£1,142,017	-£1,361,051	-£1,132,872	-£1,402,591	-£1,393,445
25%	71%	-£1,994,613	-£1,709,389	-£1,983,181	-£1,697,956	-£2,035,106	-£2,023,673
30%	71%	-£2,619,030	-£2,276,761	-£2,605,311	-£2,263,042	-£2,667,620	-£2,653,901
35%	71%	-£3,243,446	-£2,844,133	-£3,227,440	-£2,828,127	-£3,300,136	-£3,284,130
40%	71%	-£3,867,862	-£3,411,505	-£3,849,570	-£3,393,212	-£3,932,651	-£3,914,359
45%	71%	-£4,492,279	-£3,978,876	-£4,471,700	-£3,958,297	-£4,565,166	-£4,544,586
50%	71%	-£5,116,696	-£4,546,247	-£5,093,830	-£4,523,382	-£5,197,681	-£5,174,815
100%	71%	-£11,413,692					
10%	75%	-£133,433	-£31,229	-£128,582	-£26,378	-£147,943	-£143,091
15%	75%	-£763,885	-£610,578	-£756,608	-£603,302	-£785,649	-£778,373
20%	75%	-£1,394,335	-£1,189,927	-£1,384,633	-£1,180,225	-£1,423,355	-£1,413,653
25%	75%	-£2,024,786	-£1,769,276	-£2,012,658	-£1,757,149	-£2,061,060	-£2,048,933
30%	75%	-£2,655,237	-£2,348,625	-£2,640,685	-£2,334,072	-£2,698,766	-£2,684,213
35%	75%	-£3,285,688	-£2,927,974	-£3,268,710	-£2,910,995	-£3,336,472	-£3,319,494
40%	75%	-£3,916,139	-£3,507,323	-£3,896,736	-£3,487,919	-£3,974,177	-£3,954,774
45%	75%	-£4,546,590	-£4,086,671	-£4,524,761	-£4,064,842	-£4,611,883	-£4,590,054
50%	75%	-£5,177,041	-£4,666,020	-£5,152,786	-£4,641,766	-£5,249,589	-£5,225,334
10%	60%	-£87,519	£60,185	-£83,804	£63,901	-£108,488	-£104,773
15%	60%	-£695,014	-£473,457	-£689,440	-£467,883	-£726,468	-£720,894
20%	60%	-£1,302,508	-£1,007,098	-£1,295,076	-£999,668	-£1,344,446	-£1,337,015
25%	60%	-£1,910,001	-£1,540,740	-£1,900,713	-£1,531,452	-£1,962,424	-£1,953,136
30%	60%	-£2,517,496	-£2,074,382	-£2,506,349	-£2,063,235	-£2,580,403	-£2,569,257
35%	60%	-£3,124,989	-£2,608,024	-£3,111,985	-£2,595,019	-£3,198,382	-£3,185,378
40%	60%	-£3,732,484	-£3,141,665	-£3,717,622	-£3,126,804	-£3,816,361	-£3,801,499
45%	60%	-£4,339,978	-£3,675,307	-£4,323,258	-£3,658,588	-£4,434,339	-£4,417,620
50%	60%	-£4.947.471	-£4,208,949	-£4,928,894	-£4.190.371	-£5.052.318	-£5.033.740

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%	£6,069,503	£6,069,503	£6,069,503	£6,069,503	£6,069,503	£6,069,503
10%	71%	£4,820,669	£4,934,759	£4,825,243	£4,939,332	£4,804,472	£4,809,045
15%	71%	£4,196,253	£4,367,387	£4,203,113	£4,374,247	£4,171,957	£4,178,817
20%	71%	£3,571,837	£3,800,016	£3,580,982	£3,809,162	£3,539,442	£3,548,589
25%	71%	£2,947,420	£3,232,644	£2,958,853	£3,244,077	£2,906,927	£2,918,360
30%	71%	£2,323,003	£2,665,272	£2,336,723	£2,678,992	£2,274,413	£2,288,132
35%	71%	£1,698,588	£2,097,901	£1,714,593	£2,113,906	£1,641,898	£1,657,904
40%	71%	£1,074,171	£1,530,529	£1,092,463	£1,548,822	£1,009,383	£1,027,675
45%	71%	£449,754	£963,158	£470,334	£983,736	£376,868	£397,447
50%	71%	-£174,662	£395,786	-£151,796	£418,652	-£255,647	-£232,781
100%	71%	-£6,471,659	-£5,312,104	-£6,425,180	-£5,265,625	-£6,636,278	-£6,589,799
10%	75%	£4,808,600	£4,910,805	£4,813,451	£4,915,655	£4,794,090	£4,798,942
15%	75%	£4,178,149	£4,331,456	£4,185,425	£4,338,732	£4,156,384	£4,163,661
20%	75%	£3,547,698	£3,752,106	£3,557,400	£3,761,808	£3,518,679	£3,528,381
25%	75%	£2,917,248	£3,172,757	£2,929,375	£3,184,885	£2,880,973	£2,893,100
30%	75%	£2,286,796	£2,593,408	£2,301,349	£2,607,961	£2,243,267	£2,257,820
35%	75%	£1,656,346	£2,014,059	£1,673,324	£2,031,039	£1,605,562	£1,622,540
40%	75%	£1,025,894	£1,434,710	£1,045,298	£1,454,115	£967,856	£987,260
45%	75%	£395,444	£855,362	£417,273	£877,191	£330,150	£351,979
50%	75%	-£235,008	£276,013	-£210,752	£300,268	-£307,555	-£283,301
10%	60%	£4,854,514	£5,002,218	£4,858,230	£5,005,934	£4,833,545	£4,837,261
15%	60%	£4,247,020	£4,468,576	£4,252,594	£4,474,150	£4,215,566	£4,221,140
20%	60%	£3,639,526	£3,934,935	£3,646,957	£3,942,366	£3,597,588	£3,605,019
25%	60%	£3,032,032	£3,401,293	£3,041,321	£3,410,582	£2,979,609	£2,988,898
30%	60%	£2,424,538	£2,867,651	£2,435,684	£2,878,798	£2,361,630	£2,372,777
35%	60%	£1,817,044	£2,334,009	£1,830,048	£2,347,014	£1,743,652	£1,756,656
40%	60%	£1,209,549	£1,800,368	£1,224,412	£1,815,230	£1,125,673	£1,140,535
45%	60%	£602,056	£1,266,726	£618,775	£1,283,446	£507,694	£524,414
50%	60%	-£5.438	£733.084	£13,139	£751.662	-£110.285	-£91.707

£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%	-£3,875,194	-£3,875,194	-£3,875,194	-£3,875,194	-£3,875,194	-£3,875,194
10%	71%	-£5,124,028	-£5,009,938	-£5,119,454	-£5,005,365	-£5,140,224	-£5,135,652
15%	71%	-£5,748,443	-£5,577,310	-£5,741,584	-£5,570,450	-£5,772,740	-£5,765,879
20%	71%	-£6,372,860	-£6,144,681	-£6,363,715	-£6,135,535	-£6,405,255	-£6,396,108
25%	71%	-£6,997,277	-£6,712,053	-£6,985,844	-£6,700,620	-£7,037,770	-£7,026,337
30%	71%	-£7,621,693	-£7,279,424	-£7,607,974	-£7,265,705	-£7,670,284	-£7,656,564
35%	71%	-£8,246,109	-£7,846,796				
40%	71%	-£8,870,526	-£8,414,168	-£8,852,234		-£8,935,314	
45%	71%	-£9,494,942	-£8,981,539		-£8,960,961		
50%	71%	-£10,119,359	-£9,548,911	-£10,096,493	-£9,526,045	-£10,200,344	-£10,177,478
100%	71%	-£16,416,356	-£15,256,801				-£16,534,496
10%	75%	-£5,136,096	-£5,033,892	-£5,131,245	-£5,029,041	-£5,150,607	-£5,145,755
15%	75%	-£5,766,548	-£5,613,241	-£5,759,272	-£5,605,965	-£5,788,312	-£5,781,036
20%	75%	-£6,396,998	-£6,192,590	-£6,387,297	-£6,182,889	-£6,426,018	-£6,416,316
25%	75%	-£7,027,449	-£6,771,939	-£7,015,322	-£6,759,812		
30%	75%	-£7,657,900	-£7,351,288	-£7,643,348	-£7,336,736	-£7,701,429	-£7,686,877
35%	75%	-£8,288,351	-£7,930,637				
40%	75%	-£8,918,802	-£8,509,986	-£8,899,399	-£8,490,582	-£8,976,841	-£8,957,437
45%	75%	-£9,549,253	-£9,089,334	-£9,527,424			-£9,592,718
50%	75%	-£10,179,705	-£9,668,683	-£10,155,449	-£9,644,429	-£10,252,252	-£10,227,998
10%	60%	-£5,090,183	-£4,942,478	-£5,086,467	-£4,938,763	-£5,111,152	-£5,107,436
15%	60%	-£5,697,677	-£5,476,120	-£5,692,103	-£5,470,547	-£5,729,131	-£5,723,557
20%	60%	-£6,305,171	-£6,009,761	-£6,297,740	-£6,002,331	-£6,347,109	-£6,339,678
25%	60%	-£6,912,665	-£6,543,404	-£6,903,376	-£6,534,115	-£6,965,088	-£6,955,799
30%	60%	-£7,520,159	-£7,077,046	-£7,509,012			
35%	60%	-£8,127,653	-£7,610,688				
40%	60%	-£8,735,147	-£8,144,329			-£8,819,024	-£8,804,162
45%	60%	-£9,342,641	-£8,677,971				
50%	60%	-£9.950.135	-£9.211.613				

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%	£2,925,213	£2,925,213	£2,925,213	£2,925,213	£2,925,213	£2,925,213
10%	71%	£1,676,380	£1,790,469	£1,680,953	£1,795,042	£1,660,183	£1,664,756
15%	71%	£1,051,964	£1,223,097	£1,058,823	£1,229,958	£1,027,668	£1,034,528
20%	71%	£427,547	£655,727	£436,693	£664,872	£395,153	£404,299
25%	71%	-£196,869	£88,355	-£185,436	£99,788	-£237,362	-£225,929
30%	71%	-£821,286	-£479,017	-£807,567	-£465,298	-£869,876	-£856,157
35%	71%	-£1,445,702	-£1,046,389	-£1,429,696	-£1,030,383	-£1,502,392	-£1,486,386
40%	71%	-£2,070,118	-£1,613,761	-£2,051,826	-£1,595,468	-£2,134,907	-£2,116,615
45%	71%	-£2,694,535	-£2,181,132	-£2,673,956	-£2,160,553	-£2,767,422	-£2,746,842
50%	71%	-£3,318,952	-£2,748,503	-£3,296,086	-£2,725,638	-£3,399,937	-£3,377,071
100%	71%	-£9,615,948	-£8,456,394	-£9,569,469	-£8,409,915	-£9,780,568	-£9,734,088
10%	75%	£1,664,311	£1,766,515	£1,669,162	£1,771,366	£1,649,801	£1,654,653
15%	75%	£1,033,859	£1,187,166	£1,041,136	£1,194,442	£1,012,095	£1,019,371
20%	75%	£403,409	£607,817	£413,111	£617,519	£374,389	£384,091
25%	75%	-£227,042	£28,468	-£214,914	£40,595	-£263,316	-£251,189
30%	75%	-£857,493	-£550,881	-£842,940	-£536,328	-£901,022	-£886,469
35%	75%	-£1,487,944	-£1,130,230	-£1,470,966	-£1,113,251	-£1,538,728	-£1,521,750
40%	75%	-£2,118,395	-£1,709,579	-£2,098,992	-£1,690,175	-£2,176,433	-£2,157,030
45%	75%	-£2,748,846	-£2,288,927	-£2,727,017	-£2,267,098	-£2,814,139	-£2,792,310
50%	75%	-£3,379,297	-£2,868,276	-£3,355,042	-£2,844,022	-£3,451,845	-£3,427,590
10%	60%	£1,710,225	£1,857,929	£1,713,940	£1,861,645	£1,689,256	£1,692,971
15%	60%	£1,102,730	£1,324,287	£1,108,304	£1,329,861	£1,071,276	£1,076,850
20%	60%	£495,236	£790,646	£502,668	£798,076	£453,298	£460,729
25%	60%	-£112,257	£257,004	-£102,969	£266,292	-£164,680	-£155,392
30%	60%	-£719,752	-£276,638	-£708,605	-£265,491	-£782,659	-£771,513
35%	60%	-£1,327,245	-£810,280	-£1,314,241	-£797,275	-£1,400,638	-£1,387,634
40%	60%	-£1,934,740	-£1,343,921	-£1,919,878	-£1,329,060	-£2,018,617	-£2,003,755
45%	60%	-£2,542,234	-£1,877,563	-£2,525,514	-£1,860,844	-£2,636,595	-£2,619,876
50%	60%	-£3 149 727	-£2 411 205	-£3 131 150	-£2 392 627	-£3 254 574	-£3 235 996

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%	£6,069,503	£6,069,503	£6,069,503	£6,069,503	£6,069,503	£6,069,503
10%	71%	£4.820.669	£4.934.759	£4.825.243	£4,939,332	£4.804.472	£4.809.045
15%	71%	£4,196,253	£4,367,387	£4,203,113	£4,374,247	£4,171,957	£4,178,817
20%	71%	£3.571.837	£3.800.016	£3.580.982	£3.809.162	£3,539,442	£3,548,589
25%	71%	£2,947,420	£3,232,644	£2,958,853	£3,244,077	£2,906,927	£2,918,360
30%	71%	£2,323,003	£2,665,272	£2,336,723	£2,678,992	£2,274,413	£2,288,132
35%	71%	£1,698,588	£2,097,901	£1,714,593	£2,113,906	£1,641,898	£1,657,904
40%	71%	£1.074.171	£1.530.529	£1.092.463	£1.548.822	£1.009.383	£1,027,675
45%	71%	£449.754	£963.158	£470.334	£983.736	£376.868	£397.447
50%	71%	-£174.662	£395.786	-£151.796	£418.652	-£255.647	-£232,781
100%	71%	-£6,471,659	-£5,312,104	-£6,425,180	-£5,265,625	-£6,636,278	-£6,589,799
10%	75%	£4.808.600	£4.910.805	£4.813.451	£4,915,655	£4.794.090	£4,798,942
15%	75%	£4,178,149	£4,331,456	£4,185,425	£4,338,732	£4,156,384	£4,163,661
20%	75%	£3.547.698	£3.752.106	£3.557.400	£3,761,808	£3.518.679	£3,528,381
25%	75%	£2,917,248	£3,172,757	£2,929,375	£3,184,885	£2,880,973	£2,893,100
30%	75%	£2.286.796	£2,593,408	£2,301,349	£2,607,961	£2.243.267	£2,257,820
35%	75%	£1,656,346	£2,014,059	£1,673,324	£2,031,039	£1,605,562	£1,622,540
40%	75%	£1.025.894	£1,434,710	£1.045,298	£1,454,115	£967.856	£987.260
45%	75%	£395,444	£855,362	£417,273	£877,191	£330,150	£351,979
50%	75%	-£235.008	£276.013	-£210.752	£300.268	-£307.555	-£283,301
10%	60%	£4.854.514	£5.002.218	£4.858.230	£5.005.934	£4.833.545	£4.837,261
15%	60%	£4,247,020	£4,468,576	£4,252,594	£4,474,150	£4,215,566	£4,221,140
20%	60%	£3,639,526	£3.934.935	£3.646.957	£3.942.366	£3,597,588	£3,605,019
25%	60%	£3,032,032	£3,401,293	£3,041,321	£3,410,582	£2,979,609	£2,988,898
30%	60%	£2,424,538	£2.867.651	£2.435.684	£2.878.798	£2.361.630	£2,372,777
35%	60%	£1.817.044	£2,334,009	£1.830.048	£2.347.014	£1.743.652	£1,756,656
40%	60%	£1,209,549	£1.800.368	£1,224,412	£1.815.230	£1,125,673	£1.140.535
45%	60%	£602.056	£1,266,726	£618.775	£1,283,446	£507.694	£524,414
50%	60%	-F5 438	£733.084	£13 139	£751.662	-£110 285	-£91.707

£13,474,000

 No Units
 30

 Site Area
 0.47 Ha

	CIL Zone	2
	Value Area	Med
ales value inflation		0%
uild 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%	£5,152,078	£5,152,078	£5,152,078	£5,152,078	£5,152,078	£5,152,078
10%	71%	£4,311,310	£4,397,385	£4,318,408	£4,404,482	£4,285,628	£4,292,726
15%	71%	£3,890,926	£4,020,038	£3,901,573	£4,030,684	£3,852,403	£3,863,050
20%	71%	£3,470,541	£3,642,690	£3,484,738	£3,656,886	£3,419,178	£3,433,373
25%	71%	£3,050,158	£3,265,344	£3,067,903	£3,283,088	£2,985,953	£3,003,697
30%	71%	£2,629,774	£2,887,997	£2,651,067	£2,909,290	£2,552,728	£2,574,022
35%	71%	£2,209,390	£2,510,651	£2,234,231	£2,535,492	£2,119,503	£2,144,346
40%	71%	£1,789,006	£2,133,303	£1,817,396	£2,161,694	£1,686,278	£1,714,669
45%	71%	£1,368,621	£1,755,956	£1,400,561	£1,787,896	£1,253,054	£1,284,993
50%	71%	£948,237	£1,378,610	£983,726	£1,414,098	£819,828	£855,317
100%	71%	-£3,308,849	-£2,434,027	-£3,236,710	-£2,361,889	-£3,569,868	-£3,497,730
10%	75%	£4,299,088	£4,376,195	£4,306,616	£4,383,723	£4,276,081	£4,283,610
15%	75%	£3,872,592	£3,988,254	£3,883,885	£3,999,547	£3,838,082	£3,849,376
20%	75%	£3,446,097	£3,600,312	£3,461,154	£3,615,370	£3,400,084	£3,415,142
25%	75%	£3,019,602	£3,212,370	£3,038,424	£3,231,193	£2,962,085	£2,980,908
30%	75%	£2,593,106	£2,824,429	£2,615,693	£2,847,016	£2,524,087	£2,546,674
35%	75%	£2,166,611	£2,436,488	£2,192,962	£2,462,838	£2,086,089	£2,112,439
40%	75%	£1,740,116	£2,048,545	£1,770,231	£2,078,661	£1,648,090	£1,678,206
45%	75%	£1,313,620	£1,660,604	£1,347,500	£1,694,484	£1,210,092	£1,243,972
50%	75%	£887,125	£1,272,663	£924,770	£1,310,307	£772,093	£809,737
10%	60%	£4,345,628	£4,457,064	£4,351,395	£4,462,830	£4,312,380	£4,318,146
15%	60%	£3,942,403	£4,109,556	£3,951,054	£4,118,206	£3,892,531	£3,901,181
20%	60%	£3,539,179	£3,762,048	£3,550,711	£3,773,581	£3,472,680	£3,484,214
25%	60%	£3,135,954	£3,414,540	£3,150,370	£3,428,958	£3,052,831	£3,067,248
30%	60%	£2,732,728	£3,067,033	£2,750,028	£3,084,334	£2,632,982	£2,650,283
35%	60%	£2,329,503	£2,719,526	£2,349,687	£2,739,709	£2,213,133	£2,233,316
40%	60%	£1,926,278	£2,372,018	£1,949,345	£2,395,085	£1,793,284	£1,816,351
45%	60%	£1,523,054	£2,024,511	£1,549,004	£2,050,461	£1,373,434	£1,399,384
50%	60%	£1.119.829	£1,677,004	£1,148,662	£1,705,837	£953,585	£982,418

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%	-£37,147,781	-£37,147,781	-£37,147,781	-£37,147,781	-£37,147,781	-£37,147,781
10%	71%	-£37,988,549	-£37,902,474	-£37,981,451		-£38,014,231	-£38,007,133
15%	71%	-£38,408,933	-£38,279,821				-£38,436,809
20%	71%	-£38,829,318	-£38,657,169			-£38,880,681	-£38,866,486
25%	71%	-£39,249,701	-£39,034,515				-£39,296,162
30%	71%	-£39,670,085	-£39,411,862				-£39,725,837
35%	71%	-£40,090,469	-£39,789,208				-£40,155,513
40%	71%	-£40,510,853	-£40,166,556	-£40,482,463	-£40,138,165	-£40,613,581	-£40,585,190
45%	71%	-£40,931,238	-£40,543,903				-£41,014,866
50%	71%	-£41,351,622	-£40,921,249	-£41,316,133	-£40,885,761	-£41,480,031	-£41,444,542
100%	71%	-£45,608,708	-£44,733,886				-£45,797,589
10%	75%	-£38,000,771	-£37,923,664	-£37,993,243	-£37,916,136	-£38,023,778	-£38,016,249
15%	75%	-£38,427,267	-£38,311,605	-£38,415,974			-£38,450,483
20%	75%	-£38,853,762	-£38,699,547	-£38,838,705	-£38,684,489		-£38,884,717
25%	75%	-£39,280,257	-£39,087,489	-£39,261,435	-£39,068,666	-£39,337,774	-£39,318,951
30%	75%	-£39,706,753	-£39,475,430				-£39,753,185
35%	75%	-£40,133,248	-£39,863,371	-£40,106,897			-£40,187,420
40%	75%	-£40,559,743	-£40,251,314				-£40,621,653
45%	75%	-£40,986,239	-£40,639,255	-£40,952,359	-£40,605,375	-£41,089,767	-£41,055,887
50%	75%	-£41,412,734	-£41,027,196				-£41,490,122
10%	60%	-£37,954,231	-£37,842,795	-£37,948,464	-£37,837,029	-£37,987,479	-£37,981,713
15%	60%	-£38,357,456	-£38,190,303				-£38,398,678
20%	60%	-£38,760,680	-£38,537,811				-£38,815,645
25%	60%	-£39,163,905	-£38,885,319				-£39,232,611
30%	60%	-£39,567,131	-£39,232,826				-£39,649,576
35%	60%	-£39,970,356	-£39,580,333				-£40,066,543
40%	60%	-£40,373,581	-£39,927,841	-£40,350,514			-£40,483,508
45%	60%	-£40,776,805	-£40,275,348				-£40,900,475
50%	60%	-£41 180 030	-£40 622 855			-£41 346 274	-£41 317 441

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%	-£28,840,559	-£28,840,559		-£28,840,559		-£28,840,559
10%	71%	-£29,681,327	-£29,595,252	-£29,674,229	-£29,588,155	-£29,707,008	-£29,699,911
15%	71%	-£30,101,710	-£29,972,599	-£30,091,064	-£29,961,952	-£30,140,234	-£30,129,587
20%	71%	-£30,522,095	-£30,349,946		-£30,335,750	-£30,573,459	-£30,559,263
25%	71%	-£30,942,479	-£30,727,293	-£30,924,734	-£30,709,549		-£30,988,939
30%	71%	-£31,362,863	-£31,104,640	-£31,341,569	-£31,083,347	-£31,439,909	-£31,418,615
35%	71%	-£31,783,247	-£31,481,986	-£31,758,405	-£31,457,145	-£31,873,134	-£31,848,291
40%	71%	-£32,203,631	-£31,859,334	-£32,175,240	-£31,830,942	-£32,306,358	-£32,277,968
45%	71%	-£32,624,015	-£32,236,680		-£32,204,740		-£32,707,644
50%	71%	-£33,044,399	-£32,614,027		-£32,578,539	-£33,172,809	-£33,137,320
100%	71%	-£37,301,485	-£36,426,664		-£36,354,526		-£37,490,366
10%	75%	-£29,693,549	-£29,616,442	-£29,686,021	-£29,608,913	-£29,716,556	-£29,709,027
15%	75%	-£30,120,045	-£30,004,383		-£29,993,089	-£30,154,554	-£30,143,261
20%	75%	-£30,546,540	-£30,392,325	-£30,531,482	-£30,377,267	-£30,592,553	-£30,577,494
25%	75%	-£30,973,035	-£30,780,266		-£30,761,444		-£31,011,729
30%	75%	-£31,399,531	-£31,168,208	-£31,376,944	-£31,145,621	-£31,468,550	-£31,445,963
35%	75%	-£31,826,026	-£31,556,149		-£31,529,798		-£31,880,197
40%	75%	-£32,252,521	-£31,944,091	-£32,222,406	-£31,913,975	-£32,344,547	-£32,314,431
45%	75%	-£32,679,016	-£32,332,033	-£32,645,136	-£32,298,153		-£32,748,665
50%	75%	-£33,105,511	-£32,719,974	-£33,067,866	-£32,682,330	-£33,220,543	-£33,182,899
10%	60%	-£29,647,009	-£29,535,573		-£29,529,807		-£29,674,491
15%	60%	-£30,050,233	-£29,883,081	-£30,041,583	-£29,874,431	-£30,100,106	-£30,091,456
20%	60%	-£30,453,458	-£30,230,588		-£30,219,055		-£30,508,422
25%	60%	-£30,856,683	-£30,578,096	-£30,842,266	-£30,563,679	-£30,939,805	-£30,925,389
30%	60%	-£31,259,909	-£30,925,603	-£31,242,608	-£30,908,303	-£31,359,654	-£31,342,354
35%	60%	-£31,663,133	-£31,273,110		-£31,252,927		-£31,759,321
40%	60%	-£32,066,358	-£31,620,619	-£32,043,292	-£31,597,552	-£32,199,353	-£32,176,286
45%	60%	-£32,469,583	-£31,968,126		-£31,942,175		-£32,593,252
50%	60%	-£32.872.808	-£32.315.633		-£32,286,800		-£33.010.219

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,377,297	-£14,377,297				-£14,377,297
10%	71%	-£15,218,065	-£15,131,990				-£15,236,649
15%	71%	-£15,638,449	-£15,509,337			-£15,676,972	-£15,666,325
20%	71%	-£16,058,833	-£15,886,685				-£16,096,002
25%	71%	-£16,479,217	-£16,264,031	-£16,461,472			-£16,525,678
30%	71%	-£16,899,601	-£16,641,378				-£16,955,353
35%	71%	-£17,319,985	-£17,018,724	-£17,295,143	-£16,993,883	-£17,409,872	-£17,385,029
40%	71%	-£17,740,369	-£17,396,072			-£17,843,096	-£17,814,706
45%	71%	-£18,160,754	-£17,773,419	-£18,128,814	-£17,741,479	-£18,276,321	-£18,244,382
50%	71%	-£18,581,137	-£18,150,765				-£18,674,058
100%	71%	-£22,838,223	-£21,963,402		-£21,891,264	-£23,099,243	-£23,027,105
10%	75%	-£15,230,287	-£15,153,180	-£15,222,759	-£15,145,652	-£15,253,294	-£15,245,765
15%	75%	-£15,656,783	-£15,541,121				-£15,679,999
20%	75%	-£16,083,278	-£15,929,063	-£16,068,220	-£15,914,005	-£16,129,291	-£16,114,232
25%	75%	-£16,509,773	-£16,317,005				-£16,548,467
30%	75%	-£16,936,269	-£16,704,946	-£16,913,682	-£16,682,359	-£17,005,288	-£16,982,701
35%	75%	-£17,362,764	-£17,092,887				-£17,416,935
40%	75%	-£17,789,259	-£17,480,830	-£17,759,144	-£17,450,714	-£17,881,285	-£17,851,169
45%	75%	-£18,215,755	-£17,868,771				-£18,285,403
50%	75%	-£18,642,250	-£18,256,712	-£18,604,604	-£18,219,068	-£18,757,282	-£18,719,637
10%	60%	-£15,183,747	-£15,072,311				-£15,211,229
15%	60%	-£15,586,972	-£15,419,819	-£15,578,321	-£15,411,169	-£15,636,844	-£15,628,194
20%	60%	-£15,990,196	-£15,767,326				-£16,045,161
25%	60%	-£16,393,421	-£16,114,835	-£16,379,005	-£16,100,417	-£16,476,544	-£16,462,127
30%	60%	-£16,796,647	-£16,462,342				-£16,879,092
35%	60%	-£17,199,872	-£16,809,849	-£17,179,688	-£16,789,666	-£17,316,242	-£17,296,059
40%	60%	-£17,603,096	-£17,157,357				-£17,713,024
45%	60%	-£18,006,321	-£17,504,864	-£17,980,371	-£17,478,913	-£18,155,941	-£18,129,990

£90,000,000

£72,325,000

% 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 LLI
0%	71%	-£7,831,159	-£7,831,159	-£7,831,159	-£7,831,159	-£7,831,159	-£7,831,159
10%	71%		-£8,585,852	-£8,664,829	-£8,578,755	-£8,697,608	-£8,690,511
15%	71%		-£8,963,199	-£9,081,664	-£8,952,552	-£9,130,834	
20%	71%		-£9,340,546	-£9,498,499	-£9,326,350	-£9,564,059	-£9,549,863
25%	71%		-£9,717,893	-£9,915,334	-£9,700,149		
30%	71%	-£10,353,463	-£10,095,240	-£10,332,169	-£10,073,947	-£10,430,509	-£10,409,215
35%	71%		-£10,472,586		-£10,447,745	-£10,863,734	
40%	71%	-£11,194,231	-£10,849,934	-£11,165,840	-£10,821,543	-£11,296,958	-£11,268,568
45%	71%		-£11,227,280		-£11,195,340		
50%	71%		-£11,604,627	-£11,999,510	-£11,569,139	-£12,163,409	-£12,127,920
100%	71%		-£15.417.264		-£15,345,126		
10%	75%	-£8,684,149	-£8,607,042		-£8,599,513	-£8,707,156	
15%	75%		-£8,994,983		-£8,983,690	-£9,145,154	
20%	75%	-£9,537,140	-£9,382,925	-£9,522,082	-£9,367,867		-£9,568,094
25%	75%		-£9,770,867		-£9.752.044		
30%	75%		-£10,158,808	-£10,367,544	-£10,136,221		
35%	75%		-£10.546.749		-£10.520.398		
40%	75%		-£10,934,691	-£11,213,006	-£10,904,575	-£11,335,147	
45%	75%		-£11,322,633		-£11,288,753		
50%	75%		-£11,710,574	-£12,058,466	-£11,672,930	-£12,211,144	-£12,173,499
10%	60%		-£8,526,173		-£8,520,407		
15%	60%	-£9,040,833	-£8,873,681		-£8,865,031	-£9,090,706	-£9,082,056
20%	60%		-£9,221,188		-£9,209,655		
25%	60%		-£9,568,696		-£9,554,279		
30%	60%		-£9,916,203	-£10,233,208	-£9,898,903	-£10,350,254	-£10,332,954
35%	60%	-£10,653,734	-£10,263,710		-£10,243,528	-£10,770,104	
40%	60%		-£10,611,219		-£10,588,152		
45%	60%	-£11,460,183	-£10,958,726	-£11,434,233	-£10,932,775	-£11,609,803	-£11,583,852
50%	60%		-£11.306.233		-£11 277 400		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,978,425	-£2,978,425	-£2,978,425	-£2,978,425	-£2,978,425	-£2,978,425
10%	71%	-£3,819,193	-£3,733,118	-£3,812,095	-£3,726,021	-£3,844,874	-£3,837,777
15%	71%	-£4,239,577	-£4,110,465	-£4,228,930	-£4,099,819	-£4,278,100	-£4,267,453
20%	71%	-£4,659,961	-£4,487,813	-£4,645,765	-£4,473,616	-£4,711,325	-£4,697,130
25%	71%	-£5,080,345	-£4,865,159	-£5,062,600	-£4,847,415	-£5,144,549	-£5,126,806
30%	71%	-£5,500,729	-£5,242,506	-£5,479,435	-£5,221,213	-£5,577,775	-£5,556,481
35%	71%	-£5,921,113	-£5,619,852	-£5,896,271	-£5,595,011	-£6,011,000	-£5,986,157
40%	71%	-£6,341,497	-£5,997,200	-£6,313,106	-£5,968,809	-£6,444,224	-£6,415,834
45%	71%	-£6,761,882	-£6,374,547	-£6,729,942	-£6,342,607	-£6,877,449	-£6,845,510
50%	71%	-£7,182,265	-£6,751,893	-£7,146,777	-£6,716,405	-£7,310,675	-£7,275,186
100%	71%	-£11,439,351	-£10,564,530	-£11,367,213	-£10,492,392	-£11,700,371	-£11,628,233
10%	75%	-£3,831,415	-£3,754,308	-£3,823,887	-£3,746,780	-£3,854,422	-£3,846,893
15%	75%	-£4,257,911	-£4,142,249	-£4,246,618	-£4,130,956	-£4,292,420	-£4,281,127
20%	75%	-£4,684,406	-£4,530,191	-£4,669,348	-£4,515,133	-£4,730,419	-£4,715,360
25%	75%	-£5,110,901	-£4,918,133	-£5,092,079	-£4,899,310	-£5,168,417	-£5,149,595
30%	75%	-£5,537,397	-£5,306,074	-£5,514,810	-£5,283,487	-£5,606,416	-£5,583,829
35%	75%	-£5,963,892	-£5,694,015	-£5,937,541	-£5,667,664	-£6,044,414	-£6,018,063
40%	75%	-£6,390,387	-£6,081,958	-£6,360,272	-£6,051,842	-£6,482,413	-£6,452,297
45%	75%	-£6,816,883	-£6,469,899	-£6,783,003	-£6,436,019	-£6,920,411	-£6,886,531
50%	75%	-£7,243,378	-£6,857,840		-£6,820,196		-£7,320,765
10%	60%	-£3,784,875	-£3,673,439	-£3,779,108	-£3,667,673	-£3,818,123	-£3,812,357
15%	60%	-£4,188,100	-£4,020,947	-£4,179,449	-£4,012,297	-£4,237,972	-£4,229,322
20%	60%	-£4,591,324	-£4,368,454	-£4,579,791	-£4,356,922	-£4,657,822	-£4,646,289
25%	60%	-£4,994,549	-£4,715,963	-£4,980,133	-£4,701,545	-£5,077,672	-£5,063,255
30%	60%	-£5,397,775	-£5,063,470	-£5,380,475	-£5,046,169	-£5,497,521	-£5,480,220
35%	60%	-£5,801,000	-£5,410,977	-£5,780,816	-£5,390,794	-£5,917,370	-£5,897,187
40%	60%	-£6,204,224	-£5,758,485	-£6,181,158	-£5,735,418	-£6,337,219	-£6,314,152
45%	60%	-£6,607,449	-£6,105,992	-£6,581,499	-£6,080,041	-£6,757,069	-£6,731,118
50%	60%	-£7.010.674	-£6.453.499	-£6.981.841	-£6.424.666	-£7.176.918	-£7.148.085

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%	£1,963,608	£1,963,608	£1,963,608	£1,963,608	£1,963,608	£1,963,608
10%	71%	£1,122,841	£1,208,915	£1,129,938	£1,216,013	£1,097,159	£1,104,257
15%	71%	£702,457	£831,569	£713,103	£842,215	£663,933	£674,581
20%	71%	£282,072	£454,221	£296,268	£468,417	£230,709	£244,904
25%	71%	-£138,312	£76,874	-£120,567	£94,618	-£202,516	-£184,772
30%	71%	-£558,696	-£300,472	-£537,402	-£279,180	-£635,742	-£614,448
35%	71%	-£979,079	-£677,819	-£954,238	-£652,977	-£1,068,966	-£1,044,124
40%	71%	-£1,399,463	-£1,055,166	-£1,371,073	-£1,026,775	-£1,502,191	-£1,473,801
45%	71%	-£1,819,848	-£1,432,513	-£1,787,908	-£1,400,573	-£1,935,416	-£1,903,476
50%	71%	-£2,240,232	-£1,809,860	-£2,204,743	-£1,774,372	-£2,368,641	-£2,333,152
100%	71%	-£6,497,318	-£5,622,497	-£6,425,180	-£5,550,359	-£6,758,337	-£6,686,199
10%	75%	£1,110,618	£1,187,726	£1,118,147	£1,195,254	£1,087,611	£1,095,141
15%	75%	£684,123	£799,784	£695,416	£811,078	£649,613	£660,906
20%	75%	£257,628	£411,842	£272,685	£426,901	£211,615	£226,673
25%	75%	-£168,867	£23,901	-£150,046	£42,723	-£226,384	-£207,561
30%	75%	-£595,363	-£364,040	-£572,777	-£341,454	-£664,382	-£641,796
35%	75%	-£1,021,858	-£751,982	-£995,507	-£725,631	-£1,102,381	-£1,076,030
40%	75%	-£1,448,353	-£1,139,924	-£1,418,238	-£1,109,808	-£1,540,379	-£1,510,263
45%	75%	-£1,874,849	-£1,527,865	-£1,840,969	-£1,493,985	-£1,978,378	-£1,944,498
50%	75%	-£2,301,344	-£1,915,807	-£2,263,699	-£1,878,163	-£2,416,376	-£2,378,732
10%	60%	£1,157,159	£1,268,594	£1,162,925	£1,274,361	£1,123,910	£1,129,677
15%	60%	£753,934	£921,086	£762,584	£929,736	£704,061	£712,711
20%	60%	£350,709	£573,579	£362,242	£585,112	£284,211	£295,745
25%	60%	-£52,516	£226,071	-£38,099	£240,489	-£135,638	-£121,221
30%	60%	-£455,741	-£121,436	-£438,441	-£104,136	-£555,487	-£538,187
35%	60%	-£858,966	-£468,943	-£838,782	-£448,760	-£975,336	-£955,153
40%	60%	-£1,262,191	-£816,451	-£1,239,124	-£793,385	-£1,395,185	-£1,372,119
45%	60%	-£1,665,416	-£1,163,958	-£1,639,465	-£1,138,008	-£1,815,035	-£1,789,085
50%	60%	-£2,068,641	-£1,511,465	-£2,039,807	-£1,482,632	-£2,234,884	-£2,206,051

£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%	-£7,981,088	-£7,981,088				-£7,981,088
10%	71%	-£8,821,856	-£8,735,782	-£8,814,759	-£8,728,684	-£8,847,538	-£8,840,440
15%	71%	-£9,242,240	-£9,113,128	-£9,231,594			-£9,270,116
20%	71%	-£9,662,625	-£9,490,476	-£9,648,429		-£9,713,988	-£9,699,793
25%	71%	-£10,083,009	-£9,867,822				-£10,129,469
30%	71%	-£10,503,392	-£10,245,169				-£10,559,145
35%	71%	-£10,923,776	-£10,622,516				-£10,988,821
40%	71%	-£11,344,160	-£10,999,863				-£11,418,497
45%	71%	-£11,764,545	-£11,377,210				-£11,848,173
50%	71%	-£12,184,929	-£11,754,557	-£12,149,440	-£11,719,069	-£12,313,338	-£12,277,849
100%	71%	-£16,442,015	-£15,567,194			-£16,703,034	-£16,630,896
10%	75%	-£8,834,078	-£8,756,971		-£8,749,443		-£8,849,556
15%	75%	-£9,260,574	-£9,144,912			-£9,295,084	-£9,283,790
20%	75%	-£9,687,069	-£9,532,855	-£9,672,012	-£9,517,796		-£9,718,024
25%	75%	-£10,113,564	-£9,920,796				-£10,152,258
30%	75%	-£10,540,060	-£10,308,737	-£10,517,473	-£10,286,151	-£10,609,079	-£10,586,492
35%	75%	-£10.966.555	-£10.696.679	-£10.940.204		-£11.047.078	-£11.020.727
40%	75%	-£11,393,050	-£11,084,621		-£11,054,505		-£11,454,960
45%	75%	-£11,819,546	-£11,472,562				-£11,889,194
50%	75%	-£12,246,041	-£11,860,504	-£12,208,396	-£11,822,859	-£12,361,073	-£12,323,429
10%	60%	-£8,787,538	-£8,676,103	-£8,781,772			-£8,815,020
15%	60%	-£9,190,763	-£9,023,611		-£9,014,961		-£9,231,986
20%	60%	-£9,593,988	-£9,371,118				-£9,648,952
25%	60%	-£9,997,212	-£9,718,626	-£9,982,796	-£9,704,208	-£10,080,335	-£10,065,918
30%	60%	-£10,400,438	-£10,066,133			-£10,500,184	-£10,482,884
35%	60%	-£10,803,663	-£10,413,640	-£10,783,479	-£10,393,457	-£10,920,033	-£10,899,850
40%	60%	-£11,206,888	-£10,761,148				-£11,316,815
45%	60%	-£11,610,113	-£11,108,655		-£11,082,705	-£11,759,732	-£11,733,782
50%	60%	-£12.013.337	-£11.456.162	-£11.984.504			-£12,150,748

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%	-£1,180,681	-£1,180,681	-£1,180,681	-£1,180,681	-£1,180,681	-£1,180,681
10%	71%	-£2,021,449	-£1,935,374	-£2,014,351	-£1,928,277	-£2,047,130	-£2,040,033
15%	71%	-£2,441,833	-£2,312,721	-£2,431,186	-£2,302,075	-£2,480,356	-£2,469,709
20%	71%	-£2,862,217	-£2,690,069	-£2,848,021	-£2,675,872	-£2,913,581	-£2,899,386
25%	71%	-£3,282,601	-£3,067,415	-£3,264,856	-£3,049,671	-£3,346,805	-£3,329,062
30%	71%	-£3,702,985	-£3,444,762	-£3,681,691	-£3,423,469	-£3,780,031	-£3,758,737
35%	71%	-£4,123,369	-£3,822,108	-£4,098,527	-£3,797,267	-£4,213,256	-£4,188,413
40%	71%	-£4,543,753	-£4,199,456	-£4,515,362	-£4,171,065	-£4,646,480	-£4,618,090
45%	71%	-£4,964,138	-£4,576,803	-£4,932,198	-£4,544,863	-£5,079,705	-£5,047,766
50%	71%	-£5,384,521	-£4,954,149	-£5,349,033	-£4,918,661	-£5,512,931	-£5,477,442
100%	71%	-£9,641,607	-£8,766,786	-£9,569,469	-£8,694,648	-£9,902,627	-£9,830,489
10%	75%	-£2,033,671	-£1,956,564	-£2,026,143	-£1,949,036	-£2,056,678	-£2,049,149
15%	75%	-£2,460,167	-£2,344,505	-£2,448,874	-£2,333,212	-£2,494,676	-£2,483,383
20%	75%	-£2,886,662	-£2,732,447	-£2,871,604	-£2,717,389	-£2,932,675	-£2,917,616
25%	75%	-£3,313,157	-£3,120,389	-£3,294,335	-£3,101,566	-£3,370,673	-£3,351,851
30%	75%	-£3,739,653	-£3,508,330	-£3,717,066	-£3,485,743	-£3,808,672	-£3,786,085
35%	75%	-£4,166,148	-£3,896,271	-£4,139,797	-£3,869,920	-£4,246,670	-£4,220,319
40%	75%	-£4,592,643	-£4,284,214	-£4,562,528	-£4,254,098	-£4,684,669	-£4,654,553
45%	75%	-£5,019,139	-£4,672,155	-£4,985,259	-£4,638,275	-£5,122,667	-£5,088,787
50%	75%	-£5,445,634	-£5,060,096	-£5,407,988	-£5,022,452	-£5,560,666	-£5,523,021
10%	60%	-£1,987,131	-£1,875,695	-£1,981,364	-£1,869,929	-£2,020,379	-£2,014,613
15%	60%	-£2,390,356	-£2,223,203	-£2,381,705	-£2,214,553	-£2,440,228	-£2,431,578
20%	60%	-£2,793,580	-£2,570,710	-£2,782,047	-£2,559,178	-£2,860,078	-£2,848,545
25%	60%	-£3,196,805	-£2,918,218	-£3,182,389	-£2,903,801	-£3,279,928	-£3,265,511
30%	60%	-£3,600,031	-£3,265,726	-£3,582,731	-£3,248,425	-£3,699,777	-£3,682,476
35%	60%	-£4,003,256	-£3,613,233	-£3,983,072	-£3,593,050	-£4,119,626	-£4,099,443
40%	60%	-£4,406,480	-£3,960,741	-£4,383,414	-£3,937,674	-£4,539,475	-£4,516,408
45%	60%	-£4,809,705	-£4,308,248	-£4,783,755	-£4,282,297	-£4,959,325	-£4,933,374
50%	60%	-£5.212.930	-£4 655 755	-£5 184 097	-£4 626 922	-£5.379.174	-£5.350.341

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%	£1,963,608	£1,963,608	£1,963,608	£1,963,608	£1,963,608	£1,963,608
10%	71%	£1,122,841	£1,208,915	£1,129,938	£1,216,013	£1,097,159	£1,104,257
15%	71%	£702,457	£831,569	£713,103	£842,215	£663,933	£674,581
20%	71%	£282,072	£454,221	£296,268	£468,417	£230,709	£244,904
25%	71%	-£138,312	£76,874	-£120,567	£94,618	-£202,516	-£184,772
30%	71%	-£558,696	-£300,472	-£537,402	-£279,180	-£635,742	-£614,448
35%	71%	-£979,079	-£677,819	-£954,238	-£652,977	-£1,068,966	-£1,044,124
40%	71%	-£1,399,463	-£1,055,166	-£1,371,073	-£1,026,775	-£1,502,191	-£1,473,801
45%	71%	-£1,819,848	-£1,432,513	-£1,787,908	-£1,400,573	-£1,935,416	-£1,903,476
50%	71%	-£2,240,232	-£1,809,860	-£2,204,743	-£1,774,372	-£2,368,641	-£2,333,152
100%	71%	-£6,497,318	-£5,622,497	-£6,425,180	-£5,550,359	-£6,758,337	-£6,686,199
10%	75%	£1,110,618	£1,187,726	£1,118,147	£1,195,254	£1,087,611	£1,095,141
15%	75%	£684,123	£799,784	£695,416	£811,078	£649,613	£660,906
20%	75%	£257,628	£411,842	£272,685	£426,901	£211,615	£226,673
25%	75%	-£168,867	£23,901	-£150,046	£42,723	-£226,384	-£207,561
30%	75%	-£595,363	-£364,040	-£572,777	-£341,454	-£664,382	-£641,796
35%	75%	-£1,021,858	-£751,982	-£995,507	-£725,631	-£1,102,381	-£1,076,030
40%	75%	-£1,448,353	-£1,139,924	-£1,418,238	-£1,109,808	-£1,540,379	-£1,510,263
45%	75%	-£1,874,849	-£1,527,865	-£1,840,969	-£1,493,985	-£1,978,378	-£1,944,498
50%	75%	-£2,301,344	-£1,915,807	-£2,263,699	-£1,878,163	-£2,416,376	-£2,378,732
10%	60%	£1,157,159	£1,268,594	£1,162,925	£1,274,361	£1,123,910	£1,129,677
15%	60%	£753,934	£921,086	£762,584	£929,736	£704,061	£712,711
20%	60%	£350,709	£573,579	£362,242	£585,112	£284,211	£295,745
25%	60%	-£52,516	£226,071	-£38,099	£240,489	-£135,638	-£121,221
30%	60%	-£455,741	-£121,436	-£438,441	-£104,136	-£555,487	-£538,187
35%	60%	-£858,966	-£468,943	-£838,782	-£448,760	-£975,336	-£955,153
40%	60%	-£1,262,191	-£816,451	-£1,239,124	-£793,385	-£1,395,185	-£1,372,119
45%	60%	-£1,665,416	-£1,163,958	-£1,639,465	-£1,138,008	-£1,815,035	-£1,789,085
60%	609/	£2.069.641	C1 E11 AGE	£2 020 907	£1 492 622	F2 224 994	£2.20£.0£4

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 2 
 No Units
 30

 Site Area
 0.47 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%	£3,383,386	£3,383,386	£3,383,386	£3,383,386	£3,383,386	£3,383,386
10%	71%	£2,700,515	£2,768,918	£2,726,585	£2,794,988	£2,659,731	£2,685,800
15%	71%	£2,359,079	£2,461,684	£2,398,184	£2,500,789	£2,297,904	£2,337,009
20%	71%	£2,017,644	£2,154,450	£2,069,784	£2,206,590	£1,936,076	£1,988,216
25%	71%	£1,676,209	£1,847,217	£1,741,382	£1,912,390	£1,574,250	£1,639,423
30%	71%	£1,334,773	£1,539,983	£1,412,982	£1,618,191	£1,212,422	£1,290,631
35%	71%	£993,338	£1,232,749	£1,084,581	£1,323,993	£850,594	£941,838
40%	71%	£651,902	£925,515	£756,181	£1,029,794	£488,768	£593,047
45%	71%	£310,467	£618,281	£427,781	£735,595	£126,940	£244,254
50%	71%	-£31,475	£311,048	£99,380	£441,396	-£238,729	-£106,248
100%	71%	-£3,501,671	-£2,806,451	-£3,236,710	-£2,541,490	-£3,916,178	-£3,651,218
10%	75%	£2,687,140	£2,748,417	£2,714,793	£2,776,070	£2,650,604	£2,678,259
15%	75%	£2,339,017	£2,430,933	£2,380,497	£2,472,412	£2,284,215	£2,325,694
20%	75%	£1,990,894	£2,113,448	£2,046,200	£2,168,756	£1,917,824	£1,973,131
25%	75%	£1,642,771	£1,795,964	£1,711,905	£1,865,098	£1,551,433	£1,620,567
30%	75%	£1,294,648	£1,478,479	£1,377,609	£1,561,440	£1,185,043	£1,268,004
35%	75%	£946,525	£1,160,995	£1,043,313	£1,257,782	£818,652	£915,439
40%	75%	£598,402	£843,511	£709,016	£954,125	£452,262	£562,876
45%	75%	£250,279	£526,026	£374,720	£650,467	£85,872	£210,312
50%	75%	-£99,444	£208,542	£40,424	£346,809	-£285,107	-£144,578
10%	60%	£2,738,390	£2,826,948	£2,759,572	£2,848,129	£2,685,591	£2,706,771
15%	60%	£2,415,893	£2,548,729	£2,447,665	£2,580,500	£2,336,694	£2,368,465
20%	60%	£2,093,396	£2,270,510	£2,135,757	£2,312,873	£1,987,796	£2,030,157
25%	60%	£1,770,899	£1,992,292	£1,823,850	£2,045,244	£1,638,899	£1,691,850
30%	60%	£1,448,402	£1,714,073	£1,511,944	£1,777,616	£1,290,001	£1,353,544
35%	60%	£1,125,904	£1,435,854	£1,200,037	£1,509,987	£941,104	£1,015,236
40%	60%	£803,406	£1,157,635	£888,130	£1,242,359	£592,206	£676,929
45%	60%	£480,909	£879,417	£576,223	£974,730	£243,309	£338,623
50%	60%	£158 412	£601 108	£264 315	£707 102	-£107 316	£315

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%	-£38,916,473	-£38,916,473	-£38,916,473	-£38,916,473	-£38,916,473	-£38,916,473
10%	71%	-£39,599,344	-£39,530,941	-£39,573,274	-£39,504,871	-£39,640,128	-£39,614,059
15%	71%	-£39,940,780					
20%	71%	-£40,282,215	-£40,145,409	-£40,230,075	-£40,093,269	-£40,363,783	-£40,311,643
25%	71%	-£40,623,650					
30%	71%	-£40,965,086					-£41,009,228
35%	71%	-£41,306,521					
40%	71%	-£41,647,957					-£41,706,812
45%	71%	-£41,989,392	-£41,681,578		-£41,564,264		-£42,055,605
50%	71%	-£42,331,334					
100%	71%	-£45,801,530	-£45,106,310				
10%	75%	-£39,612,719					
15%	75%	-£39,960,842	-£39,868,926	-£39,919,362	-£39,827,447	-£40,015,644	-£39,974,165
20%	75%	-£40,308,965	-£40,186,411				
25%	75%	-£40,657,088		-£40,587,954		-£40,748,426	
30%	75%	-£41,005,211					
35%	75%	-£41,353,334	-£41,138,864	-£41,256,546		-£41,481,207	
40%	75%	-£41,701,457					
45%	75%	-£42,049,580					
50%	75%	-£42,399,303	-£42,091,317		-£41,953,050		-£42,444,437
10%	60%	-£39,561,469			-£39,451,730	-£39,614,268	
15%	60%	-£39,883,966	-£39,751,130		-£39,719,359		-£39,931,394
20%	60%	-£40,206,463	-£40,029,349	-£40,164,102	-£39,986,986	-£40,312,063	-£40,269,702
25%	60%	-£40,528,960	-£40,307,567	-£40,476,009	-£40,254,615		-£40,608,009
30%	60%	-£40,851,457	-£40,585,786	-£40,787,915	-£40,522,243	-£41,009,858	-£40,946,315
35%	60%	-£41,173,955	-£40,864,005	-£41,099,822	-£40,789,872	-£41,358,755	-£41,284,623
40%	60%	-£41,496,453	-£41,142,224	-£41,411,729	-£41,057,500	-£41,707,653	-£41,622,930
45%	60%	-£41,818,950	-£41,420,442	-£41,723,636	-£41,325,129		-£41,961,236
50%	60%	-£42,141,447	-£41.698.661	-£42.035.544	-£41.592.757	-£42.407.175	-£42.299.544

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

1		SR and SO
	% of AH as	council Inco

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£30,609,251	-£30,609,251				-£30,609,251
10%	71%	-£31,292,122	-£31,223,719	-£31,266,052	-£31,197,649	-£31,332,906	-£31,306,836
15%	71%	-£31,633,558	-£31,530,953		-£31,491,848		-£31,655,628
20%	71%	-£31,974,993	-£31,838,187	-£31,922,853	-£31,786,047	-£32,056,560	-£32,004,421
25%	71%	-£32,316,428	-£32,145,420				-£32,353,214
30%	71%	-£32,657,864	-£32,452,654				-£32,702,005
35%	71%	-£32,999,299	-£32,759,888				-£33,050,798
40%	71%	-£33,340,735	-£33,067,121	-£33,236,456		-£33,503,869	-£33,399,590
45%	71%	-£33,682,170	-£33,374,355				-£33,748,383
50%	71%	-£34,024,112	-£33,681,588		-£33,551,241	-£34,231,365	-£34,098,885
100%	71%	-£37,494,307	-£36,799,087				-£37,643,855
10%	75%	-£31,305,497	-£31,244,220	-£31,277,844	-£31,216,566	-£31,342,032	-£31,314,378
15%	75%	-£31,653,620	-£31,561,704		-£31,520,224		-£31,666,942
20%	75%	-£32,001,743	-£31,879,188	-£31,946,436	-£31,823,881	-£32,074,813	-£32,019,506
25%	75%	-£32,349,866	-£32,196,673			-£32,441,204	-£32,372,070
30%	75%	-£32,697,989	-£32,514,157	-£32,615,028	-£32,431,197	-£32,807,593	-£32,724,633
35%	75%	-£33,046,112	-£32,831,642	-£32,949,324		-£33,173,984	-£33,077,197
40%	75%	-£33,394,234	-£33,149,126	-£33,283,621	-£33,038,512	-£33,540,375	-£33,429,760
45%	75%	-£33,742,358	-£33,466,611				-£33,782,325
50%	75%	-£34,092,080	-£33,784,095		-£33,645,827	-£34,277,743	-£34,137,214
10%	60%	-£31,254,246	-£31,165,689				-£31,285,866
15%	60%	-£31,576,743	-£31,443,908	-£31,544,972	-£31,412,136	-£31,655,943	-£31,624,172
20%	60%	-£31,899,241	-£31,722,127		-£31,679,764		-£31,962,479
25%	60%	-£32,221,738	-£32,000,345	-£32,168,786	-£31,947,393	-£32,353,738	-£32,300,787
30%	60%	-£32,544,235	-£32,278,563				-£32,639,093
35%	60%	-£32,866,732	-£32,556,782				-£32,977,400
40%	60%	-£33,189,231	-£32,835,001	-£33,104,507	-£32,750,278	-£33,400,431	-£33,315,708
45%	60%	-£33,511,728	-£33,113,219				-£33,654,014
50%	60%	-£33,834,225	-£33,391,438		-£33,285,534		-£33,992,322

enchmark Z1 - L	ow						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£16,145,989	-£16,145,989	-£16,145,989	-£16,145,989	-£16,145,989	-£16,145,989
10%	71%	-£16,828,860	-£16,760,457			-£16,869,644	
15%	71%	-£17,170,296	-£17,067,691		-£17,028,586	-£17,231,471	-£17,192,366
20%	71%	-£17.511.731	-£17.374.925				
25%	71%	-£17,853,166	-£17,682,158		-£17,616,984		
30%	71%	-£18.194.602	-£17,989,392		-£17.911.184		-£18,238,744
35%	71%	-£18,536,037	-£18,296,626	-£18,444,794			-£18,587,536
40%	71%	-£18.877.473	-£18.603.860	-£18,773,194			
45%	71%	-£19,218,908	-£18,911,094	-£19,101,594			
50%	71%	-£19.560.850	-£19.218.327				
100%	71%	-£23.031.046	-£22.335.826				
10%	75%	-£16.842.235	-£16,780,958				
15%	75%	-£17,190,358	-£17,098,442		-£17,056,962		-£17,203,681
20%	75%	-£17,538,481	-£17,415,927				
25%	75%	-£17,886,604	-£17,733,411		-£17,664,277		-£17,908,808
30%	75%	-£18.234.727	-£18.050.895				
35%	75%	-£18.582.850	-£18.368.380		-£18.271.593		-£18.613.935
40%	75%	-£18.930.973	-£18.685.864				
45%	75%	-£19.279.096	-£19.003.349		-£18.878.908		-£19.319.063
50%	75%	-£19,628,819	-£19,320,833				
10%	60%	-£16,790,984	-£16,702,427		-£16,681,246	-£16,843,784	-£16,822,604
15%	60%	-£17,113,482	-£16,980,646				
20%	60%	-£17.435.979	-£17.258.865		-£17.216.502		-£17,499,217
25%	60%	-£17.758.476	-£17,537,083		-£17.484.131		-£17.837.525
30%	60%	-£18.080.973	-£17.815.302		-£17.751.759	-£18 239 374	-£18.175.831
35%	60%	-£18.403.471	-£18.093.521		-£18.019.388		-£18.514.139
40%	60%	-£18 725 969	-£18 371 740		-£18 287 016		-£18.852.446
45%	60%	-£19.048.466	-£18.649.958	-£18.953.152	-£18.554.645		-£19.190.752

£90,000,000

£72,325,000

% 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%	-£9,599,851	-£9,599,851	-£9,599,851	-£9,599,851	-£9,599,851	-£9,599,851
10%	71%	-£10,282,722	-£10,214,319	-£10,256,652	-£10,188,249	-£10,323,506	-£10,297,436
15%	71%	-£10,624,158	-£10,521,553	-£10,585,053	-£10,482,448	-£10,685,333	-£10,646,228
20%	71%	-£10,965,593	-£10,828,787		-£10,776,647		-£10,995,021
25%	71%	-£11.307.028	-£11,136,020	-£11,241,854	-£11.070.846	-£11,408,987	-£11.343.814
30%	71%	-£11 648 464	-£11,160,020	-£11.570.254	-£11,365,045		-£11,692,605
35%	71%	-£11,989,899	-£11,750,488	-£11.898.656	-£11.659.243	-£12,132,642	-£12.041.398
40%	71%	-£12.331.335	-£12.057.722		-£11,953,443		-£12,390,190
45%	71%	-£12,672,770	-£12,364,955	-£12,555,456	-£12,247,642	-£12,454,465	-£12,738,983
50%	71%	-£13,014,712	-£12,672,188	-£12,883,857	-£12,541,841	-£13,221,965	-£13,089,485
100%	71%	-£16.484.907	-£15,789,687		-£15,524,727		-£16.634.455
10%	75%		-£10,234,820				-£10,304,978
15%	75%		-£10,552,304		-£10.510.824		-£10.657.542
20%	75%		-£10.869.788				-£11,010,106
25%	75%		-£11 187 273				-£11.362.670
30%	75%		-£11,504,757				
35%	75%	-£12 036 712	-£11 822 242	-£11 939 924			-£12.067.797
40%	75%		-£12.139.726				
45%	75%		-£12.457.211	-£12,608,517		-£12,897,365	-£12,772,925
50%	75%		-£12,774,695		-£12,636,427		-£13,127,814
10%	60%		-£10.156.289				-£10,276,466
15%	60%	-£10,567,343	-£10,434,508		-£10,402,736	-£10,646,543	-£10,614,772
20%	60%		-£10,712,727		-£10,670,364		
25%	60%	-£11,212,338	-£10,990,945	-£11,159,386	-£10,937,993	-£11,344,338	-£11,291,387
30%	60%		-£11,269,163				
35%	60%	-£11,857,332	-£11,547,382	-£11,783,200	-£11,473,250		-£11,968,000
40%	60%		-£11,825,601				
45%	60%	-£12,502,328	-£12,103,819	-£12,407,014	-£12,008,506	-£12,739,928	-£12,644,614
50%	60%		-£12.382.038				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,747,117	-£4,747,117	-£4,747,117	-£4,747,117	-£4,747,117	-£4,747,117
10%	71%	-£5,429,988	-£5,361,585	-£5,403,918	-£5,335,515	-£5,470,772	-£5,444,703
15%	71%	-£5,771,424	-£5,668,819	-£5,732,319	-£5,629,714	-£5,832,599	-£5,793,494
20%	71%	-£6,112,859	-£5,976,053	-£6,060,719	-£5,923,913	-£6,194,427	-£6,142,287
25%	71%	-£6,454,294	-£6,283,286	-£6,389,120	-£6,218,112	-£6,556,253	-£6,491,080
30%	71%	-£6,795,730	-£6,590,520	-£6,717,521	-£6,512,312	-£6,918,081	-£6,839,872
35%	71%	-£7,137,165	-£6,897,754	-£7,045,922	-£6,806,510		
40%	71%	-£7,478,601	-£7,204,988	-£7,374,322	-£7,100,709	-£7,641,735	-£7,537,456
45%	71%	-£7,820,036	-£7,512,222				
50%	71%	-£8,161,978	-£7,819,455	-£8,031,123	-£7,689,107	-£8,369,231	-£8,236,751
100%	71%	-£11,632,174	-£10,936,954				
10%	75%	-£5,443,363	-£5,382,086	-£5,415,710	-£5,354,433	-£5,479,899	-£5,452,244
15%	75%	-£5,791,486	-£5,699,570	-£5,750,006	-£5,658,090	-£5,846,288	-£5,804,809
20%	75%	-£6,139,609	-£6,017,055	-£6,084,302	-£5,961,747	-£6,212,679	-£6,157,372
25%	75%	-£6,487,732	-£6,334,539	-£6,418,598	-£6,265,405	-£6,579,070	-£6,509,936
30%	75%	-£6,835,855	-£6,652,023	-£6,752,894	-£6,569,063	-£6,945,460	-£6,862,499
35%	75%	-£7,183,978	-£6,969,508		-£6,872,721		
40%	75%	-£7,532,101	-£7,286,992	-£7,421,487	-£7,176,378	-£7,678,241	-£7,567,627
45%	75%	-£7,880,224	-£7,604,477				
50%	75%	-£8,229,947	-£7,921,961			-£8,415,610	
10%	60%	-£5,392,112	-£5,303,555	-£5,370,931	-£5,282,374	-£5,444,912	-£5,423,732
15%	60%	-£5,714,610	-£5,581,774	-£5,682,838	-£5,550,003	-£5,793,809	-£5,762,038
20%	60%	-£6,037,107	-£5,859,993	-£5,994,746	-£5,817,630	-£6,142,707	-£6,100,345
25%	60%	-£6,359,604	-£6,138,211	-£6,306,653	-£6,085,259	-£6,491,604	-£6,438,653
30%	60%	-£6,682,101	-£6,416,430	-£6,618,559	-£6,352,887	-£6,840,502	-£6,776,959
35%	60%	-£7,004,599	-£6,694,649	-£6,930,466	-£6,620,516		
40%	60%	-£7,327,097	-£6,972,868	-£7,242,373	-£6,888,144		-£7,453,574
45%	60%	-£7,649,594	-£7,251,086				
50%	60%	-£7,972,091	-£7,529,304				

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%	£194,917	£194,917	£194,917	£194,917	£194,917	£194,917
10%	71%	-£487,954	-£419,551	-£461,885	-£393,482	-£528,739	-£502,669
15%	71%	-£829,390	-£726,785	-£790,286	-£687,681	-£890,565	-£851,461
20%	71%	-£1,170,825	-£1,034,019	-£1,118,686	-£981,880	-£1,252,393	-£1,200,254
25%	71%	-£1,512,260	-£1,341,252	-£1,447,087	-£1,276,079	-£1,614,220	-£1,549,046
30%	71%	-£1,853,696	-£1,648,486	-£1,775,487	-£1,570,278	-£1,976,047	-£1,897,838
35%	71%	-£2,195,131	-£1,955,720	-£2,103,888	-£1,864,476	-£2,337,875	-£2,246,631
40%	71%	-£2,536,567	-£2,262,954	-£2,432,288	-£2,158,675	-£2,699,702	-£2,595,423
45%	71%	-£2,878,002	-£2,570,188	-£2,760,688	-£2,452,874	-£3,061,529	-£2,944,216
50%	71%	-£3,219,945	-£2,877,421	£3,089,089	-£2,747,073	-£3,427,198	-£3,294,718
100%	71%	-£6,690,140	-£5,994,920	-£6,425,180	-£5,729,960		-£6,839,687
10%	75%	-£501,329	-£440,052	-£473,676	-£412,399	-£537,865	-£510,211
15%	75%	-£849,453	-£757,537	-£807,972	-£716,057	-£904,255	-£862,775
20%	75%	-£1,197,575	-£1,075,021	-£1,142,269	-£1,019,714	-£1,270,646	-£1,215,338
25%	75%	-£1,545,699	-£1,392,506	-£1,476,565	-£1,323,372	-£1,637,036	-£1,567,903
30%	75%	-£1,893,821	-£1,709,990	-£1,810,861	-£1,627,030	-£2,003,426	-£1,920,466
35%	75%	-£2,241,945	-£2,027,474	-£2,145,157	-£1,930,687	-£2,369,817	-£2,273,030
40%	75%	-£2,590,067	-£2,344,959	-£2,479,454	-£2,234,344	-£2,736,208	-£2,625,593
45%	75%	-£2,938,191	-£2,662,443	-£2,813,749	-£2,538,002	-£3,102,598	-£2,978,157
50%	75%	-£3,287,913	-£2,979,928	-£3,148,045	-£2,841,660	-£3,473,576	-£3,333,047
10%	60%	-£450.079	-£361.521	-£428.898	-£340.340	-£502.878	-£481.698
15%	60%	-£772,576	-£639,740	-£740,805	-£607,969	-£851,776	-£820,005
20%	60%	-£1,095,073	-£917,959	-£1,052,712	-£875,597	-£1,200,673	-£1,158,312
25%	60%	-£1,417,571	-£1,196,177	-£1,364,619	-£1,143,226	-£1,549,571	-£1,496,619
30%	60%	-£1,740,068	-£1,474,396	-£1,676,525	-£1,410,854	-£1,898,468	-£1,834,926
35%	60%	-£2,062,565	-£1,752,615	-£1,988,432	-£1,678,482	-£2,247,366	-£2,173,233
40%	60%	-£2,385,063	-£2,030,834	-£2,300,340	-£1,946,110	-£2,596,263	-£2,511,540
45%	60%	-£2,707,561	-£2,309,052	-£2,612,247	-£2,213,739	-£2,945,161	-£2,849,847
50%	60%	-£3.030.058	-£2.587.271	-£2.924.154	-£2.481.367	-£3.295.785	-£3.188.154

£17,299,000

Residual Land values compared to benchmark land values Benchmark Z3 - High % of AH as

rented

45% 50% 100%

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 LAR and SO at GLA Income thresholds

Residual Land values compared to benchmark land values Benchmark Z3 - 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 SR and LLR LAR and LLR % of AH rented

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

£27,943,000

£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%	£4,467,450	£4,467,450	£4,467,450	£4,467,450	£4,467,450	£4,467,450
10%	71%	£3,684,981	£3,764,590	£3,702,242	£3,781,852	£3,663,545	£3,680,806
15%	71%	£3,293,747	£3,413,160	£3,319,639	£3,439,052	£3,261,592	£3,287,484
20%	71%	£2,902,512	£3,061,731	£2,937,035	£3,096,253	£2,859,640	£2,894,162
25%	71%	£2,511,278	£2,710,301	£2,554,431	£2,753,454	£2,457,687	£2,500,840
30%	71%	£2,120,044	£2,358,872	£2,171,828	£2,410,655	£2,055,735	£2,107,519
35%	71%	£1,728,809	£2,007,441	£1,789,224	£2,067,856	£1,653,782	£1,714,197
40%	71%	£1,337,575	£1,656,012	£1,406,620	£1,725,056	£1,251,830	£1,320,875
45%	71%	£946,340	£1,304,582	£1,024,015	£1,382,258	£849,877	£927,552
50%	71%	£555,106	£953,153	£641,412	£1,039,459	£447,925	£534,231
100%	71%	-£3,412,146	-£2,603,033	-£3,236,710	-£2,427,597	-£3,630,014	-£3,454,578
10%	75%	£3,672,141	£3,743,457	£3,690,451	£3,761,766	£3,652,938	£3,671,248
15%	75%	£3,274,487	£3,381,460	£3,301,951	£3,408,925	£3,245,682	£3,273,147
20%	75%	£2,876,832	£3,019,464	£2,913,453	£3,056,084	£2,838,427	£2,875,046
25%	75%	£2,479,178	£2,657,468	£2,524,953	£2,703,243	£2,431,170	£2,476,945
30%	75%	£2,081,523	£2,295,471	£2,136,453	£2,350,401	£2,023,914	£2,078,845
35%	75%	£1,683,870	£1,933,475	£1,747,954	£1,997,559	£1,616,658	£1,680,744
40%	75%	£1,286,215	£1,571,478	£1,359,454	£1,644,718	£1,209,402	£1,282,643
45%	75%	£888,560	£1,209,482	£970,955	£1,291,877	£802,146	£884,542
50%	75%	£490,906	£847,485	£582,456	£939,035	£394,890	£486,441
10%	60%	£3,721,205	£3,824,270	£3,735,230	£3,838,295	£3,693,453	£3,707,477
15%	60%	£3,348,082	£3,502,681	£3,369,119	£3,523,717	£3,306,455	£3,327,491
20%	60%	£2,974,961	£3,181,090	£3,003,009	£3,209,139	£2,919,456	£2,947,505
25%	60%	£2,601,838	£2,859,501	£2,636,898	£2,894,562	£2,532,457	£2,567,518
30%	60%	£2,228,716	£2,537,912	£2,270,788	£2,579,984	£2,145,459	£2,187,533
35%	60%	£1,855,593	£2,216,321	£1,904,678	£2,265,406	£1,758,461	£1,807,546
40%	60%	£1,482,471	£1,894,732	£1,538,568	£1,950,829	£1,371,463	£1,427,559
45%	60%	£1,109,348	£1,573,141	£1,172,458	£1,636,251	£984,464	£1,047,574
50%	60%	£736.227	£1,251,552	£806,348	£1,321,673	£597.466	£667.587

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%	-£37,832,409					-£37,832,409
10%	71%	-£38,614,878				-£38,636,314	-£38,619,053
15%	71%	-£39,006,112					-£39,012,375
20%	71%	-£39,397,347	-£39,238,128	-£39,362,824	-£39,203,606	-£39,440,219	-£39,405,697
25%	71%	-£39,788,581					-£39,799,019
30%	71%	-£40,179,815		-£40,128,031	-£39,889,204	-£40,244,124	-£40,192,340
35%	71%	-£40,571,050	-£40,292,418				-£40,585,662
40%	71%	-£40,962,284	-£40,643,847	-£40,893,239	-£40,574,803	-£41,048,029	-£40,978,984
45%	71%	-£41,353,519					-£41,372,307
50%	71%	-£41,744,753	-£41,346,706	-£41,658,447	-£41,260,400	-£41,851,934	-£41,765,628
100%	71%	-£45,712,005					-£45,754,437
10%	75%	-£38,627,718	-£38,556,402	-£38,609,408	-£38,538,093	-£38,646,921	-£38,628,611
15%	75%	-£39,025,372		-£38,997,908	-£38,890,934		-£39,026,712
20%	75%	-£39,423,027	-£39,280,395	-£39,386,406	-£39,243,775	-£39,461,432	-£39,424,813
25%	75%	-£39,820,681	-£39,642,391	-£39,774,906	-£39,596,616		-£39,822,914
30%	75%	-£40,218,336		-£40,163,406		-£40,275,945	-£40,221,014
35%	75%	-£40,615,989	-£40,366,384	-£40,551,905	-£40,302,300	-£40,683,201	-£40,619,115
40%	75%	-£41,013,644		-£40,940,405	-£40,655,141	-£41,090,457	-£41,017,216
45%	75%	-£41,411,299	-£41,090,377	-£41,328,904	-£41,007,982	-£41,497,713	-£41,415,317
50%	75%	-£41,808,953					-£41,813,418
10%	60%	-£38,578,654	-£38,475,589	-£38,564,629	-£38,461,564	-£38,606,406	-£38,592,382
15%	60%	-£38,951,777					-£38,972,368
20%	60%	-£39,324,898	-£39,118,769	-£39,296,850	-£39,090,720	-£39,380,403	-£39,352,354
25%	60%	-£39,698,021					-£39,732,341
30%	60%	-£40,071,143	-£39,761,947	-£40,029,071	-£39,719,875	-£40,154,400	-£40,112,326
35%	60%	-£40,444,266					-£40,492,313
40%	60%	-£40,817,388	-£40,405,127	-£40,761,291	-£40,349,030	-£40,928,396	-£40,872,300
45%	60%	-£41,190,511					-£41,252,285
50%	60%	-£41,563,632			-£40,978,186		-£41,632,272

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%	-£29,525,187	-£29,525,187				
10%	71%	-£30,307,655	-£30,228,047	-£30,290,395	-£30,210,785	-£30,329,092	-£30,311,831
15%	71%	-£30,698,890	-£30,579,476				
20%	71%	-£31,090,124	-£30,930,906				-£31,098,474
25%	71%	-£31,481,359	-£31,282,335				
30%	71%	-£31,872,593	-£31,633,765	-£31,820,809	-£31,581,982	-£31,936,902	-£31,885,118
35%	71%	-£32,263,827	-£31,985,195			-£32,338,854	
40%	71%	-£32,655,062	-£32,336,625	-£32,586,017	-£32,267,580	-£32,740,807	
45%	71%	-£33,046,296	-£32,688,055				-£33,065,084
50%	71%	-£33,437,531	-£33,039,484	-£33,351,224	-£32,953,178	-£33,544,712	-£33,458,405
100%	71%	-£37,404,783	-£36,595,670				
10%	75%	-£30,320,495	-£30,249,180				
15%	75%	-£30,718,150	-£30,611,176			-£30,746,954	
20%	75%	-£31,115,805	-£30,973,172	-£31,079,184	-£30,936,553	-£31,154,210	-£31,117,590
25%	75%	-£31,513,459	-£31,335,169	-£31,467,684	-£31,289,394	-£31,561,467	
30%	75%	-£31,911,113	-£31,697,166	-£31,856,184	-£31,642,235	-£31,968,723	
35%	75%	-£32,308,767	-£32,059,162				
40%	75%	-£32,706,422	-£32,421,158	-£32,633,182	-£32,347,919	-£32,783,235	-£32,709,994
45%	75%	-£33,104,077	-£32,783,154				
50%	75%	-£33,501,730	-£33,145,152	-£33,410,181		-£33,597,746	-£33,506,196
10%	60%	-£30,271,431	-£30,168,367				
15%	60%	-£30,644,554	-£30,489,956				-£30,665,145
20%	60%	-£31,017,676	-£30,811,546				
25%	60%	-£31,390,799	-£31,133,136	-£31,355,738	-£31,098,075	-£31,460,179	-£31,425,119
30%	60%	-£31,763,921	-£31,454,725	-£31,721,848	-£31,412,653	-£31,847,178	-£31,805,104
35%	60%	-£32,137,044	-£31,776,315				
40%	60%	-£32,510,165	-£32,097,905				
45%	60%	-£32,883,288	-£32,419,495				
50%	60%	-£33,256,410	-£32.741.085				

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%	-£15,061,925	-£15,061,925	-£15,061,925	-£15,061,925	-£15,061,925	-£15,061,925
10%	71%	-£15,844,394	-£15,764,785		-£15,747,523		-£15,848,569
15%	71%	-£16,235,628	-£16,116,215	-£16,209,736	-£16,090,323	-£16,267,782	-£16,241,890
20%	71%	-£16,626,862	-£16,467,644		-£16,433,122		-£16,635,213
25%	71%	-£17,018,097	-£16,819,074	-£16,974,944	-£16,775,921	-£17,071,687	-£17,028,535
30%	71%	-£17,409,331	-£17,170,503		-£17,118,720		-£17,421,856
35%	71%	-£17,800,566	-£17,521,934	-£17,740,151	-£17,461,519	-£17,875,592	-£17,815,178
40%	71%	-£18,191,800	-£17,873,363		-£17,804,319		-£18,208,500
45%	71%	-£18,583,034	-£18,224,793		-£18,147,117	-£18,679,497	-£18,601,822
50%	71%	-£18,974,269	-£18,576,222		-£18,489,916		-£18,995,144
100%	71%	-£22,941,521	-£22,132,408	-£22,766,085	-£21,956,972	-£23,159,389	-£22,983,953
10%	75%	-£15,857,233	-£15,785,918		-£15,767,608	-£15,876,437	-£15,858,127
15%	75%	-£16,254,888	-£16,147,914	-£16,227,423	-£16,120,450		-£16,256,228
20%	75%	-£16,652,543	-£16,509,911	-£16,615,922	-£16,473,291	-£16,690,948	-£16,654,329
25%	75%	-£17,050,197	-£16,871,907		-£16,826,132		-£17,052,429
30%	75%	-£17,447,852	-£17,233,904		-£17,178,973	-£17,505,461	-£17,450,530
35%	75%	-£17,845,505	-£17,595,900	-£17,781,421	-£17,531,816		-£17,848,631
40%	75%	-£18,243,160	-£17,957,896		-£17,884,657		-£18,246,732
45%	75%	-£18,640,815	-£18,319,893		-£18,237,498		-£18,644,833
50%	75%	-£19,038,469	-£18,681,890	-£18,946,919	-£18,590,339	-£19,134,484	-£19,042,934
10%	60%	-£15,808,170	-£15,705,105	-£15,794,145	-£15,691,080		-£15,821,898
15%	60%	-£16,181,292	-£16,026,694	-£16,160,256	-£16,005,658	-£16,222,920	-£16,201,884
20%	60%	-£16,554,414	-£16,348,285		-£16,320,236		-£16,581,870
25%	60%	-£16,927,537	-£16,669,874	-£16,892,476	-£16,634,813	-£16,996,917	-£16,961,857
30%	60%	-£17,300,659	-£16,991,463		-£16,949,391		-£17,341,842
35%	60%	-£17,673,782	-£17,313,054	-£17,624,697	-£17,263,969	-£17,770,914	-£17,721,829
40%	60%	-£18,046,904	-£17,634,643		-£17,578,546	-£18,157,912	-£18,101,815
45%	60%	-£18,420,026	-£17,956,233		-£17,893,124		-£18,481,801
50%	60%	-£18 793 148	-£18 277 823		-£18 207 701		-£18.861.788

£90,000,000

£72,325,000

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

£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%	-£8,515,787	-£8,515,787	-£8,515,787	-£8,515,787	-£8,515,787	-£8,515,787
10%	71%	-£9,298,256					-£9,302,431
15%	71%				-£9,544,184	-£9,721,644	
20%	71%	-£10,080,724	-£9,921,506	-£10,046,202	-£9,886,984	-£10,123,597	-£10,089,074
25%	71%						
30%	71%	-£10,863,193	-£10,624,365	-£10,811,409	-£10,572,582	-£10,927,502	-£10,875,718
35%	71%						
40%	71%	-£11,645,662		-£11,576,617	-£11,258,180	-£11,731,407	-£11,662,362
45%	71%	-£12,036,896					
50%	71%	-£12,428,131	-£12,030,084	-£12,341,824	-£11,943,778	-£12,535,312	-£12,449,005
100%	71%				-£15,410,834		
10%	75%		-£9,239,780				
15%	75%						
20%	75%	-£10,106,405	-£9,963,772	-£10,069,784			-£10,108,190
25%	75%						
30%	75%	-£10,901,713	-£10,687,766	-£10,846,784	-£10,632,835	-£10,959,323	-£10,904,392
35%	75%						
40%	75%	-£11,697,022	-£11,411,758	-£11,623,782	-£11,338,519	-£11,773,835	-£11,700,594
45%	75%	-£12,094,677	-£11,773,754	-£12,012,281	-£11,691,360	-£12,181,090	-£12,098,695
50%	75%						
10%	60%		-£9,158,967		-£9,144,942		
15%	60%	-£9,635,154					
20%	60%	-£10,008,276	-£9,802,146	-£9,980,228	-£9,774,097	-£10,063,781	-£10,035,732
25%	60%						
30%	60%	-£10,754,521	-£10,445,325	-£10,712,448	-£10,403,253	-£10,837,778	-£10,795,704
35%	60%						
40%	60%						
45%	60%						
50%	60%						

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,663,053	-£3,663,053	-£3,663,053	-£3,663,053	-£3,663,053	-£3,663,053
10%	71%	-£4,445,522	-£4,365,913	-£4,428,261	-£4,348,651	-£4,466,958	-£4,449,697
15%	71%	-£4,836,756	-£4,717,343	-£4,810,864	-£4,691,451	-£4,868,910	-£4,843,018
20%	71%	-£5,227,990	-£5,068,772	-£5,193,468	-£5,034,250	-£5,270,863	-£5,236,341
25%	71%	-£5,619,225	-£5,420,202	-£5,576,072	-£5,377,049	-£5,672,815	-£5,629,663
30%	71%	-£6,010,459	-£5,771,631	-£5,958,675	-£5,719,848	-£6,074,768	-£6,022,984
35%	71%	-£6,401,694	-£6,123,062	-£6,341,279	-£6,062,647	-£6,476,720	-£6,416,306
40%	71%	-£6,792,928	-£6,474,491	-£6,723,883	-£6,405,447	-£6,878,673	-£6,809,628
45%	71%	-£7,184,162	-£6,825,921	-£7,106,487	-£6,748,245		-£7,202,950
50%	71%	-£7,575,397	-£7,177,350	-£7,489,090	-£7,091,044	-£7,682,578	-£7,596,272
100%	71%	-£11,542,649	-£10,733,536				-£11,585,081
10%	75%	-£4,458,361	-£4,387,046	-£4,440,052	-£4,368,736	-£4,477,565	-£4,459,255
15%	75%	-£4,856,016	-£4,749,042	-£4,828,551	-£4,721,578	-£4,884,820	-£4,857,356
20%	75%	-£5,253,671	-£5,111,039	-£5,217,050	-£5,074,419	-£5,292,076	-£5,255,457
25%	75%	-£5,651,325	-£5,473,035	-£5,605,550	-£5,427,260	-£5,699,333	-£5,653,557
30%	75%	-£6,048,980	-£5,835,032	-£5,994,050	-£5,780,101	-£6,106,589	-£6,051,658
35%	75%	-£6,446,633	-£6,197,028	-£6,382,549	-£6,132,944	-£6,513,845	-£6,449,759
40%	75%	-£6,844,288	-£6,559,024	-£6,771,049	-£6,485,785	-£6,921,101	-£6,847,860
45%	75%	-£7,241,943	-£6,921,021		-£6,838,626		-£7,245,961
50%	75%	-£7,639,597	-£7,283,018		-£7,191,467	-£7,735,612	-£7,644,062
10%	60%	-£4,409,298	-£4,306,233	-£4,395,273	-£4,292,208	-£4,437,050	-£4,423,026
15%	60%	-£4,782,420	-£4,627,822	-£4,761,384	-£4,606,786	-£4,824,048	-£4,803,012
20%	60%	-£5,155,542	-£4,949,413	-£5,127,494	-£4,921,364	-£5,211,047	-£5,182,998
25%	60%	-£5,528,665	-£5,271,002	-£5,493,604	-£5,235,941	-£5,598,045	-£5,562,985
30%	60%	-£5,901,787	-£5,592,591	-£5,859,715	-£5,550,519	-£5,985,044	-£5,942,970
35%	60%	-£6,274,910	-£5,914,182	-£6,225,825	-£5,865,097	-£6,372,042	-£6,322,957
40%	60%	-£6,648,032	-£6,235,771	-£6,591,935	-£6,179,674	-£6,759,040	-£6,702,943
45%	60%	-£7,021,154	-£6,557,361	-£6,958,045	-£6,494,252		-£7,082,929
50%	60%	-£7,394,276	-£6,878,951	-£7,324,155	-£6,808,829	-£7,533,037	-£7,462,916

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%	£1,278,981	£1,278,981	£1,278,981	£1,278,981	£1,278,981	£1,278,981
10%	71%	£496,512	£576,121	£513,772	£593,382	£475,076	£492,336
15%	71%	£105,277	£224,691	£131,169	£250,583	£73,123	£99,015
20%	71%	-£285,957	-£126,739	-£251,435	-£92,216	-£328,829	-£294,307
25%	71%	-£677,191	-£478,168	-£634,039	-£435,015	-£730,782	-£687,629
30%	71%	-£1,068,426	-£829,598	-£1,016,642	-£777,815	-£1,132,734	-£1,080,950
35%	71%	-£1,459,660	-£1,181,028	-£1,399,246	-£1,120,614	-£1,534,687	-£1,474,273
40%	71%	-£1,850,895	-£1,532,458	-£1,781,850	-£1,463,413	-£1,936,639	-£1,867,595
45%	71%	-£2,242,129	-£1,883,887	-£2,164,454	-£1,806,211	-£2,338,592	-£2,260,917
50%	71%	-£2,633,363	-£2,235,317	-£2,547,057	-£2,149,010	-£2,740,544	-£2,654,238
100%	71%	-£6,600,615	-£5,791,502	-£6,425,180	-£5,616,066	-£6,818,483	-£6,643,048
10%	75%	£483,672	£554,987	£501,982	£573,297	£464,469	£482,779
15%	75%	£86,017	£192,991	£113,482	£220,456	£57,213	£84,678
20%	75%	-£311,637	-£169,005	-£275,017	-£132,385	-£350,043	-£313,423
25%	75%	-£709,291	-£531,001	-£663,517	-£485,227	-£757,300	-£711,524
30%	75%	-£1,106,946	-£892,999	-£1,052,016	-£838,068	-£1,164,555	-£1,109,625
35%	75%	-£1.504.600	-£1,254,995	-£1,440,515	-£1.190.910	-£1.571.811	-£1.507.726
40%	75%	-£1,902,255	-£1,616,991	-£1,829,015	-£1,543,751	-£1,979,067	-£1,905,827
45%	75%	-£2,299,909	-£1,978,987	-£2,217,514	-£1.896.593	-£2.386.323	-£2.303.928
50%	75%	-£2,697,563	-£2,340,984	-£2,606,014	-£2,249,434	-£2,793,579	-£2,702,029
10%	60%	£532.736	£635.801	£546,760	£649.825	£504.984	£519.007
15%	60%	£159,613	£314,211	£180,649	£335,248	£117,986	£139,022
20%	60%	-£213,509	-£7,379	-£185,461	£20,670	-£269,014	-£240,965
25%	60%	-£586,632	-£328,968	-£551,571	-£293,908	-£656,012	-£620,951
30%	60%	-£959,753	-£650,558	-£917,681	-£608,485	-£1,043,010	-£1,000,937
35%	60%	-£1,332,876	-£972,148	-£1,283,791	-£923,063	-£1,430,009	-£1,380,923
40%	60%	-£1,705,998	-£1,293,738	-£1,649,901	-£1,237,641	-£1,817,007	-£1,760,910
45%	60%	-£2,079,121	-£1,615,328	-£2,016,011	-£1,552,218	-£2,204,005	-£2,140,895
50%	60%	-£2,452,243	-£1,936,917	-£2,382,121	-£1,866,796	-£2,591,003	-£2,520,882

£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%	-£8,665,716					-£8,665,716
10%	71%	-£9,448,185		-£9,430,924		-£9,469,621	-£9,452,361
15%	71%	-£9,839,419	-£9,720,006		-£9,694,114	-£9,871,574	-£9,845,682
20%	71%	-£10,230,654	-£10,071,435	-£10,196,131	-£10,036,913	-£10,273,526	-£10,239,004
25%	71%	-£10,621,888					-£10,632,326
30%	71%	-£11,013,123	-£10,774,294	-£10,961,339	-£10,722,511	-£11,077,431	-£11,025,647
35%	71%	-£11,404,357					-£11,418,969
40%	71%	-£11,795,591	-£11,477,155	-£11,726,547	-£11,408,110	-£11,881,336	-£11,812,292
45%	71%	-£12,186,826			-£11,750,908		-£12,205,614
50%	71%	-£12,578,060	-£12,180,014	-£12,491,754	-£12,093,707	-£12,685,241	-£12,598,935
100%	71%	-£16,545,312					-£16,587,745
10%	75%	-£9,461,025		-£9,442,715	-£9,371,400	-£9,480,228	-£9,461,918
15%	75%	-£9,858,680					-£9,860,019
20%	75%	-£10,256,334	-£10,113,702	-£10,219,714	-£10,077,082	-£10,294,740	-£10,258,120
25%	75%	-£10,653,988					-£10,656,221
30%	75%	-£11,051,643	-£10,837,695	-£10,996,713	-£10,782,765	-£11,109,252	-£11,054,322
35%	75%	-£11,449,297					-£11,452,423
40%	75%	-£11,846,951	-£11,561,688	-£11,773,712	-£11,488,448	-£11,923,764	-£11,850,524
45%	75%	-£12,244,606					-£12,248,624
50%	75%	-£12,642,260	-£12,285,681	-£12,550,711	-£12,194,131	-£12,738,276	-£12,646,725
10%	60%	-£9,411,961	-£9,308,896	-£9,397,936	-£9,294,872	-£9,439,713	-£9,425,689
15%	60%	-£9,785,084		-£9,764,048	-£9,609,449		-£9,805,675
20%	60%	-£10,158,206		-£10,130,158			-£10,185,662
25%	60%	-£10,531,328					-£10,565,648
30%	60%	-£10,904,450	-£10,595,255	-£10,862,378	-£10,553,182	-£10,987,707	-£10,945,634
35%	60%	-£11,277,573					-£11,325,620
40%	60%	-£11,650,695	-£11,238,434	-£11,594,598	-£11,182,337	-£11,761,704	-£11,705,607
45%	60%	-£12,023,818					-£12,085,592
50%	60%	-£12.396.940	-£11.881.614	-£12.326.818			-£12.465.579

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%	-£1,865,309	-£1,865,309	-£1,865,309	-£1,865,309	-£1,865,309	-£1,865,309
10%	71%	-£2,647,778	-£2,568,169	-£2,630,517	-£2,550,907	-£2,669,214	-£2,651,953
15%	71%	-£3,039,012	-£2,919,599	-£3,013,120	-£2,893,707	-£3,071,166	-£3,045,274
20%	71%	-£3,430,246	-£3,271,028	-£3,395,724	-£3,236,506	-£3,473,119	-£3,438,597
25%	71%	-£3,821,481	-£3,622,458	-£3,778,328	-£3,579,305	-£3,875,071	-£3,831,919
30%	71%	-£4,212,715	-£3,973,887	-£4,160,931	-£3,922,104	-£4,277,024	-£4,225,240
35%	71%	-£4,603,950	-£4,325,318	-£4,543,535	-£4,264,903	-£4,678,976	-£4,618,562
40%	71%	-£4,995,184	-£4,676,747	-£4,926,139	-£4,607,703	-£5,080,929	-£5,011,884
45%	71%	-£5,386,418	-£5,028,177	-£5,308,743	-£4,950,501	-£5,482,881	-£5,405,206
50%	71%	-£5,777,653	-£5,379,606	-£5,691,346	-£5,293,300	-£5,884,834	-£5,798,528
100%	71%	-£9,744,905	-£8,935,792	-£9,569,469	-£8,760,356	-£9,962,773	-£9,787,337
10%	75%	-£2,660,617	-£2,589,302	-£2,642,308	-£2,570,992	-£2,679,821	-£2,661,511
15%	75%	-£3,058,272	-£2,951,298	-£3,030,807	-£2,923,834	-£3,087,076	-£3,059,612
20%	75%	-£3,455,927	-£3,313,295	-£3,419,306	-£3,276,675	-£3,494,332	-£3,457,713
25%	75%	-£3,853,581	-£3,675,291	-£3,807,806	-£3,629,516	-£3,901,589	-£3,855,813
30%	75%	-£4,251,236	-£4,037,288	-£4,196,306	-£3,982,357	-£4,308,845	-£4,253,914
35%	75%	-£4,648,889	-£4,399,284	-£4,584,805	-£4,335,200	-£4,716,101	-£4,652,015
40%	75%	-£5,046,544	-£4,761,280	-£4,973,305	-£4,688,041	-£5,123,357	-£5,050,116
45%	75%	-£5,444,199	-£5,123,277	-£5,361,803	-£5,040,882	-£5,530,613	-£5,448,217
50%	75%	-£5,841,853	-£5,485,274	-£5,750,303	-£5,393,723	-£5,937,868	-£5,846,318
10%	60%	-£2,611,554	-£2,508,489	-£2,597,529	-£2,494,464	-£2,639,306	-£2,625,282
15%	60%	-£2,984,676	-£2,830,078	-£2,963,640	-£2,809,042	-£3,026,304	-£3,005,268
20%	60%	-£3,357,798	-£3,151,668	-£3,329,750	-£3,123,620	-£3,413,303	-£3,385,254
25%	60%	-£3,730,921	-£3,473,258	-£3,695,860	-£3,438,197	-£3,800,301	-£3,765,241
30%	60%	-£4,104,043	-£3,794,847	-£4,061,970	-£3,752,775	-£4,187,300	-£4,145,226
35%	60%	-£4,477,166	-£4,116,438	-£4,428,081	-£4,067,353	-£4,574,298	-£4,525,213
40%	60%	-£4,850,288	-£4,438,027	-£4,794,191	-£4,381,930	-£4,961,296	-£4,905,199
45%	60%	-£5,223,410	-£4,759,617	-£5,160,301	-£4,696,508	-£5,348,295	-£5,285,185
50%	60%	-£5 596 532	-£5 081 207	-£5.526.411	-£5 011 085	-£5.735.293	-£5 665 172

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%	£1,278,981	£1,278,981	£1,278,981	£1,278,981	£1,278,981	£1,278,981
10%	71%	£496,512	£576,121	£513,772	£593,382	£475,076	£492,336
15%	71%	£105,277	£224,691	£131,169	£250,583	£73,123	£99,015
20%	71%	-£285,957	-£126,739	-£251,435	-£92,216	-£328,829	-£294,307
25%	71%	-£677,191	-£478,168	-£634,039	-£435,015	-£730,782	-£687,629
30%	71%	-£1,068,426	-£829,598	-£1,016,642	-£777,815	-£1,132,734	-£1,080,950
35%	71%	-£1,459,660	-£1,181,028	-£1,399,246	-£1,120,614	-£1,534,687	-£1,474,273
40%	71%	-£1,850,895	-£1,532,458	-£1,781,850	-£1,463,413	-£1,936,639	-£1,867,595
45%	71%	-£2,242,129	-£1,883,887	-£2,164,454	-£1,806,211	-£2,338,592	-£2,260,917
50%	71%	-£2,633,363	-£2,235,317	-£2,547,057	-£2,149,010	-£2,740,544	-£2,654,238
100%	71%	-£6,600,615	-£5,791,502	-£6,425,180	-£5,616,066	-£6,818,483	-£6,643,048
10%	75%	£483,672	£554,987	£501,982	£573,297	£464,469	£482,779
15%	75%	£86,017	£192,991	£113,482	£220,456	£57,213	£84,678
20%	75%	-£311,637	-£169,005	-£275,017	-£132,385	-£350,043	-£313,423
25%	75%	-£709,291	-£531,001	-£663,517	-£485,227	-£757,300	-£711,524
30%	75%	-£1,106,946	-£892,999	-£1,052,016	-£838,068	-£1,164,555	-£1,109,625
35%	75%	-£1,504,600	-£1,254,995	-£1,440,515	-£1,190,910	-£1,571,811	-£1,507,726
40%	75%	-£1,902,255	-£1,616,991	-£1,829,015	-£1,543,751	-£1,979,067	-£1,905,827
45%	75%	-£2,299,909	-£1,978,987	-£2,217,514	-£1,896,593	-£2,386,323	-£2,303,928
50%	75%	-£2,697,563	-£2,340,984	-£2,606,014	-£2,249,434	-£2,793,579	-£2,702,029
10%	60%	£532,736	£635,801	£546,760	£649,825	£504,984	£519,007
15%	60%	£159,613	£314,211	£180,649	£335,248	£117,986	£139,022
20%	60%	-£213,509	-£7,379	-£185,461	£20,670	-£269,014	-£240,965
25%	60%	-£586,632	-£328,968	-£551,571	-£293,908	-£656,012	-£620,951
30%	60%	-£959,753	-£650,558	-£917,681	-£608,485	-£1,043,010	-£1,000,937
35%	60%	-£1,332,876	-£972,148	-£1,283,791	-£923,063	-£1,430,009	-£1,380,923
40%	60%	-£1,705,998	-£1,293,738	-£1,649,901	-£1,237,641	-£1,817,007	-£1,760,910
45%	60%	-£2,079,121	-£1,615,328	-£2,016,011	-£1,552,218	-£2,204,005	-£2,140,895
E09/	600/	C2 4E2 242	£1 026 017	£2 202 424	£1 966 706	£2 £04 002	CO EOO 000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY

Site typology 2	
No Units	3
Site Area	0.47 H

	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%	£3,835,774	£3,835,774	£3,835,774	£3,835,774	£3,835,774	£3,835,774
10%	71%	£3,109,697	£3,180,686	£3,133,733	£3,204,723	£3,078,380	£3,102,417
15%	71%	£2,746,658	£2,853,143	£2,782,714	£2,889,198	£2,699,683	£2,735,739
20%	71%	£2,383,620	£2,525,599	£2,431,694	£2,573,672	£2,320,987	£2,369,061
25%	71%	£2,020,582	£2,198,055	£2,080,674	£2,258,147	£1,942,290	£2,002,382
30%	71%	£1,657,543	£1,870,511	£1,729,654	£1,942,622	£1,563,593	£1,635,705
35%	71%	£1,294,505	£1,542,967	£1,378,634	£1,627,097	£1,184,897	£1,269,026
40%	71%	£931,466	£1,215,423	£1,027,614	£1,311,571	£806,201	£902,348
45%	71%	£568,428	£887,879	£676,594	£996,046	£427,504	£535,670
50%	71%	£205,390	£560,335	£325,574	£680,520	£48,807	£168,991
100%	71%	-£3,481,012	-£2,759,508	-£3,236,710	-£2,515,208	-£3,799,299	-£3,554,997
10%	75%	£3,096,445	£3,160,039	£3,121,943	£3,185,537	£3,068,391	£3,093,889
15%	75%	£2,726,781	£2,822,171	£2,765,027	£2,860,418	£2,684,700	£2,722,946
20%	75%	£2,357,117	£2,484,305	£2,408,112	£2,535,299	£2,301,008	£2,352,004
25%	75%	£1,987,453	£2,146,437	£2,051,196	£2,210,180	£1,917,317	£1,981,061
30%	75%	£1,617,788	£1,808,570	£1,694,280	£1,885,061	£1,533,627	£1,610,118
35%	75%	£1,248,124	£1,470,703	£1,337,365	£1,559,943	£1,149,935	£1,239,175
40%	75%	£878,459	£1,132,835	£980,449	£1,234,825	£766,244	£868,233
45%	75%	£508,796	£794,968	£623,533	£909,706	£382,552	£497,290
50%	75%	£139,132	£457,100	£266,618	£584,587	-£1,158	£126,348
10%	60%	£3,147,192	£3,239,097	£3,166,721	£3,258,626	£3,106,648	£3,126,178
15%	60%	£2,802,901	£2,940,758	£2,832,194	£2,970,053	£2,742,086	£2,771,379
20%	60%	£2,458,609	£2,642,420	£2,497,668	£2,681,479	£2,377,523	£2,416,581
25%	60%	£2,114,318	£2,344,082	£2,163,142	£2,392,905	£2,012,960	£2,061,783
30%	60%	£1,770,027	£2,045,744	£1,828,616	£2,104,331	£1,648,397	£1,706,985
35%	60%	£1,425,736	£1,747,405	£1,494,089	£1,815,758	£1,283,834	£1,352,187
40%	60%	£1,081,445	£1,449,066	£1,159,563	£1,527,184	£919,272	£997,388
45%	60%	£737,154	£1,150,728	£825,036	£1,238,610	£554,709	£642,591
50%	60%	£392.863	£852 389	£490.510	£950.036	£190.146	£287 792

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%	-£38,464,085	-£38,464,085				-£38,464,085
10%	71%	-£39,190,162	-£39,119,173	-£39,166,126	-£39,095,136	-£39,221,479	-£39,197,442
15%	71%	-£39,553,201	-£39,446,716				-£39,564,120
20%	71%	-£39,916,239	-£39,774,260		-£39,726,187		-£39,930,798
25%	71%	-£40,279,277	-£40,101,804				-£40,297,477
30%	71%	-£40,642,316	-£40,429,348	-£40,570,205	-£40,357,237	-£40,736,266	-£40,664,154
35%	71%	-£41,005,354	-£40,756,892				-£41,030,833
40%	71%	-£41,368,393	-£41,084,436			-£41,493,658	-£41,397,511
45%	71%	-£41,731,431	-£41,411,980				-£41,764,189
50%	71%	-£42,094,469	-£41,739,524	-£41,974,285	-£41,619,339	-£42,251,052	-£42,130,868
100%	71%	-£45,780,871	-£45,059,367			-£46,099,158	-£45,854,856
10%	75%	-£39,203,414	-£39,139,820	-£39,177,916	-£39,114,322	-£39,231,468	-£39,205,970
15%	75%	-£39,573,078	-£39,477,688				-£39,576,913
20%	75%	-£39,942,742	-£39,815,554	-£39,891,747	-£39,764,560	-£39,998,851	-£39,947,855
25%	75%	-£40,312,406	-£40,153,422	-£40,248,663	-£40,089,679	-£40,382,542	-£40,318,798
30%	75%	-£40,682,071	-£40,491,289				-£40,689,741
35%	75%	-£41,051,735	-£40,829,156	-£40,962,494	-£40,739,916	-£41,149,924	-£41,060,684
40%	75%	-£41,421,400	-£41,167,024				-£41,431,626
45%	75%	-£41,791,063	-£41,504,891	-£41,676,326	-£41,390,153	-£41,917,307	-£41,802,569
50%	75%	-£42,160,727	-£41,842,759				-£42,173,511
10%	60%	-£39,152,667	-£39,060,762				-£39,173,681
15%	60%	-£39,496,958	-£39,359,101				-£39,528,480
20%	60%	-£39,841,250	-£39,657,439		-£39,618,380	-£39,922,336	-£39,883,278
25%	60%	-£40,185,541	-£39,955,777				-£40,238,076
30%	60%	-£40,529,832	-£40,254,115				-£40,592,874
35%	60%	-£40,874,123	-£40,552,454				-£40,947,672
40%	60%	-£41,218,414	-£40,850,793	-£41,140,296	-£40,772,675	-£41,380,587	-£41,302,471
45%	60%	-£41,562,705	-£41,149,131				-£41,657,268
50%	60%	-£41.906.996	-£41.447.470				-£42.012.067

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%	-£30,156,863	-£30,156,863	-£30,156,863	-£30,156,863	-£30,156,863	-£30,156,863
10%	71%	-£30,882,940	-£30,811,950	-£30,858,903	-£30,787,914	-£30,914,256	-£30,890,220
15%	71%	-£31,245,978	-£31,139,494				-£31,256,897
20%	71%	-£31,609,016	-£31,467,038	-£31,560,943	-£31,418,965	-£31,671,649	-£31,623,576
25%	71%		-£31,794,582				-£31,990,254
30%	71%	-£32,335,094	-£32,122,126		-£32,050,015	-£32,429,043	-£32,356,932
35%	71%		-£32,449,670		-£32,365,540	-£32,807,740	-£32,723,611
40%	71%	-£33,061,170	-£32,777,214	-£32,965,022	-£32,681,066	-£33,186,436	-£33,090,289
45%	71%		-£33,104,757		-£32,996,591		-£33,456,967
50%	71%	-£33,787,247	-£33,432,301	-£33,667,062	-£33,312,117	-£33,943,830	-£33,823,645
100%	71%		-£36,752,145				-£37,547,634
10%	75%	-£30,896,191	-£30,832,598	-£30,870,694	-£30,807,100	-£30,924,245	-£30,898,748
15%	75%		-£31,170,465				-£31,269,691
20%	75%	-£31,635,519	-£31,508,332	-£31,584,525	-£31,457,338	-£31,691,628	-£31,640,633
25%	75%	-£32,005,184	-£31,846,200	-£31,941,441			-£32,011,576
30%	75%	-£32,374,848	-£32,184,067	-£32,298,356	-£32,107,575	-£32,459,010	-£32,382,518
35%	75%	-£32,744,513	-£32,521,934	-£32,655,272	-£32,432,694		-£32,753,461
40%	75%	-£33,114,177	-£32,859,801	-£33,012,188	-£32,757,812		-£33,124,403
45%	75%		-£33,197,669				-£33,495,347
50%	75%		-£33,535,537	-£33,726,019	-£33,408,049		-£33,866,289
10%	60%		-£30,753,540				-£30,866,459
15%	60%	-£31,189,736	-£31,051,878	-£31,160,442	-£31,022,584		-£31,221,258
20%	60%		-£31,350,217			-£31,615,114	-£31,576,055
25%	60%	-£31,878,319	-£31,648,555	-£31,829,495	-£31,599,732		-£31,930,854
30%	60%		-£31,946,893				-£32,285,652
35%	60%		-£32,245,232				-£32,640,450
40%	60%		-£32,543,570	-£32,833,074			-£32,995,248
45%	60%		-£32,841,909				-£33,350,046
50%	60%	-£33,599,774	-£33,140,248				-£33,704,845

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%	-£15,693,601					
10%	71%	-£16,419,678					
15%	71%	-£16,782,716	-£16,676,232	-£16,746,661	-£16,640,177	-£16,829,692	-£16,793,636
20%	71%	-£17,145,755					
25%	71%	-£17,508,793	-£17,331,320	-£17,448,701	-£17,271,228	-£17,587,084	-£17,526,993
30%	71%	-£17,871,832					
35%	71%	-£18,234,870				-£18,344,478	-£18,260,349
40%	71%	-£18,597,909					
45%	71%	-£18,960,947	-£18,641,496			-£19,101,871	
50%	71%	-£19,323,985					-£19,360,384
100%	71%	-£23,010,387	-£18,969,039 -£22,288,883				
10%	75%	-£16,432,930	-£16,369,336	-£16,407,432	-£16,343,838	-£16,460,984	-£16,435,486
15%	75%	-£16,802,594					
20%	75%	-£17,172,258	-£17,045,070	-£17,121,263	-£16,994,076	-£17,228,366	-£17,177,371
25%	75%	-£17,541,922					
30%	75%	-£17,911,587	-£17,720,805	-£17,835,095	-£17,644,314	-£17,995,748	-£17,919,256
35%	75%	-£18,281,251					
40%	75%	-£18,650,915	-£18,396,540	-£18,548,926	-£18,294,550	-£18,763,131	-£18,661,142
45%	75%	-£19,020,579					
50%	75%	-£19,390,243	-£19,072,275	-£19,262,757	-£18,944,788	-£19,530,533	-£19,403,027
10%	60%	-£16,382,183					
15%	60%	-£16,726,474	-£16,588,617	-£16,697,181	-£16,559,322	-£16,787,289	-£16,757,996
20%	60%	-£17,070,766					
25%	60%	-£17,415,057		-£17,366,233	-£17,136,470	-£17,516,415	-£17,467,592
30%	60%	-£17,759,348					
35%	60%	-£18,103,639					
40%	60%	-£18,447,930					
45%	60%	-£18,792,221					
50%	60%	-£19.136.512					

£90,000,000

£72,325,000

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%	-£9,147,463	-£9,147,463	-£9,147,463	-£9,147,463	-£9,147,463	-£9,147,463
10%	71%	-£9,873,540	-£9,802,550		-£9,778,514	-£9,904,856	-£9,880,820
	71%	-£10,236,578	-£10,130,094		-£10,094,039		-£10,247,497
20%	71%	-£10,599,617	-£10,457,638	-£10,551,543	-£10,409,565	-£10,662,249	-£10,614,176
25%	71%	-£10,962,655	-£10,785,182		-£10,725,090	-£11,040,946	-£10,980,854
30%	71%	-£11,325,694	-£11,112,726		-£11,040,615	-£11,419,643	-£11,347,532
35%	71%	-£11,688,732	-£11,440,270	-£11,604,603	-£11,356,140	-£11,798,340	-£11,714,211
40%	71%	-£12,051,770	-£11,767,814	-£11,955,623	-£11,671,666	-£12,177,036	-£12,080,889
45%	71%	-£12,414,809	-£12,095,357	-£12,306,642	-£11,987,191	-£12,555,733	-£12,447,567
50%	71%	-£12,777,847	-£12,422,901	-£12,657,662	-£12,302,717	-£12,934,430	-£12,814,245
100%	71%	-£16,464,248	-£15,742,745		-£15,498,444		-£16,538,234
10%	75%	-£9,886,792		-£9,861,294		-£9,914,845	
15%	75%	-£10,256,456	-£10,161,065		-£10,122,819	-£10,298,536	
20%	75%	-£10,626,119			-£10,447,938	-£10,682,228	
25%	75%	-£10,995,784				-£11,065,919	
30%	75%	-£11,365,448					
35%	75%	-£11,735,113					
40%	75%	-£12,104,777	-£11,850,401	-£12,002,788			-£12,115,004
45%	75%	-£12,474,441	-£12,188,269		-£12,073,531	-£12,600,685	-£12,485,947
50%	75%	-£12,844,105					
10%	60%	-£9,836,045	-£9,744,140		-£9,724,611	-£9,876,588	
15%	60%	-£10,180,336					
20%	60%	-£10,524,628				-£10,605,714	
25%	60%	-£10,868,919					
30%	60%	-£11,213,210	-£10,937,493	-£11,154,621	-£10,878,906	-£11,334,839	-£11,276,252
35%	60%	-£11,557,501					
40%	60%	-£11,901,792	-£11,534,170	-£11,823,674	-£11,456,053	-£12,063,965	-£11,985,848
45%	60%	-£12,246,083			-£11,744,627		
50%	60%	-£12 590 374					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,294,729	-£4,294,729	-£4,294,729	-£4,294,729	-£4,294,729	-£4,294,729
10%	71%	-£5,020,806	-£4,949,817	-£4,996,770	-£4,925,780	-£5,052,123	-£5,028,086
15%	71%	-£5,383,844	-£5,277,360	-£5,347,789	-£5,241,305	-£5,430,820	-£5,394,764
20%	71%	-£5,746,883	-£5,604,904	-£5,698,809	-£5,556,831	-£5,809,516	-£5,761,442
25%	71%	-£6,109,921	-£5,932,448	-£6,049,829	-£5,872,356	-£6,188,212	-£6,128,121
30%	71%	-£6,472,960	-£6,259,992	-£6,400,849	-£6,187,881	-£6,566,909	-£6,494,798
35%	71%	-£6,835,998	-£6,587,536	-£6,751,869	-£6,503,406	-£6,945,606	-£6,861,477
40%	71%	-£7,199,037	-£6,915,080	-£7,102,889	-£6,818,932	-£7,324,302	-£7,228,155
45%	71%	-£7,562,075	-£7,242,624				
50%	71%	-£7,925,113	-£7,570,167	-£7,804,928	-£7,449,983	-£8,081,696	-£7,961,512
100%	71%	-£11,611,515	-£10,890,011				
10%	75%	-£5,034,058	-£4,970,464	-£5,008,560	-£4,944,966	-£5,062,112	-£5,036,614
15%	75%	-£5,403,722	-£5,308,332	-£5,365,476	-£5,270,085	-£5,445,803	-£5,407,557
20%	75%	-£5,773,386	-£5,646,198	-£5,722,391	-£5,595,204	-£5,829,494	-£5,778,499
25%	75%	-£6,143,050	-£5,984,066	-£6,079,307	-£5,920,323	-£6,213,185	-£6,149,442
30%	75%	-£6,512,715	-£6,321,933	-£6,436,223	-£6,245,442	-£6,596,876	-£6,520,384
35%	75%	-£6,882,379	-£6,659,800	-£6,793,138	-£6,570,560	-£6,980,568	-£6,891,328
40%	75%	-£7,252,043	-£6,997,668	-£7,150,054	-£6,895,678	-£7,364,259	-£7,262,270
45%	75%	-£7,621,707	-£7,335,535				
50%	75%	-£7,991,371	-£7,673,403	-£7,863,885	-£7,545,916	-£8,131,661	-£8,004,155
10%	60%	-£4,983,311	-£4,891,406	-£4,963,782	-£4,871,877	-£5,023,854	-£5,004,325
15%	60%	-£5,327,602	-£5,189,745	-£5,298,308	-£5,160,450	-£5,388,417	-£5,359,124
20%	60%	-£5,671,894	-£5,488,083	-£5,632,834	-£5,449,024	-£5,752,980	-£5,713,922
25%	60%	-£6,016,185	-£5,786,421	-£5,967,361	-£5,737,598	-£6,117,543	-£6,068,720
30%	60%	-£6,360,476	-£6,084,759	-£6,301,887	-£6,026,172	-£6,482,106	-£6,423,518
35%	60%	-£6,704,767	-£6,383,098	-£6,636,414	-£6,314,745	-£6,846,668	-£6,778,316
40%	60%	-£7,049,058	-£6,681,437	-£6,970,940	-£6,603,319		-£7,133,115
45%	60%	-£7,393,349	-£6,979,775	-£7,305,467	-£6,891,893	-£7,575,794	
50%	60%	-£7.737.640	-£7,278,114				

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%	£647,305	£647,305	£647,305	£647,305	£647,305	£647,305
10%	71%	-£78,773	-£7,783	-£54,736	£16,254	-£110,089	-£86,052
15%	71%	-£441,811	-£335,327	-£405,756	-£299,272	-£488,786	-£452,730
20%	71%	-£804,849	-£662,871	-£756,776	-£614,797	-£867,482	-£819,409
25%	71%	-£1,167,887	-£990,415	-£1,107,796	-£930,323	-£1,246,179	-£1,186,087
30%	71%	-£1,530,927	-£1,317,958	-£1,458,815	-£1,245,847	-£1,624,876	-£1,552,765
35%	71%	-£1,893,965	-£1,645,502	-£1,809,835	-£1,561,373	-£2,003,573	-£1,919,443
40%	71%	-£2,257,003	-£1,973,046	-£2,160,855	-£1,876,898	-£2,382,269	-£2,286,122
45%	71%	-£2,620,041	-£2,300,590	-£2,511,875	-£2,192,424	-£2,760,966	-£2,652,799
50%	71%	-£2,983,080	-£2,628,134	-£2,862,895	-£2,507,949	-£3,139,663	-£3,019,478
100%	71%	-£6,669,481	-£5,947,977	-£6,425,180	-£5,703,677	-£6,987,768	-£6,743,466
10%	75%	-£92,024	-£28,430	-£66,527	-£2,933	-£120,078	-£94,580
15%	75%	-£461,689	-£366,298	-£423,442	-£328,052	-£503,769	-£465,524
20%	75%	-£831,352	-£704,165	-£780,358	-£653,170	-£887,461	-£836,466
25%	75%	-£1,201,017	-£1,042,032	-£1,137,273	-£978,289	-£1,271,152	-£1,207,409
30%	75%	-£1,570,681	-£1,379,900	-£1,494,189	-£1,303,408	-£1,654,843	-£1,578,351
35%	75%	-£1,940,345	-£1,717,766	-£1,851,105	-£1,628,527	-£2,038,535	-£1,949,294
40%	75%	-£2,310,010	-£2,055,634	-£2,208,020	-£1,953,645	-£2,422,226	-£2,320,236
45%	75%	-£2,679,673	-£2,393,502	-£2,564,936	-£2,278,763	-£2,805,918	-£2,691,179
50%	75%	-£3,049,338	-£2,731,369	-£2,921,852	-£2,603,882	-£3,189,628	-£3,062,121
10%	60%	-£41,277	£50,628	-£21,748	£70,157	-£81,821	-£62,292
15%	60%	-£385,568	-£247,711	-£356,275	-£218,417	-£446,384	-£417,090
20%	60%	-£729,860	-£546,050	-£690,801	-£506,990	-£810,946	-£771,888
25%	60%	-£1,074,151	-£844,387	-£1,025,328	-£795,565	-£1,175,509	-£1,126,687
30%	60%	-£1,418,442	-£1,142,726	-£1,359,854	-£1,084,138	-£1,540,072	-£1,481,485
35%	60%	-£1,762,733	-£1,441,064	-£1,694,381	-£1,372,712	-£1,904,635	-£1,836,282
40%	60%	-£2,107,024	-£1,739,403	-£2,028,906	-£1,661,285	-£2,269,198	-£2,191,081
45%	60%	-£2,451,315	-£2,037,742	-£2,363,433	-£1,949,860	-£2,633,761	-£2,545,879
E00/	600/						

£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%	-£9,297,392	-£9,297,392	-£9,297,392	-£9,297,392	-£9,297,392	-£9,297,392
10%	71%	-£10,023,470	-£9,952,480	-£9,999,433	-£9,928,443	-£10,054,786	-£10,030,749
15%	71%	-£10,386,508	-£10,280,024				-£10,397,427
20%	71%	-£10,749,546	-£10,607,568	-£10,701,473	-£10,559,494	-£10,812,179	-£10,764,105
25%	71%	-£11,112,584	-£10,935,111				-£11,130,784
30%	71%	-£11,475,623	-£11,262,655	-£11,403,512	-£11,190,544	-£11,569,573	-£11,497,462
35%	71%	-£11,838,662	-£11,590,199				
40%	71%	-£12,201,700	-£11,917,743	-£12,105,552	-£11,821,595	-£12,326,966	-£12,230,819
45%	71%	-£12,564,738	-£12,245,287				
50%	71%	-£12,927,776	-£12,572,831	-£12,807,592	-£12,452,646	-£13,084,359	-£12,964,175
100%	71%	-£16,614,178	-£15,892,674				
10%	75%	-£10,036,721	-£9,973,127	-£10,011,223	-£9,947,630	-£10,064,775	-£10,039,277
15%	75%	-£10,406,385	-£10,310,995				
20%	75%	-£10,776,049	-£10,648,862	-£10,725,055	-£10,597,867	-£10,832,158	-£10,781,163
25%	75%	-£11,145,713	-£10,986,729				
30%	75%	-£11,515,378	-£11,324,597	-£11,438,886	-£11,248,105	-£11,599,540	-£11,523,048
35%	75%	-£11,885,042	-£11,662,463				
40%	75%	-£12,254,707	-£12,000,331	-£12,152,717	-£11,898,341	-£12,366,923	-£12,264,933
45%	75%	-£12,624,370	-£12,338,199				
50%	75%	-£12,994,035	-£12,676,066	-£12,866,549	-£12,548,579	-£13,134,324	-£13,006,818
10%	60%	-£9,985,974	-£9,894,069	-£9,966,445	-£9,874,540	-£10,026,518	-£10,006,989
15%	60%	-£10,330,265	-£10,192,408				
20%	60%	-£10,674,557	-£10,490,746	-£10,635,498	-£10,451,687	-£10,755,643	-£10,716,585
25%	60%	-£11,018,848	-£10,789,084				
30%	60%	-£11,363,139	-£11,087,423				
35%	60%	-£11,707,430	-£11,385,761				
40%	60%	-£12,051,721	-£11,684,100				
45%	60%	-£12,396,012	-£11,982,438				
50%	60%	-£12.740.303	-£12.280.777				-£12.845.374

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	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,496,985	-£2,496,985	-£2,496,985	-£2,496,985	-£2,496,985	-£2,496,985
10%	71%	-£3,223,062	-£3,152,073	-£3,199,026	-£3,128,036	-£3,254,379	-£3,230,342
15%	71%	-£3,586,100	-£3,479,616	-£3,550,045	-£3,443,561	-£3,633,076	-£3,597,019
20%	71%	-£3,949,139	-£3,807,160	-£3,901,065	-£3,759,087	-£4,011,772	-£3,963,698
25%	71%	-£4,312,177	-£4,134,704	-£4,252,085	-£4,074,612	-£4,390,468	-£4,330,377
30%	71%	-£4,675,216	-£4,462,248	-£4,603,105	-£4,390,137	-£4,769,165	-£4,697,054
35%	71%	-£5,038,254	-£4,789,792	-£4,954,125	-£4,705,662	-£5,147,862	-£5,063,733
40%	71%	-£5,401,293	-£5,117,336	-£5,305,145	-£5,021,188	-£5,526,558	-£5,430,411
45%	71%	-£5,764,331	-£5,444,880	-£5,656,165	-£5,336,713	-£5,905,255	-£5,797,089
50%	71%	-£6,127,369	-£5,772,423	-£6,007,184	-£5,652,239	-£6,283,952	-£6,163,768
100%	71%	-£9,813,771	-£9,092,267	-£9,569,469	-£8,847,967	-£10,132,057	-£9,887,756
10%	75%	-£3,236,314	-£3,172,720	-£3,210,816	-£3,147,222	-£3,264,368	-£3,238,870
15%	75%	-£3,605,978	-£3,510,588	-£3,567,732	-£3,472,341	-£3,648,059	-£3,609,813
20%	75%	-£3,975,642	-£3,848,454	-£3,924,647	-£3,797,460	-£4,031,750	-£3,980,755
25%	75%	-£4,345,306	-£4,186,322	-£4,281,563	-£4,122,579	-£4,415,441	-£4,351,698
30%	75%	-£4,714,971	-£4,524,189	-£4,638,479	-£4,447,698	-£4,799,132	-£4,722,640
35%	75%	-£5,084,635	-£4,862,056	-£4,995,394	-£4,772,816	-£5,182,824	-£5,093,584
40%	75%	-£5,454,299	-£5,199,924	-£5,352,310	-£5,097,934	-£5,566,515	-£5,464,526
45%	75%	-£5,823,963	-£5,537,791	-£5,709,226	-£5,423,053	-£5,950,207	-£5,835,469
50%	75%	-£6,193,627	-£5,875,659	-£6,066,141	-£5,748,172	-£6,333,917	-£6,206,411
10%	60%	-£3,185,567	-£3,093,662	-£3,166,038	-£3,074,133	-£3,226,110	-£3,206,581
15%	60%	-£3,529,858	-£3,392,001	-£3,500,564	-£3,362,706	-£3,590,673	-£3,561,380
20%	60%	-£3,874,150	-£3,690,339	-£3,835,090	-£3,651,280	-£3,955,236	-£3,916,178
25%	60%	-£4,218,441	-£3,988,677	-£4,169,617	-£3,939,854	-£4,319,799	-£4,270,976
30%	60%	-£4,562,732	-£4,287,015	-£4,504,143	-£4,228,428	-£4,684,362	-£4,625,774
35%	60%	-£4,907,023	-£4,585,354	-£4,838,670	-£4,517,001	-£5,048,924	-£4,980,572
40%	60%	-£5,251,314	-£4,883,693	-£5,173,196	-£4,805,575	-£5,413,487	-£5,335,371
45%	60%	-£5,595,605	-£5,182,031	-£5,507,723	-£5,094,149	-£5,778,050	-£5,690,168
50%	60%	-F5 939 896	-£5 480 370	-£5.842.249	-£5.382.723	-£6.142.613	-£6 044 967

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%	£647,305	£647,305	£647,305	£647,305	£647,305	£647,305
10%	71%	-£78,773	-£7,783	-£54,736	£16,254	-£110,089	-£86,052
15%	71%	-£441,811	-£335,327	-£405,756	-£299,272	-£488,786	-£452,730
20%	71%	-£804,849	-£662,871	-£756,776	-£614,797	-£867,482	-£819,409
25%	71%	-£1,167,887	-£990,415	-£1,107,796	-£930,323	-£1,246,179	-£1,186,087
30%	71%	-£1,530,927	-£1,317,958	-£1,458,815	-£1,245,847	-£1,624,876	-£1,552,765
35%	71%	-£1,893,965	-£1,645,502	-£1,809,835	-£1,561,373	-£2,003,573	-£1,919,443
40%	71%	-£2,257,003	-£1,973,046	-£2,160,855	-£1,876,898	-£2,382,269	-£2,286,122
45%	71%	-£2,620,041	-£2,300,590	-£2,511,875	-£2,192,424	-£2,760,966	-£2,652,799
50%	71%	-£2,983,080	-£2,628,134	-£2,862,895	-£2,507,949	-£3,139,663	-£3,019,478
100%	71%	-£6,669,481	-£5,947,977	-£6,425,180	-£5,703,677	-£6,987,768	-£6,743,466
10%	75%	-£92,024	-£28,430	-£66,527	-£2,933	-£120,078	-£94,580
15%	75%	-£461,689	-£366,298	-£423,442	-£328,052	-£503,769	-£465,524
20%	75%	-£831,352	-£704,165	-£780,358	-£653,170	-£887,461	-£836,466
25%	75%	-£1,201,017	-£1,042,032	-£1,137,273	-£978,289	-£1,271,152	-£1,207,409
30%	75%	-£1,570,681	-£1,379,900	-£1,494,189	-£1,303,408	-£1,654,843	-£1,578,351
35%	75%	-£1,940,345	-£1,717,766	-£1,851,105	-£1,628,527	-£2,038,535	-£1,949,294
40%	75%	-£2,310,010	-£2,055,634	-£2,208,020	-£1,953,645	-£2,422,226	-£2,320,236
45%	75%	-£2,679,673	-£2,393,502	-£2,564,936	-£2,278,763	-£2,805,918	-£2,691,179
50%	75%	-£3,049,338	-£2,731,369	-£2,921,852	-£2,603,882	-£3,189,628	-£3,062,121
10%	60%	-£41.277	£50.628	-£21.748	£70.157	-£81.821	-£62.292
15%	60%	-£385,568	-£247,711	-£356,275	-£218,417	-£446,384	-£417,090
20%	60%	-£729,860	-£546,050	-£690,801	-£506,990	-£810,946	-£771,888
25%	60%	-£1,074,151	-£844,387	-£1,025,328	-£795,565	-£1,175,509	-£1,126,687
30%	60%	-£1.418.442	-£1.142.726	-£1,359,854	-£1.084.138	-£1.540.072	-£1,481,485
35%	60%	-£1,762,733	-£1,441,064	-£1,694,381	-£1,372,712	-£1,904,635	-£1,836,282
40%	60%	-£2.107.024	-£1.739.403	-£2.028.906	-£1.661.285	-£2,269,198	-£2,191,081
45%	60%	-£2.451.315	-£2.037.742	-£2,363,433	-£1.949.860	-£2.633.761	-£2,545,879
50%	60%	-£2 795 606	-F2 336 080	-£2 697 959	-F2 238 433	-F2 008 323	-£2 900 677

£13,474,000

 No Units
 30

 Site Area
 0.47 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%	£2,888,260	£2,888,260	£2,888,260	£2,888,260	£2,888,260	£2,888,260
10%	71%	£2,246,771	£2,304,830	£2,280,971	£2,339,030	£2,198,733	£2,232,934
15%	71%	£1,926,026	£2,013,115	£1,977,327	£2,064,415	£1,853,971	£1,905,272
20%	71%	£1,605,281	£1,721,400	£1,673,683	£1,789,801	£1,509,208	£1,577,609
25%	71%	£1,284,537	£1,429,685	£1,370,038	£1,515,187	£1,164,445	£1,249,946
30%	71%	£963,792	£1,137,970	£1,066,394	£1,240,572	£819,682	£922,283
35%	71%	£643,048	£846,255	£762,750	£965,957	£474,918	£594,621
40%	71%	£322,303	£554,540	£459,106	£691,343	£130,156	£266,957
45%	71%	£1,559	£262,825	£155,461	£416,728	-£218,118	-£61,698
50%	71%	-£324,406	-£29,362	-£150,607	£142,113	-£568,519	-£394,720
100%	71%	-£3,584,309	-£2,994,221	-£3,236,710	-£2,646,624	-£4,072,536	-£3,724,937
10%	75%	£2,232,901	£2,284,913	£2,269,181	£2,321,191	£2,189,869	£2,226,147
15%	75%	£1,905,222	£1,983,239	£1,959,640	£2,037,657	£1,840,674	£1,895,092
20%	75%	£1,577,543	£1,681,565	£1,650,100	£1,754,122	£1,491,479	£1,564,035
25%	75%	£1,249,864	£1,379,891	£1,340,561	£1,470,587	£1,142,282	£1,232,978
30%	75%	£922,185	£1,078,218	£1,031,020	£1,187,053	£793,087	£901,923
35%	75%	£594,506	£776,544	£721,481	£903,518	£443,892	£570,866
40%	75%	£266,827	£474,871	£411,940	£619,984	£94,697	£239,810
45%	75%	-£61,847	£173,196	£102,401	£336,449	-£258,662	-£92,739
50%	75%	-£394,886	-£130,578	-£210,527	£52,914	-£613,568	-£429,209
10%	60%	£2,286,172	£2,361,338	£2,313,958	£2,389,124	£2,223,981	£2,251,768
15%	60%	£1,985,127	£2,097,876	£2,026,807	£2,139,556	£1,891,842	£1,933,522
20%	60%	£1,684,083	£1,834,415	£1,739,657	£1,889,988	£1,559,702	£1,615,276
25%	60%	£1,383,040	£1,570,953	£1,452,506	£1,640,420	£1,227,563	£1,297,030
30%	60%	£1,081,995	£1,307,492	£1,165,356	£1,390,853	£895,424	£978,785
35%	60%	£780,951	£1,044,030	£878,205	£1,141,284	£563,284	£660,538
40%	60%	£479,906	£780,569	£591,054	£891,716	£231,144	£342,292
45%	60%	£178,863	£517,107	£303,904	£642,148	-£102,647	£24,047
50%	60%	-£124.180	£253 646	£16.753	£392 581	-£440.218	-£299.012

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%	-£39,411,599					
10%	71%	-£40,053,088	-£39,995,029	-£40,018,888	-£39,960,829	-£40,101,126	-£40,066,925
15%	71%	-£40,373,833					
20%	71%	-£40,694,578	-£40,578,459	-£40,626,176	-£40,510,058	-£40,790,651	-£40,722,250
25%	71%	-£41,015,322	-£40,870,174			-£41,135,414	
30%	71%	-£41,336,067		-£41,233,465		-£41,480,177	
35%	71%	-£41,656,811					
40%	71%	-£41,977,556					
45%	71%	-£42,298,300					
50%	71%	-£42,624,265		-£42,450,466			
100%	71%	-£45,884,168					-£46,024,796
10%	75%	-£40,066,958	-£40,014,946	-£40,030,678	-£39,978,668	-£40,109,990	
15%	75%	-£40,394,637					
20%	75%	-£40,722,316	-£40,618,294	-£40,649,759			-£40,735,824
25%	75%	-£41,049,995	-£40,919,968	-£40,959,298	-£40,829,272	-£41,157,577	-£41,066,881
30%	75%	-£41,377,674					
35%	75%	-£41,705,353	-£41,523,315	-£41,578,378	-£41,396,341	-£41,855,967	-£41,728,993
40%	75%	-£42,033,032					
45%	75%	-£42,361,706	-£42,126,663	-£42,197,458	-£41,963,410	-£42,558,521	-£42,392,598
50%	75%	-£42,694,745					
10%	60%	-£40,013,687					
15%	60%	-£40,314,732					
20%	60%	-£40,615,776					
25%	60%	-£40,916,819					
30%	60%	-£41,217,864	-£40,992,367	-£41,134,503	-£40,909,006	-£41,404,435	-£41,321,074
35%	60%	-£41,518,908					
40%	60%	-£41,819,953					
45%	60%	-£42,120,996					
50%	60%	-£42.424.039		-£42.283.106			

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%	-£31,104,376	-£31,104,376	-£31,104,376	-£31,104,376	-£31,104,376	-£31,104,376
10%	71%	-£31,745,865	-£31,687,807	-£31,711,666	-£31,653,606	-£31,793,903	-£31,759,702
15%	71%	-£32,066,611					
20%	71%	-£32,387,355	-£32,271,237	-£32,318,954	-£32,202,835	-£32,483,429	-£32,415,027
25%	71%	-£32,708,100					
30%	71%	-£33,028,844	-£32,854,667	-£32,926,243	-£32,752,065	-£33,172,955	-£33,070,353
35%	71%	-£33,349,589					
40%	71%	-£33,670,333	-£33,438,096	-£33,533,531	-£33,301,294	-£33,862,481	-£33,725,680
45%	71%	-£33,991,078					
50%	71%	-£34,317,042	-£34,021,999	-£34,143,243	-£33,850,524	-£34,561,156	-£34,387,357
100%	71%	-£37,576,946					
10%	75%	-£31,759,735	-£31,707,724	-£31,723,456	-£31,671,446	-£31,802,768	-£31,766,490
15%	75%	-£32,087,414					
20%	75%	-£32,415,093	-£32,311,071	-£32,342,537		-£32,501,158	-£32,428,602
25%	75%	-£32,742,772					
30%	75%	-£33,070,451	-£32,914,419	-£32,961,617	-£32,805,584	-£33,199,550	-£33,090,714
35%	75%	-£33,398,130					
40%	75%	-£33,725,809	-£33,517,766	-£33,580,696	-£33,372,653	-£33,897,940	-£33,752,827
45%	75%	-£34,054,484		-£33,890,236			
50%	75%	-£34,387,522	-£34,123,215	-£34,203,164	-£33,939,722	-£34,606,204	-£34,421,846
10%	60%	-£31,706,465					
15%	60%	-£32,007,510	-£31,894,761	-£31,965,829	-£31,853,081	-£32,100,795	-£32,059,114
20%	60%	-£32,308,553					
25%	60%	-£32,609,597					-£32,695,606
30%	60%	-£32,910,642	-£32,685,145		-£32,601,784		
35%	60%	-£33,211,686					
40%	60%	-£33,512,730	-£33,212,068	-£33,401,582	-£33,100,921	-£33,761,492	-£33,650,344
45%	60%	-£33,813,774					
50%	60%	-£34.116.817		-£33,975,884			

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

Benchmark 21 - Li	<b></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%	-£16,641,115	-£16,641,115	-£16,641,115	-£16,641,115	-£16,641,115	-£16,641,115
10%	71%	-£17,282,604	-£17,224,545	-£17,248,404			
15%	71%	-£17,603,349	-£17,516,260	-£17,552,048	-£17,464,959	-£17,675,404	-£17,624,103
20%	71%	-£17,924,094	-£17,807,975				
25%	71%	-£18,244,838	-£18,099,690	-£18,159,336	-£18,014,188	-£18,364,930	-£18,279,429
30%	71%	-£18,565,583	-£18,391,405				
35%	71%	-£18,886,327	-£18,683,120	-£18,766,625	-£18,563,418	-£19,054,457	-£18,934,754
40%	71%	-£19,207,071	-£18,974,835				
45%	71%	-£19,527,816	-£19,266,549	-£19,373,914	-£19,112,647	-£19,747,493	-£19,591,073
50%	71%	-£19,853,781	-£19,558,737 -£22,523,596				
100%	71%	-£23,113,684	-£22,523,596	-£22,766,085	-£22,175,998		-£23,254,312
10%	75%	-£17,296,474	-£17,244,462	-£17,260,194	-£17,208,184	-£17,339,506	-£17,303,228
15%	75%	-£17,624,153	-£17,546,136				
20%	75%	-£17,951,832	-£17,847,809	-£17,879,275	-£17,775,253	-£18,037,896	-£17,965,340
25%	75%	-£18,279,510	-£18,149,484				
30%	75%	-£18,607,189	-£18,451,157	-£18,498,355	-£18,342,322	-£18,736,288	-£18,627,452
35%	75%	-£18,934,868	-£18,752,831				
40%	75%	-£19,262,547	-£19,054,504	-£19,117,434	-£18,909,391	-£19,434,678	-£19,289,565
45%	75%	-£19,591,222	-£19,356,179				
50%	75%	-£19,924,260	-£19,659,953	-£19,739,902	-£19,476,461	-£20,142,942	-£19,958,584
10%	60%	-£17,243,203	-£17,168,037				
15%	60%	-£17,544,248	-£17,431,499	-£17,502,567	-£17,389,819	-£17,637,533	
20%	60%	-£17,845,292	-£17,694,960				
25%	60%	-£18,146,335	-£17,958,422	-£18,076,869		-£18,301,812	
30%	60%	-£18,447,380	-£18,221,883		-£18,138,522		-£18,550,590
35%	60%	-£18,748,424	-£18,485,345				
40%	60%	-£19,049,468	-£18,748,806				
45%	60%	-£19,350,512	-£19,012,268	-£19,225,471	-£18,887,227	-£19,632,022	-£19,505,328
50%	60%	-£19,653,555	-£19,275,729				

£90,000,000

£72,325,000

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

£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%	-£10,094,976	-£10,094,976	-£10,094,976	-£10,094,976	-£10,094,976	-£10,094,976
10%	71%	-£10,736,465	-£10,678,407				-£10,750,302
15%	71%	-£11,057,211	-£10,970,122				-£11,077,965
20%	71%	-£11,377,955	-£11,261,837	-£11,309,554	-£11,193,435	-£11,474,029	-£11,405,627
25%	71%	-£11,698,700	-£11,553,552				-£11,733,291
30%	71%	-£12,019,444	-£11,845,267	-£11,916,843	-£11,742,665	-£12,163,555	-£12,060,954
35%	71%	-£12,340,189	-£12,136,981				-£12,388,616
40%	71%	-£12,660,933	-£12,428,696	-£12,524,131	-£12,291,894	-£12,853,081	-£12,716,280
45%	71%	-£12,981,678	-£12,720,411			-£13,201,354	-£13,044,934
50%	71%	-£13,307,642	-£13,012,599	-£13,133,844	-£12,841,124		-£13,377,957
100%	71%	-£16,567,546	-£15,977,458				-£16,708,174
10%	75%	-£10,750,335	-£10,698,324	-£10,714,056	-£10,662,046	-£10,793,368	-£10,757,090
15%	75%	-£11,078,014	-£10,999,998				-£11,088,145
20%	75%	-£11,405,693	-£11,301,671	-£11,333,137	-£11,229,115	-£11,491,758	-£11,419,202
25%	75%	-£11,733,372	-£11,603,346				-£11,750,258
30%	75%	-£12,061,051	-£11,905,019	-£11,952,217	-£11,796,184	-£12,190,150	-£12,081,314
35%	75%	-£12,388,730	-£12,206,693				-£12,412,370
40%	75%	-£12,716,409	-£12,508,366	-£12,571,296	-£12,363,253	-£12,888,540	-£12,743,427
45%	75%	-£13,045,084	-£12,810,040				-£13,075,976
50%	75%	-£13,378,122	-£13,113,815				-£13,412,446
10%	60%	-£10,697,065	-£10,621,899	-£10,669,279	-£10,594,113	-£10,759,256	-£10,731,469
15%	60%	-£10,998,110	-£10,885,361				-£11,049,714
20%	60%	-£11,299,153	-£11,148,822	-£11,243,580	-£11,093,249	-£11,423,534	-£11,367,961
25%	60%	-£11,600,197	-£11,412,284				-£11,686,207
30%	60%	-£11,901,242	-£11,675,745				-£12,004,452
35%	60%	-£12,202,286	-£11,939,207				-£12,322,699
40%	60%	-£12,503,330	-£12,202,668	-£12,392,182	-£12,091,521	-£12,752,092	-£12,640,944
45%	60%	-£12,804,374	-£12,466,129				-£12,959,190
50%	60%	-£13 107 417	-£12.729.590	-£12 966 484			-£13.282.248

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,242,243	-£5,242,243	-£5,242,243	-£5,242,243	-£5,242,243	-£5,242,243
10%	71%	-£5,883,732	-£5,825,673	-£5,849,532	-£5,791,473	-£5,931,769	-£5,897,569
15%	71%	-£6,204,477	-£6,117,388	-£6,153,176	-£6,066,087	-£6,276,532	-£6,225,231
20%	71%	-£6,525,222	-£6,409,103	-£6,456,820	-£6,340,701	-£6,621,295	-£6,552,894
25%	71%	-£6,845,966	-£6,700,818	-£6,760,464	-£6,615,316	-£6,966,058	-£6,880,557
30%	71%	-£7,166,710	-£6,992,533	-£7,064,109	-£6,889,931	-£7,310,821	-£7,208,220
35%	71%	-£7,487,455	-£7,284,248				-£7,535,882
40%	71%	-£7,808,199	-£7,575,963	-£7,671,397	-£7,439,160	-£8,000,347	-£7,863,546
45%	71%	-£8,128,944	-£7,867,677				-£8,192,201
50%	71%	-£8,454,909	-£8,159,865	-£8,281,110	-£7,988,390	-£8,699,022	-£8,525,223
100%	71%	-£11,714,812	-£11,124,724				-£11,855,440
10%	75%	-£5,897,602	-£5,845,590	-£5,861,322	-£5,809,312	-£5,940,634	-£5,904,356
15%	75%	-£6,225,281	-£6,147,264	-£6,170,863	-£6,092,846	-£6,289,829	-£6,235,411
20%	75%	-£6,552,960	-£6,448,937	-£6,480,403	-£6,376,381	-£6,639,024	-£6,566,468
25%	75%	-£6,880,638	-£6,750,612	-£6,789,942	-£6,659,916	-£6,988,221	-£6,897,524
30%	75%	-£7,208,317	-£7,052,285	-£7,099,483	-£6,943,450	-£7,337,416	-£7,228,580
35%	75%	-£7,535,996	-£7,353,959				-£7,559,637
40%	75%	-£7,863,675	-£7,655,632	-£7,718,562	-£7,510,519	-£8,035,806	-£7,890,693
45%	75%	-£8,192,350	-£7,957,307		-£7,794,054	-£8,389,164	-£8,223,242
50%	75%	-£8,525,388	-£8,261,081	-£8,341,030	-£8,077,589	-£8,744,070	-£8,559,712
10%	60%	-£5,844,331	-£5,769,165	-£5,816,545	-£5,741,379	-£5,906,522	-£5,878,735
15%	60%	-£6,145,376	-£6,032,627	-£6,103,695	-£5,990,947	-£6,238,661	-£6,196,980
20%	60%	-£6,446,420	-£6,296,088	-£6,390,846	-£6,240,515	-£6,570,801	-£6,515,227
25%	60%	-£6,747,463	-£6,559,550	-£6,677,997	-£6,490,082	-£6,902,940	-£6,833,473
30%	60%	-£7,048,508	-£6,823,011	-£6,965,147	-£6,739,650	-£7,235,079	-£7,151,718
35%	60%	-£7,349,552	-£7,086,473	-£7,252,298	-£6,989,219		-£7,469,965
40%	60%	-£7,650,596	-£7,349,934		-£7,238,787		-£7,788,211
45%	60%	-£7,951,640	-£7,613,396				-£8,106,456
50%	60%	-£8,254,683	-£7.876.857				-£8.429.515

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%	-£300,209	-£300,209	-£300,209	-£300,209	-£300,209	-£300,209
10%	71%	-£941,698	-£883,640	-£907,498	-£849,439	-£989,736	-£955,535
15%	71%	-£1,262,444	-£1,175,355	-£1,211,143	-£1,124,054	-£1,334,498	-£1,283,198
20%	71%	-£1,583,188	-£1,467,070	-£1,514,786	-£1,398,668	-£1,679,262	-£1,610,860
25%	71%	-£1,903,932	-£1,758,784	-£1,818,431	-£1,673,283	-£2,024,024	-£1,938,524
30%	71%	-£2,224,677	-£2,050,499	-£2,122,075	-£1,947,898	-£2,368,788	-£2,266,186
35%	71%	-£2,545,421	-£2,342,214	-£2,425,719	-£2,222,513	-£2,713,551	-£2,593,849
40%	71%	-£2,866,166	-£2,633,929	-£2,729,364	-£2,497,127	-£3,058,314	-£2,921,512
45%	71%	-£3,186,910	-£2,925,644	-£3,033,008	-£2,771,742	-£3,406,587	-£3,250,167
50%	71%	-£3,512,875	-£3,217,832	-£3,339,076	-£3,046,357	-£3,756,988	-£3,583,190
100%	71%	-£6,772,779	-£6,182,691	-£6,425,180	-£5,835,093		-£6,913,406
10%	75%	-£955,568	-£903,556	-£919,289	-£867,278	-£998,600	-£962,322
15%	75%	-£1,283,247	-£1,205,231	-£1,228,829	-£1,150,813	-£1,347,796	-£1,293,378
20%	75%	-£1,610,926	-£1,506,904	-£1,538,369	-£1,434,347	-£1,696,991	-£1,624,434
25%	75%	-£1,938,605	-£1,808,578	-£1,847,909	-£1,717,882	-£2,046,187	-£1,955,491
30%	75%	-£2,266,284	-£2,110,251	-£2,157,449	-£2,001,417	-£2,395,382	-£2,286,546
35%	75%	-£2,593,963	-£2,411,926	-£2,466,989	-£2,284,951	-£2,744,577	-£2,617,603
40%	75%	-£2,921,642	-£2,713,599	-£2,776,529	-£2,568,486	-£3,093,773	-£2,948,660
45%	75%	-£3,250,317	-£3,015,273	-£3,086,068	-£2,852,020	-£3,447,131	-£3,281,208
50%	75%	-£3,583,355	-£3,319,048	-£3,398,997	-£3,135,555	-£3,802,037	-£3,617,679
10%	60%	-£902,298	-£827,132	-£874,511	-£799,346	-£964,489	-£936,701
15%	60%	-£1,203,342	-£1,090,594	-£1,161,662	-£1,048,913	-£1,296,627	-£1,254,947
20%	60%	-£1,504,386	-£1,354,055	-£1,448,813	-£1,298,481	-£1,628,767	-£1,573,194
25%	60%	-£1,805,430	-£1,617,517	-£1,735,963	-£1,548,049	-£1,960,907	-£1,891,439
30%	60%	-£2,106,474	-£1,880,977	-£2,023,114	-£1,797,617	-£2,293,045	-£2,209,685
35%	60%	-£2,407,518	-£2,144,439	-£2,310,264	-£2,047,185	-£2,625,185	-£2,527,931
40%	60%	-£2,708,563	-£2,407,900	-£2,597,415	-£2,296,753	-£2,957,325	-£2,846,177
45%	60%	-£3,009,607	-£2,671,362	-£2,884,566	-£2,546,321	-£3,291,116	-£3,164,423
50%	60%	-£3,312,649	-£2,934,823	-£3,171,716	-£2,795,889	-£3,628,687	-£3,487,481

£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%	-£10,244,906	-£10,244,906	-£10,244,906	-£10,244,906	-£10,244,906	-£10,244,906
10%	71%	-£10,886,395	-£10,828,337	-£10,852,195	-£10,794,136	-£10,934,433	-£10,900,232
15%	71%	-£11,207,140	-£11,120,052	-£11,155,840	-£11,068,751		-£11,227,894
20%	71%	-£11,527,885	-£11,411,766	-£11,459,483	-£11,343,365	-£11,623,959	-£11,555,557
25%	71%	-£11,848,629					-£11,883,221
30%	71%	-£12,169,374	-£11,995,196			-£12,313,485	-£12,210,883
35%	71%	-£12,490,118					-£12,538,546
40%	71%	-£12,810,863	-£12,578,626	-£12,674,060	-£12,441,824	-£13,003,010	-£12,866,209
45%	71%	-£13,131,607					-£13,194,864
50%	71%	-£13,457,572	-£13,162,529		-£12,991,053		-£13,527,886
100%	71%	-£16,717,475					-£16,858,103
10%	75%	-£10,900,265	-£10,848,253	-£10,863,986	-£10,811,975	-£10,943,297	-£10,907,019
15%	75%	-£11,227,944					-£11,238,075
20%	75%	-£11,555,623	-£11,451,601	-£11,483,066	-£11,379,044	-£11,641,688	-£11,569,131
25%	75%	-£11,883,302				-£11,990,884	-£11,900,188
30%	75%	-£12,210,981		-£12,102,146	-£11,946,113	-£12,340,079	-£12,231,243
35%	75%	-£12,538,660				-£12,689,274	-£12,562,300
40%	75%	-£12,866,339	-£12,658,296				-£12,893,356
45%	75%	-£13,195,014			-£12,796,717		-£13,225,905
50%	75%	-£13,528,052	-£13,263,745		-£13,080,252	-£13,746,734	-£13,562,375
10%	60%	-£10,846,994	-£10,771,829	-£10,819,208	-£10,744,042	-£10,909,185	-£10,881,398
15%	60%	-£11,148,039					-£11,199,644
20%	60%	-£11,449,083	-£11,298,751	-£11,393,509	-£11,243,178	-£11,573,464	-£11,517,890
25%	60%	-£11,750,127					-£11,836,136
30%	60%	-£12,051,171	-£11,825,674	-£11,967,811	-£11,742,314	-£12,237,742	-£12,154,382
35%	60%	-£12,352,215	-£12,089,136	-£12,254,961			-£12,472,628
40%	60%	-£12,653,260			-£12,241,450		-£12,790,874
45%	60%	-£12,954,303	-£12,616,059				-£13,109,120
50%	60%	-£13.257.346					-£13.432.178

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%	-£3,444,499	-£3,444,499	-£3,444,499	-£3,444,499	-£3,444,499	-£3,444,499
10%	71%	-£4,085,988	-£4,027,929	-£4,051,788	-£3,993,728	-£4,134,025	-£4,099,825
15%	71%	-£4,406,733	-£4,319,644	-£4,355,432	-£4,268,343	-£4,478,788	-£4,427,487
20%	71%	-£4,727,478	-£4,611,359	-£4,659,076	-£4,542,957	-£4,823,551	-£4,755,150
25%	71%	-£5,048,222	-£4,903,074	-£4,962,720	-£4,817,572	-£5,168,314	-£5,082,813
30%	71%	-£5,368,966	-£5,194,789	-£5,266,365	-£5,092,187	-£5,513,077	-£5,410,476
35%	71%	-£5,689,711	-£5,486,504	-£5,570,009	-£5,366,802	-£5,857,841	-£5,738,138
40%	71%	-£6,010,455	-£5,778,219	-£5,873,653	-£5,641,416	-£6,202,603	-£6,065,802
45%	71%	-£6,331,200	-£6,069,933	-£6,177,298	-£5,916,031	-£6,550,876	-£6,394,457
50%	71%	-£6,657,165	-£6,362,121	-£6,483,366	-£6,190,646	-£6,901,278	-£6,727,479
100%	71%	-£9,917,068	-£9,326,980	-£9,569,469	-£8,979,382	-£10,405,295	-£10,057,696
10%	75%	-£4,099,858	-£4,047,846	-£4,063,578	-£4,011,568	-£4,142,890	-£4,106,612
15%	75%	-£4,427,537	-£4,349,520	-£4,373,119	-£4,295,102	-£4,492,085	-£4,437,667
20%	75%	-£4,755,215	-£4,651,193	-£4,682,659	-£4,578,637	-£4,841,280	-£4,768,724
25%	75%	-£5,082,894	-£4,952,868	-£4,992,198	-£4,862,172	-£5,190,477	-£5,099,780
30%	75%	-£5,410,573	-£5,254,541	-£5,301,739	-£5,145,706	-£5,539,672	-£5,430,836
35%	75%	-£5,738,252	-£5,556,215	-£5,611,278	-£5,429,241	-£5,888,867	-£5,761,893
40%	75%	-£6,065,931	-£5,857,888	-£5,920,818	-£5,712,775	-£6,238,062	-£6,092,949
45%	75%	-£6,394,606	-£6,159,563	-£6,230,358	-£5,996,310	-£6,591,420	-£6,425,498
50%	75%	-£6,727,644	-£6,463,337	-£6,543,286	-£6,279,845	-£6,946,326	-£6,761,968
10%	60%	-£4,046,587	-£3,971,421	-£4,018,801	-£3,943,635	-£4,108,778	-£4,080,991
15%	60%	-£4,347,632	-£4,234,883	-£4,305,951	-£4,193,203	-£4,440,917	-£4,399,236
20%	60%	-£4,648,676	-£4,498,344	-£4,593,102	-£4,442,771	-£4,773,057	-£4,717,483
25%	60%	-£4,949,719	-£4,761,806	-£4,880,253	-£4,692,338	-£5,105,196	-£5,035,729
30%	60%	-£5,250,764	-£5,025,267	-£5,167,403	-£4,941,906	-£5,437,335	-£5,353,974
35%	60%	-£5,551,808	-£5,288,729	-£5,454,554	-£5,191,475	-£5,769,475	-£5,672,221
40%	60%	-£5,852,852	-£5,552,190	-£5,741,704	-£5,441,043	-£6,101,614	-£5,990,467
45%	60%	-£6,153,896	-£5,815,652	-£6,028,855	-£5,690,611	-£6,435,406	-£6,308,712
50%	60%	-£6.456.939	-£6.079.113	-£6,316,006	-£5,940,178	-£6.772.977	-£6.631.771

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%	-£300,209	-£300,209	-£300,209	-£300,209	-£300,209	-£300,209
10%	71%	-£941,698	-£883,640	-£907,498	-£849,439	-£989,736	-£955,535
15%	71%	-£1,262,444	-£1,175,355	-£1,211,143	-£1,124,054	-£1,334,498	-£1,283,198
20%	71%	-£1,583,188	-£1,467,070	-£1,514,786	-£1,398,668	-£1,679,262	-£1,610,860
25%	71%	-£1,903,932	-£1,758,784	-£1,818,431	-£1,673,283	-£2,024,024	-£1,938,524
30%	71%	-£2,224,677	-£2,050,499	-£2,122,075	-£1,947,898	-£2,368,788	-£2,266,186
35%	71%	-£2,545,421	-£2,342,214	-£2,425,719	-£2,222,513	-£2,713,551	-£2,593,849
40%	71%	-£2,866,166	-£2,633,929	-£2,729,364	-£2,497,127	-£3,058,314	-£2,921,512
45%	71%	-£3,186,910	-£2,925,644	-£3,033,008	-£2,771,742	-£3,406,587	-£3,250,167
50%	71%	-£3,512,875	-£3,217,832	-£3,339,076	-£3,046,357	-£3,756,988	-£3,583,190
100%	71%	-£6,772,779	-£6,182,691	-£6,425,180	-£5,835,093		-£6,913,406
10%	75%	-£955,568	-£903,556	-£919,289	-£867,278	-£998,600	-£962,322
15%	75%	-£1,283,247	-£1,205,231	-£1,228,829	-£1,150,813	-£1,347,796	-£1,293,378
20%	75%	-£1,610,926	-£1,506,904	-£1,538,369	-£1,434,347	-£1,696,991	-£1,624,434
25%	75%	-£1,938,605	-£1,808,578	-£1,847,909	-£1,717,882	-£2,046,187	-£1,955,491
30%	75%	-£2,266,284	-£2,110,251	-£2,157,449	-£2,001,417	-£2,395,382	-£2,286,546
35%	75%	-£2,593,963	-£2,411,926	-£2,466,989	-£2,284,951	-£2,744,577	-£2,617,603
40%	75%	-£2,921,642	-£2,713,599	-£2,776,529	-£2,568,486	-£3,093,773	-£2,948,660
45%	75%	-£3,250,317	-£3,015,273	-£3,086,068	-£2,852,020	-£3,447,131	-£3,281,208
50%	75%	-£3,583,355	-£3,319,048	-£3,398,997	-£3,135,555	-£3,802,037	-£3,617,679
10%	60%	-£902,298	-£827,132	-£874,511	-£799,346	-£964,489	-£936,701
15%	60%	-£1,203,342	-£1,090,594	-£1,161,662	-£1,048,913	-£1,296,627	-£1,254,947
20%	60%	-£1,504,386	-£1,354,055	-£1,448,813	-£1,298,481	-£1,628,767	-£1,573,194
25%	60%	-£1,805,430	-£1,617,517	-£1,735,963	-£1,548,049	-£1,960,907	-£1,891,439
30%	60%	-£2,106,474	-£1,880,977	-£2,023,114	-£1,797,617	-£2,293,045	-£2,209,685
35%	60%	-£2,407,518	-£2,144,439	-£2,310,264	-£2,047,185	-£2,625,185	-£2,527,931
40%	60%	-£2,708,563	-£2,407,900	-£2,597,415	-£2,296,753	-£2,957,325	-£2,846,177
45%	60%	-£3.009.607	-£2.671.362	-£2.884.566	-£2.546.321	-£3.291.116	-£3.164.423

£27,943,000

£13,474,000

 No Units
 65

 Site Area
 0.66 Ha

% of AH	% of AH as rented	% of AH as coun	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,367,795	£44,367,795	£44,367,795	£44,367,795	£44,367,795	£44,367,795	
10%	71%	£38,908,649	£39,146,888	£38,918,383	£39,156,621	£38,943,906	£38,953,640	
15%	71%	£36,179,078	£36,536,435	£36,193,678	£36,551,035	£36,231,962	£36,246,562	
20%	71%	£33,449,505	£33,925,982	£33,468,972	£33,945,448	£33,520,018	£33,539,484	
25%	71%	£30,719,933	£31,315,528	£30,744,266	£31,339,862	£30,808,074	£30,832,407	
30%	71%	£27,990,361	£28,705,075	£28,019,560	£28,734,275	£28,096,130	£28,125,329	
35%	71%	£25,260,788	£26,094,623	£25,294,855	£26,128,688	£25,384,185	£25,418,251	
40%	71%	£22,531,216	£23,484,169	£22,570,149	£23,523,102	£22,672,241	£22,711,175	
45%	71%	£19,801,643	£20,873,716	£19,845,443	£20,917,515	£19,960,297	£20,004,097	
50%	71%	£17,072,071	£18,263,262	£17,120,738	£18,311,929	£17,248,352	£17,297,020	
100%	71%	-£10,537,943	-£8,082,456	-£10,437,624	-£7,982,137	-£10,174,561	-£10,074,242	
10%	75%	£38,880,110	£39,093,411	£38,890,429	£39,103,730	£38,911,676	£38,921,995	
15%	75%	£36,136,267	£36,456,220	£36,151,746	£36,471,698	£36,183,617	£36,199,095	
20%	75%	£33.392.425	£33.819.028	£33.413.063	£33.839.665	£33,455,558	£33,476,195	
25%	75%	£30,648,583	£31,181,836	£30,674,380	£31,207,634	£30,727,498	£30,753,295	
30%	75%	£27.904.741	£28.544.645	£27.935.697	£28.575.602	£27,999,438	£28.030.396	
35%	75%	£25,160,898	£25,907,454	£25,197,014	£25,943,570	£25,271,379	£25,307,495	
40%	75%	£22,417,056	£23,270,262	£22,458,331	£23.311.537	£22.543.320	£22,584,596	
45%	75%	£19,673,213	£20,633,070	£19,719,648	£20,679,505	£19,815,260	£19,861,695	
50%	75%	£16.929.371	£17.995.878	£16.980.965	£18.047.473	£17.087.201	£17,138,796	
10%	60%	£38,989,937	£39,298,938	£38,997,860	£39,306,861	£39,035,665	£39,043,588	
15%	60%	£36.301.008	£36,764,511	£36.312.892	£36,776,395	£36,369,601	£36,381,485	
20%	60%	£33.612.079	£34,230,082	£33.627.924	£34.245.928	£33,703,536	£33,719,382	
25%	60%	£30.923.151	£31.695.655	£30.942.956	£31.715.461	£31.037.471	£31,057,278	
30%	60%	£28,234,221	£29,161,227	£28,257,989	£29,184,994	£28,371,407	£28,395,174	
35%	60%	£25.545.292	£26,626,798	£25.573.021	£26.654.527	£25.705.342	£25,733,071	
40%	60%	£22.856.363	£24.092.371	£22.888.053	£24.124.060	£23.039.278	£23,070,968	
45%	60%	£20.167.434	£21.557.942	£20,203,086	£21,593,594	£20.373.212	£20,408,864	
50%	60%	£17.478.505	£19 023 514	£17 518 118	£19.063.127	£17 707 148	£17 746 761	

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%	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130
10%	71%	-£20,494,275	-£20,256,037	-£20,484,542	-£20,246,303	-£20,459,018	-£20,449,285
15%	71%				-£22,851,890		
20%	71%	-£25,953,419	-£25,476,942		-£25,457,477	-£25,882,907	-£25,863,440
25%	71%				-£28,063,062		
30%	71%	-£31,412,564		-£31,383,365	-£30,668,649	-£31,306,795	
35%	71%				-£33,274,236		
40%	71%	-£36,871,708	-£35,918,755	-£36,832,776	-£35,879,823	-£36,730,683	-£36,691,750
45%	71%				-£38,485,410		
50%	71%	-£42,330,854			-£41,090,995	-£42,154,572	
100%	71%				-£67.385.061		
10%	75%	-£20,522,814		-£20,512,496	-£20,299,194		
15%	75%				-£22.931.226		
20%	75%				-£25,563,259		
25%	75%			-£28,728,544	-£28,195,291		
30%	75%				-£30,827,323		
35%	75%				-£33,459,355		
40%	75%		-£36.132.663		-£36.091.387		-£36.818.329
45%	75%				-£38,723,419		
50%	75%		-£41.407.046		-£41.355.451		-£42.264.129
10%	60%				-£20,096,064		
15%	60%	-£23,101,916	-£22,638,414		-£22,626,530	-£23,033,324	-£23,021,440
20%	60%		-£25.172.842		-£25,156,997		-£25,683,543
25%	60%	-£28,479,774	-£27.707.269	-£28.459.968	-£27.687.464		-£28,345,647
30%	60%	-£31,168,704	-£30.241.698		-£30,217,930		-£31.007.750
35%	60%		-£32,776,126	-£33.829.903	-£32,748,397		-£33,669,853
40%	60%		-£35.310.554		-£35,278,864		-£36.331.956
45%	60%		-£37.844.982	-£39 199 839	-£37.809.330	-£39.029.712	-£38 994 060
50%	60%		-£40.379.410	-F41 884 806	-£40.339.797	-£41 695 776	-£41.656.163

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%	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055
10%	71%	-£8,828,201	-£8,589,962	-£8,818,467	-£8,580,229	-£8,792,944	-£8,783,210
15%	71%	-£11,557,772	-£11,200,415		-£11,185,816		-£11,490,288
20%	71%	-£14,287,345	-£13,810,868	-£14,267,878	-£13,791,402	-£14,216,833	-£14,197,366
25%	71%	-£17,016,917	-£16,421,322	-£16,992,584	-£16,396,988		-£16,904,443
30%	71%	-£19,746,490	-£19,031,775	-£19,717,290	-£19,002,575	-£19,640,720	-£19,611,521
35%	71%	-£22,476,062	-£21,642,228	-£22,441,995			-£22,318,599
40%	71%	-£25,205,634	-£24,252,681				-£25,025,675
45%	71%	-£27,935,207	-£26,863,135	-£27,891,407			-£27,732,753
50%	71%	-£30.664.780	-£29.473.588	-£30.616.112			-£30.439.831
100%	71%	-£58,274,793	-£55,819,307	-£58,174,474		-£57,911,411	-£57,811,092
10%	75%	-£8,856,740	-£8,643,439	-£8,846,421	-£8,633,120	-£8,825,174	-£8,814,855
15%	75%	-£11.600.583	-£11.280.630	-£11.585.104	-£11.265.152		-£11.537.755
20%	75%	-£14,344,425	-£13,917,822			-£14,281,292	-£14,260,655
25%	75%	-£17.088.268	-£16.555.014				-£16.983.555
30%	75%	-£19,832,109	-£19,192,205	-£19,801,153		-£19,737,412	-£19,706,455
35%	75%	-£22.575.952	-£21.829.396				-£22,429,355
40%	75%	-£25,319,794	-£24,466,588		-£24,425,313		-£25,152,254
45%	75%	-£28.063.637	-£27.103.780				-£27.875.155
50%	75%	-£30,807,479	-£29,740,972				-£30,598,054
10%	60%	-£8.746.913	-£8.437.912	-£8.738.990	-£8.429.989	-£8.701.185	-£8.693.262
15%	60%	-£11,435,842	-£10,972,339	-£11,423,958	-£10,960,455	-£11,367,249	-£11,355,365
20%	60%	-£14,124,771	-£13,506,768			-£14,033,314	-£14,017,469
25%	60%	-£16,813,700	-£16,041,195	-£16,793,894	-£16,021,390	-£16,699,379	-£16,679,573
30%	60%	-£19,502,629	-£18,575,624			-£19,365,444	-£19,341,676
250/	600/	COO 404 EEO	CO4 440 0EO				000 000 770

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125
10%	71%	£11,482,979	£11,721,218	£11,492,713	£11,730,951	£11,518,236	£11,527,969
15%	71%	£8,753,408	£9,110,765	£8,768,008	£9,125,364	£8,806,292	£8,820,892
20%	71%	£6,023,835	£6,500,312	£6,043,302	£6,519,778	£6,094,347	£6,113,814
25%	71%	£3,294,263	£3,889,858	£3,318,596	£3,914,192	£3,382,404	£3,406,737
30%	71%	£564,690	£1,279,405	£593,890	£1,308,605	£670,460	£699,659
35%	71%	-£2,164,882	-£1,331,048	-£2,130,815	-£1,296,982	-£2,041,485	-£2,007,419
40%	71%	-£4,894,454	-£3,941,501	-£4,855,521	-£3,902,568	-£4,753,429	-£4,714,495
45%	71%	-£7,624,027	-£6,551,955	-£7,580,227	-£6,508,155	-£7,465,373	-£7,421,573
50%	71%		-£9,162,408		-£9,113,741		
100%	71%	-£37,963,613	-£35,508,127	-£37,863,294	-£35,407,807	-£37,600,231	-£37,499,912
10%	75%	£11,454,440	£11,667,741	£11,464,759	£11,678,060	£11,486,006	£11,496,325
15%	75%	£8,710,597	£9,030,549	£8,726,076	£9,046,028	£8,757,947	£8,773,425
20%	75%	£5,966,755	£6,393,358	£5,987,393	£6,413,995	£6,029,888	£6,050,525
25%	75%	£3,222,912	£3,756,166	£3,248,710	£3,781,963	£3,301,828	£3,327,625
30%	75%	£479,071	£1,118,975	£510,027	£1,149,932	£573,768	£604,725
35%	75%	-£2,264,772	-£1,518,217	-£2,228,656	-£1,482,100	-£2,154,291	-£2,118,175
40%	75%	-£5,008,614	-£4,155,408	-£4,967,339	-£4,114,133	-£4,882,351	-£4,841,074
45%	75%	-£7,752,457	-£6,792,600	-£7,706,022	-£6,746,165	-£7,610,410	-£7,563,975
50%	75%		-£9.429.792		-£9.378.197		-£10.286.874
10%	60%	£11,564,267	£11,873,268	£11,572,190	£11,881,191	£11,609,995	£11,617,918
15%	60%	£8,875,338	£9,338,841	£8,887,222	£9,350,725	£8,943,931	£8,955,815
20%	60%	£6.186.409	£6.804.412	£6.202.253	£6.820.257	£6,277,866	£6,293,711
25%	60%	£3,497,480	£4,269,985	£3,517,286	£4,289,790	£3,611,801	£3,631,607
30%	60%	£808.550	£1.735.556	£832.318	£1.759.324	£945.736	£969.504
35%	60%	-£1.880.378	-£798.872	-£1.852.649	-£771.143	-£1.720.328	-£1.692.599
40%	60%	-£4,569,307	-£3.333.299	-£4.537.617	-£3.301.610	-£4.386.392	-£4,354,702
45%	60%	-£7.258.236	-£5.867.728	-£7.222.584	-£5.832.076	-£7.052.458	-£7.016.806
F09/	60%	-60 047 166	-09 402 466	-0.007.662	E0 363 E43	£0.719.622	50 679 000

£90,000,000

£72,325,000

% 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%	£26,135,057	£26,135,057	£26,135,057	£26,135,057	£26,135,057	£26,135,057
10%	71%	£20,675,912	£20,914,150	£20,685,645	£20,923,884	£20,711,169	£20,720,902
15%	71%	£17,946,340	£18,303,698	£17,960,940	£18,318,297	£17,999,224	£18,013,824
20%	71%	£15,216,767	£15,693,244	£15,236,234	£15,712,710	£15,287,280	£15,306,747
25%	71%	£12,487,196	£13,082,791	£12,511,528	£13,107,124	£12,575,337	£12,599,669
30%	71%	£9,757,623	£10,472,337	£9,786,822	£10,501,538	£9,863,392	£9,892,591
35%	71%	£7,028,050	£7,861,885	£7,062,117	£7,895,951	£7,151,448	£7,185,514
40%	71%	£4,298,478	£5,251,431	£4,337,411	£5,290,364	£4,439,504	£4,478,437
45%	71%	£1,568,906	£2,640,978	£1,612,705	£2,684,777	£1,727,559	£1,771,360
50%	71%	-£1,160,667	£30,524	-£1,112,000	£79,192	-£984,385	-£935,718
100%	71%		-£26,315,194		-£26,214,874		
10%	75%	£20,647,373	£20,860,674	£20,657,691	£20,870,993	£20,678,939	£20,689,257
15%	75%	£17,903,530	£18,223,482	£17,919,008	£18,238,961	£17,950,879	£17,966,357
20%	75%	£15,159,688	£15,586,290	£15,180,325	£15,606,928	£15,222,820	£15,243,458
25%	75%	£12,415,845	£12,949,099	£12,441,642	£12,974,896	£12,494,761	£12,520,557
30%	75%	£9,672,003	£10,311,908	£9,702,959	£10,342,864	£9,766,701	£9,797,658
35%	75%	£6,928,160	£7,674,716	£6,964,276	£7,710,832	£7,038,641	£7,074,758
40%	75%	£4,184,318	£5,037,524	£4,225,593	£5,078,799	£4,310,582	£4,351,858
45%	75%	£1,440,476	£2,400,333	£1,486,910	£2,446,768	£1,582,523	£1,628,958
50%	75%	-£1,303,366	-£236,859	-£1,251,772	-£185,264	-£1,145,537	-£1,093,942
10%	60%	£20,757,200	£21,066,201	£20,765,122	£21,074,123	£20,802,928	£20,810,850
15%	60%	£18,068,271	£18,531,773	£18,080,155	£18,543,657	£18,136,863	£18,148,747
20%	60%	£15,379,342	£15,997,345	£15,395,186	£16,013,190	£15,470,799	£15,486,644
25%	60%	£12,690,413	£13,462,917	£12,710,219	£13,482,723	£12,804,733	£12,824,540
30%	60%	£10,001,483	£10,928,489	£10,025,251	£10,952,257	£10,138,669	£10,162,437
35%	60%	£7,312,554	£8,394,061	£7,340,283	£8,421,790	£7,472,605	£7,500,334
40%	60%	£4,623,625	£5,859,633	£4,655,316	£5,891,323	£4,806,540	£4,838,231
45%	60%	£1,934,696	£3,325,205	£1,970,348	£3,360,857	£2,140,475	£2,176,127
50%	60%	-£754.232	£790.776	-£714.619	£830.390	-£525.590	-£485.976

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,949,893	£32,949,893	£32,949,893	£32,949,893	£32,949,893	£32,949,893
10%	71%	£27,490,747	£27,728,986	£27,500,481	£27,738,719	£27,526,004	£27,535,738
15%	71%	£24,761,176	£25,118,533	£24,775,776	£25,133,132	£24,814,060	£24,828,660
20%	71%	£22,031,603	£22,508,080	£22,051,070	£22,527,546	£22,102,115	£22,121,582
25%	71%	£19,302,031	£19,897,626	£19,326,364	£19,921,960	£19,390,172	£19,414,505
30%	71%	£16,572,458	£17,287,173	£16,601,658	£17,316,373	£16,678,228	£16,707,427
35%	71%	£13,842,886	£14,676,720	£13,876,953	£14,710,786	£13,966,283	£14,000,349
40%	71%	£11,113,314	£12,066,267	£11,152,247	£12,105,200	£11,254,339	£11,293,273
45%	71%	£8,383,741	£9,455,813	£8,427,541	£9,499,613	£8,542,395	£8,586,195
50%	71%	£5,654,168	£6,845,360	£5,702,836	£6,894,027	£5,830,450	£5,879,117
100%	71%	-£21,955,845	-£19,500,359				-£21,492,144
10%	75%	£27,462,208	£27,675,509	£27,472,527	£27,685,828	£27,493,774	£27,504,093
15%	75%	£24,718,365	£25,038,318	£24,733,844	£25,053,796	£24,765,715	£24,781,193
20%	75%	£21,974,523	£22,401,126	£21,995,161	£22,421,763	£22,037,656	£22,058,293
25%	75%	£19,230,680	£19,763,934	£19,256,478	£19,789,731	£19,309,596	£19,335,393
30%	75%	£16,486,839	£17,126,743	£16,517,795	£17,157,700	£16,581,536	£16,612,493
35%	75%	£13,742,996	£14,489,552	£13,779,112	£14,525,668	£13,853,477	£13,889,593
40%	75%	£10,999,154	£11,852,360	£11,040,429	£11,893,635	£11,125,418	£11,166,694
45%	75%	£8,255,311	£9,215,168	£8,301,746	£9,261,603	£8,397,358	£8,443,793
50%	75%	£5,511,469	£6,577,976	£5,563,063	£6,629,571	£5,669,299	£5,720,894
10%	60%	£27,572,035	£27,881,036	£27,579,958	£27,888,959	£27,617,763	£27,625,686
15%	60%	£24,883,106	£25,346,609	£24,894,990	£25,358,493	£24,951,699	£24,963,583
20%	60%	£22,194,177	£22,812,180	£22,210,022	£22,828,026	£22,285,634	£22,301,480
25%	60%	£19,505,248	£20,277,753	£19,525,054	£20,297,558	£19,619,569	£19,639,375
30%	60%	£16,816,319	£17,743,324	£16,840,086	£17,767,092	£16,953,504	£16,977,272
35%	60%	£14,127,390	£15,208,896	£14,155,119	£15,236,625	£14,287,440	£14,315,169
40%	60%	£11,438,461	£12,674,469	£11,470,151	£12,706,158	£11,621,376	£11,653,066
45%	60%	£8,749,532	£10,140,040	£8,785,184	£10,175,692	£8,955,310	£8,990,962
50%	60%	£6.060.603	£7.605.612	£6,100,216	£7.645.225	£6.289.246	£6.328.859

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%	£39,890,134	£39,890,134	£39,890,134	£39,890,134	£39,890,134	£39,890,134
10%	71%	£34,430,989	£34,669,227	£34,440,722	£34,678,961	£34,466,246	£34,475,979
15%	71%	£31,701,417	£32,058,775	£31,716,017	£32,073,374	£31,754,301	£31,768,902
20%	71%	£28,971,845	£29,448,322	£28,991,311	£29,467,787	£29,042,357	£29,061,824
25%	71%	£26,242,273	£26,837,868	£26,266,605	£26,862,202	£26,330,414	£26,354,746
30%	71%	£23,512,700	£24,227,415	£23,541,899	£24,256,615	£23,618,469	£23,647,669
35%	71%	£20,783,127	£21,616,962	£20,817,194	£21,651,028	£20,906,525	£20,940,591
40%	71%	£18,053,556	£19,006,509	£18,092,488	£19,045,441	£18,194,581	£18,233,514
45%	71%	£15,323,983	£16,396,055	£15,367,782	£16,439,854	£15,482,636	£15,526,437
50%	71%	£12,594,410	£13,785,602	£12,643,077	£13,834,269	£12,770,692	£12,819,359
100%	71%	-£15.015.604	-£12.560.117	-£14.915.285	-£12.459.797	-£14.652.221	-£14.551.902
10%	75%	£34,402,450	£34,615,751	£34,412,769	£34,626,070	£34,434,016	£34,444,335
15%	75%	£31,658,607	£31.978.559	£31.674.086	£31,994,038	£31.705.957	£31.721.434
20%	75%	£28,914,765	£29,341,367	£28,935,403	£29,362,005	£28,977,897	£28,998,535
25%	75%	£26.170.922	£26,704,176	£26.196.720	£26,729,973	£26,249,838	£26.275.634
30%	75%	£23,427,080	£24,066,985	£23,458,037	£24,097,941	£23,521,778	£23,552,735
35%	75%	£20,683,237	£21,429,793	£20.719.354	£21,465,909	£20.793.718	£20.829.835
40%	75%	£17,939,396	£18,792,601	£17,980,671	£18,833,877	£18,065,659	£18,106,935
45%	75%	£15,195,553	£16.155.410	£15.241.988	£16,201,845	£15.337.600	£15.384.035
50%	75%	£12,451,711	£13,518,218	£12,503,305	£13,569,813	£12,609,541	£12,661,135
10%	60%	£34,512,277	£34,821,278	£34,520,199	£34,829,200	£34,558,005	£34,565,927
15%	60%	£31,823,348	£32,286,850	£31,835,232	£32,298,734	£31,891,940	£31,903,824
20%	60%	£29,134,419	£29,752,422	£29,150,263	£29,768,267	£29,225,876	£29,241,721
25%	60%	£26,445,490	£27,217,995	£26,465,296	£27,237,800	£26,559,811	£26,579,617
30%	60%	£23,756,560	£24,683,566	£23,780,328	£24,707,334	£23,893,746	£23,917,514
35%	60%	£21,067,631	£22,149,138	£21,095,361	£22,176,867	£21,227,682	£21,255,411
40%	60%	£18,378,702	£19,614,710	£18,410,393	£19,646,400	£18,561,617	£18,593,308
45%	60%	£15,689,774	£17,080,282	£15,725,425	£17,115,934	£15,895,552	£15,931,204
50%	60%	£13.000.845	£14.545.854	£13.040.458	£14.585.467	£13.229.488	£13,269,101

£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%	£25,924,507	£25,924,507	£25,924,507	£25,924,507	£25,924,507	£25,924,507
10%	71%	£20,465,361	£20,703,600	£20,475,095	£20,713,333	£20,500,618	£20,510,352
15%	71%	£17,735,790	£18,093,147	£17,750,390	£18,107,747	£17,788,674	£17,803,274
20%	71%	£15,006,217	£15,482,694	£15,025,684	£15,502,160	£15,076,730	£15,096,196
25%	71%	£12,276,645	£12,872,240	£12,300,978	£12,896,574	£12,364,786	£12,389,119
30%	71%	£9,547,073	£10,261,787	£9,576,272	£10,290,987	£9,652,842	£9,682,041
35%	71%	£6,817,500	£7,651,335	£6,851,567	£7,685,400	£6,940,897	£6,974,963
40%	71%	£4,087,928	£5,040,881	£4,126,861	£5,079,814	£4,228,953	£4,267,887
45%	71%	£1,358,355	£2,430,428	£1,402,155	£2,474,227	£1,517,009	£1,560,809
50%	71%	-£1,371,217	-£180,026	-£1,322,550	-£131,359	-£1,194,936	-£1,146,268
100%	71%						
10%	75%	£20,436,822	£20,650,123	£20,447,141	£20,660,442	£20,468,388	£20,478,707
15%	75%	£17,692,979	£18,012,932	£17,708,458	£18,028,410	£17,740,329	£17,755,807
20%	75%	£14,949,137	£15,375,740	£14,969,775	£15,396,377	£15,012,270	£15,032,907
25%	75%	£12,205,295	£12,738,548	£12,231,092	£12,764,346	£12,284,210	£12,310,007
30%	75%	£9,461,453	£10,101,357	£9,492,409	£10,132,314	£9,556,150	£9,587,108
35%	75%	£6,717,610	£7,464,166	£6,753,726	£7,500,282	£6,828,091	£6,864,207
40%	75%	£3,973,768	£4,826,974	£4,015,043	£4,868,249	£4,100,032	£4,141,308
45%	75%	£1,229,925	£2,189,782	£1,276,360	£2,236,217	£1,371,972	£1,418,407
50%	75%	-£1,513,917	-£447,410	-£1,462,323	-£395,815	-£1,356,087	-£1,304,492
10%	60%	£20,546,649	£20,855,650	£20,554,572	£20,863,573	£20,592,377	£20,600,300
15%	60%	£17,857,720	£18,321,223	£17,869,604	£18,333,107	£17,926,313	£17,938,197
20%	60%	£15,168,791	£15,786,794	£15,184,636	£15,802,640	£15,260,248	£15,276,094
25%	60%	£12,479,863	£13,252,367	£12,499,668	£13,272,173	£12,594,183	£12,613,990
30%	60%	£9,790,933	£10,717,939	£9,814,701	£10,741,707	£9,928,119	£9,951,886
35%	60%	£7,102,004	£8,183,510	£7,129,733	£8,211,239	£7,262,054	£7,289,783
40%	60%	£4,413,075	£5,649,083	£4,444,765	£5,680,772	£4,595,990	£4,627,680
45%	60%	£1,724,146	£3,114,654	£1,759,798	£3,150,306	£1,929,924	£1,965,576
50%	60%	-£964,783	£580,226	-£925,170	£619,839	-£736,140	-£696,527

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%	£35,474,517	£35,474,517	£35,474,517	£35,474,517	£35,474,517	£35,474,517
10%	71%	£30,015,372	£30,253,610	£30,025,105	£30,263,344	£30,050,628	£30,060,362
15%	71%	£27,285,800	£27,643,158	£27,300,400	£27,657,757	£27,338,684	£27,353,284
20%	71%	£24,556,227	£25,032,704	£24,575,694	£25,052,170	£24,626,740	£24,646,207
25%	71%	£21,826,655	£22,422,251	£21,850,988	£22,446,584	£21,914,796	£21,939,129
30%	71%	£19,097,083	£19,811,797	£19,126,282	£19,840,997	£19,202,852	£19,232,051
35%	71%	£16,367,510	£17,201,345	£16,401,577	£17,235,411	£16,490,908	£16,524,974
40%	71%	£13,637,938	£14,590,891	£13,676,871	£14,629,824	£13,778,963	£13,817,897
45%	71%	£10,908,366	£11,980,438	£10,952,165	£12,024,237	£11,067,019	£11,110,819
50%	71%	£8,178,793	£9,369,984	£8,227,460	£9,418,651	£8,355,075	£8,403,742
100%	71%	-£19,431,221	-£16,975,734	-£19,330,902	-£16,875,414	-£19,067,838	-£18,967,520
10%	75%	£29,986,832	£30,200,134	£29,997,151	£30,210,452	£30,018,399	£30,028,717
15%	75%	£27,242,989	£27,562,942	£27,258,468	£27,578,421	£27,290,339	£27,305,817
20%	75%	£24,499,148	£24,925,750	£24,519,785	£24,946,388	£24,562,280	£24,582,917
25%	75%	£21,755,305	£22,288,558	£21,781,102	£22,314,356	£21,834,221	£21,860,017
30%	75%	£19,011,463	£19,651,368	£19,042,419	£19,682,324	£19,106,160	£19,137,118
35%	75%	£16,267,620	£17,014,176	£16,303,736	£17,050,292	£16,378,101	£16,414,217
40%	75%	£13,523,778	£14,376,984	£13,565,053	£14,418,259	£13,650,042	£13,691,318
45%	75%	£10,779,935	£11,739,792	£10,826,370	£11,786,227	£10,921,983	£10,968,418
50%	75%	£8,036,093	£9,102,601	£8,087,687	£9,154,195	£8,193,923	£8,245,518
10%	60%	£30,096,659	£30,405,660	£30,104,582	£30,413,583	£30,142,387	£30,150,310
15%	60%	£27,407,730	£27,871,233	£27,419,614	£27,883,117	£27,476,323	£27,488,207
20%	60%	£24,718,802	£25,336,805	£24,734,646	£25,352,650	£24,810,259	£24,826,104
25%	60%	£22,029,873	£22,802,377	£22,049,678	£22,822,183	£22,144,193	£22,164,000
30%	60%	£19,340,943	£20,267,949	£19,364,711	£20,291,717	£19,478,129	£19,501,897
35%	60%	£16,652,014	£17,733,520	£16,679,743	£17,761,250	£16,812,064	£16,839,794
40%	60%	£13,963,085	£15,199,093	£13,994,776	£15,230,783	£14,146,000	£14,177,691
45%	60%	£11,274,156	£12,664,665	£11,309,808	£12,700,316	£11,479,935	£11,515,586
50%	60%	£8 585 227	£10 130 236	FR 624 841	£10 160 849	£8 813 870	£8 853 483

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%	£39,890,134	£39,890,134	£39,890,134	£39,890,134	£39,890,134	£39,890,134
10%	71%	£34,430,989	£34,669,227	£34,440,722	£34,678,961	£34,466,246	£34,475,979
15%	71%	£31,701,417	£32,058,775	£31,716,017	£32,073,374	£31,754,301	£31,768,902
20%	71%	£28,971,845	£29,448,322	£28,991,311	£29,467,787	£29,042,357	£29,061,824
25%	71%	£26,242,273	£26,837,868	£26,266,605	£26,862,202	£26,330,414	£26,354,746
30%	71%	£23,512,700	£24,227,415	£23,541,899	£24,256,615	£23,618,469	£23,647,669
35%	71%	£20,783,127	£21,616,962	£20,817,194	£21,651,028	£20,906,525	£20,940,591
40%	71%	£18,053,556	£19,006,509	£18,092,488	£19,045,441	£18,194,581	£18,233,514
45%	71%	£15,323,983	£16,396,055	£15,367,782	£16,439,854	£15,482,636	£15,526,437
50%	71%	£12,594,410	£13,785,602	£12,643,077	£13,834,269	£12,770,692	£12,819,359
100%	71%	-£15,015,604	-£12,560,117				
10%	75%	£34.402.450	£34.615.751	£34.412.769	£34.626.070	£34,434,016	£34,444,335
15%	75%	£31,658,607	£31,978,559	£31,674,086	£31,994,038	£31,705,957	£31,721,434
20%	75%	£28,914,765	£29,341,367	£28,935,403	£29,362,005	£28,977,897	£28,998,535
25%	75%	£26,170,922	£26,704,176	£26,196,720	£26,729,973	£26,249,838	£26,275,634
30%	75%	£23,427,080	£24.066.985	£23,458,037	£24.097.941	£23,521,778	£23,552,735
35%	75%	£20,683,237	£21,429,793	£20,719,354	£21,465,909	£20,793,718	£20,829,835
40%	75%	£17.939.396	£18,792,601	£17.980.671	£18.833.877	£18,065,659	£18,106,935
45%	75%	£15,195,553	£16,155,410	£15,241,988	£16,201,845	£15,337,600	£15,384,035
50%	75%	£12.451.711	£13.518.218	£12.503.305	£13,569,813	£12.609.541	£12.661.135
10%	60%	£34.512.277	£34.821.278	£34.520.199	£34,829,200	£34,558,005	£34,565,927
15%	60%	£31.823.348	£32,286,850	£31.835.232	£32,298,734	£31.891.940	£31,903,824
20%	60%	£29.134.419	£29.752.422	£29.150.263	£29,768,267	£29,225,876	£29,241,721
25%	60%	£26,445,490	£27.217.995	£26,465,296	£27,237,800	£26,559,811	£26,579,617
30%	60%	£23,756,560	£24.683.566	£23.780.328	£24,707,334	£23,893,746	£23,917,514
35%	60%	£21.067.631	£22.149.138	£21.095.361	£22.176.867	£21,227,682	£21,255,411
40%	60%	£18.378.702	£19 614 710	£18 410 393	£19 646 400	£18.561.617	£18 593 308
45%	60%	£15,689,774	£17.080.282	£15.725.425	£17.115.934	£15.895.552	£15,931,204
F09/	60%	£12,000,94E	£14 £4£ 9£4	£12.040.4E9	£14 E9E 467	£12 220 400	£12 260 101

£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%	£23,324,329	£23,324,329	£23,324,329	£23,324,329	£23,324,329	£23,324,329
10%	71%	£19,969,531	£20,207,769	£19,979,264	£20,217,502	£20,003,312	£20,013,045
15%	71%	£18,292,132	£18,649,490	£18,306,732	£18,664,089	£18,342,803	£18,357,403
20%	71%	£16,614,732	£17,091,209	£16,634,199	£17,110,676	£16,682,294	£16,701,761
25%	71%	£14,937,334	£15,532,929	£14,961,667	£15,557,263	£15,021,786	£15,046,119
30%	71%	£13,259,935	£13,974,649	£13,289,135	£14,003,849	£13,361,277	£13,390,476
35%	71%	£11,582,535	£12,416,370	£11,616,602	£12,450,436	£11,700,768	£11,734,834
40%	71%	£9,902,501	£10,858,090	£9,941,983	£10,897,022	£10,039,529	£10,079,011
45%	71%	£8,213,262	£9,299,809	£8,257,679	£9,343,609	£8,367,419	£8,411,836
50%	71%	£6,524,023	£7,732,010	£6,573,375	£7,781,362	£6,695,308	£6,744,661
100%	71%	-£10,537,943	-£8,082,456	-£10,437,624	-£7,982,137	-£10,189,769	-£10,089,451
10%	75%	£19,940,991	£20,154,292	£19,951,310	£20,164,611	£19,971,236	£19,981,554
15%	75%	£18,249,321	£18,569,274	£18,264,800	£18,584,753	£18,294,689	£18,310,168
20%	75%	£16,557,653	£16,984,255	£16,578,290	£17,004,894	£16,618,142	£16,638,781
25%	75%	£14,865,983	£15,399,237	£14,891,781	£15,425,034	£14,941,596	£14,967,393
30%	75%	£13,174,315	£13,814,219	£13,205,271	£13,845,176	£13,265,050	£13,296,006
35%	75%	£11,482,645	£12,229,201	£11,518,761	£12,265,317	£11,588,503	£11,624,619
40%	75%	£9,786,732	£10,644,183	£9,828,589	£10,685,458	£9,909,417	£9,951,274
45%	75%	£8,083,022	£9,056,412	£8,130,111	£9,103,501	£8,221,042	£8,268,132
50%	75%	£6,379,311	£7,460,856	£6,431,633	£7,513,177	£6,532,668	£6,584,990
10%	60%	£20,050,818	£20,359,820	£20,058,741	£20,367,743	£20,094,632	£20,102,555
15%	60%	£18,414,062	£18,877,565	£18,425,946	£18,889,449	£18,479,785	£18,491,669
20%	60%	£16,777,307	£17,395,310	£16,793,152	£17,411,155	£16,864,936	£16,880,781
25%	60%	£15,140,551	£15,913,056	£15,160,358	£15,932,862	£15,250,088	£15,269,894
30%	60%	£13,503,796	£14,430,801	£13,527,563	£14,454,569	£13,635,239	£13,659,007
35%	60%	£11,867,039	£12,948,546	£11,894,768	£12,976,275	£12,020,391	£12,048,120
40%	60%	£10,230,284	£11,466,291	£10,261,974	£11,497,981	£10,405,542	£10,437,233
45%	60%	£8,584,210	£9,984,036	£8,620,364	£10,019,688	£8,784,156	£8,820,311
50%	60%	£6.936.188	£8.501.781	£6.976.359	£8.541.394	£7.158.350	£7.198.521

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%		-£36,078,595				-£36,078,595
10%	71%	-£39,433,393	-£39,195,156	-£39,423,661	-£39,185,422	-£39,399,613	-£39,389,879
15%	71%		-£40,753,435				-£41,045,521
20%	71%	-£42,788,192	-£42,311,715		-£42,292,248	-£42,720,630	-£42,701,163
25%	71%		-£43,869,995				-£44,356,805
30%	71%	-£46,142,990	-£45,428,275			-£46,041,647	-£46,012,448
35%	71%		-£46,986,555				-£47,668,090
40%	71%		-£48,544,835				-£49,323,914
45%	71%		-£50,103,115				-£50,991,088 -£52,658,264
50%	71%		-£51,670,915				-£52,658,264
100%	71%		-£67,485,381		-£67,385,061		-£69,492,375
10%	75%	-£39,461,933	-£39,248,632				-£39,421,370
15%	75%		-£40,833,651				-£41,092,757
20%	75%		-£42,418,669	-£42,824,634			-£42,764,144
25%	75%	-£44,536,941	-£44,003,688	-£44,511,144	-£43,977,890	-£44,461,328	-£44,435,532
30%	75%		-£45,588,705				-£46,106,919
35%	75%	-£47,920,279	-£47,173,723	-£47,884,163	-£47,137,607	-£47,814,422	-£47,778,305
40%	75%		-£48,758,742				-£49,451,650
45%	75%	-£51,319,903	-£50,346,513	-£51,272,813		-£51,181,883	-£51,134,792
50%	75%		-£51,942,068				-£52,817,935
10%	60%	-£39,352,106	-£39,043,104				-£39,300,369
15%	60%		-£40,525,360				-£40,911,256
20%	60%	-£42,625,618	-£42,007,615				-£42,522,143
25%	60%		-£43,489,869				-£44,133,030
30%	60%		-£44,972,124				-£45,743,918
35%	60%		-£46,454,379				-£47,354,804
40%	60%		-£47,936,633	-£49,140,950	-£47,904,944		-£48,965,692
45%	60%	-£50,818,714	-£49,418,888		-£49,383,236		-£50,582,614
50%	60%		-£50.901.143		-£50.861.530	-£52.244.574	-£52.204.403

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%		-£24,412,521				-£24,412,521
10%	71%	-£27,767,319	-£27,529,081	-£27,757,586	-£27,519,348	-£27,733,538	-£27,723,805
15%	71%		-£29,087,360				-£29,379,447
20%	71%	-£31,122,118	-£30,645,641		-£30,626,174	-£31,054,556	-£31,035,089
25%	71%		-£32,203,921				-£32,690,731
30%	71%	-£34,476,916	-£33,762,201	-£34,447,715	-£33,733,001	-£34,375,573	-£34,346,374
35%	71%		-£35,320,480		-£35,286,414		-£36,002,016
40%	71%	-£37,834,349	-£36,878,760	-£37,794,867	-£36,839,828	-£37,697,321	-£37,657,839
45%	71%		-£38,437,041		-£38,393,241		-£39,325,014
50%	71%	-£41,212,828	-£40,004,840	-£41,163,475	-£39,955,488	-£41,041,542	-£40,992,190
100%	71%	-£58,274,793	-£55,819,307	-£58,174,474		-£57,926,619	-£57,826,301
10%	75%	-£27,795,859	-£27,582,558	-£27,785,540		-£27,765,614	-£27,755,296
15%	75%		-£29,167,576				-£29,426,683
20%	75%	-£31,179,197	-£30,752,595		-£30,731,956	-£31,118,708	-£31,098,069
25%	75%		-£32,337,613				-£32,769,457
30%	75%	-£34,562,535	-£33,922,631	-£34,531,579	-£33,891,674	-£34,471,801	-£34,440,844
35%	75%		-£35,507,649				-£36,112,231
40%	75%	-£37,950,118	-£37,092,668	-£37,908,261		-£37,827,434	-£37,785,576
45%	75%		-£38,680,438				-£39,468,718
50%	75%	-£41,357,539	-£40,275,994	-£41,305,217	-£40,223,673	-£41,204,182	-£41,151,860
10%	60%		-£27,377,030				-£27,634,295
15%	60%	-£29,322,788	-£28,859,285	-£29,310,904	-£28,847,401	-£29,257,066	-£29,245,182
20%	60%		-£30,341,540				-£30,856,069
25%	60%		-£31,823,794				-£32,466,956
30%	60%	-£34,233,054	-£33,306,049	-£34,209,288		-£34,101,611	-£34,077,843
35%	60%		-£34,788,305				-£35,688,730
40%	60%	-£37,506,567	-£36,270,559	-£37,474,876	-£36,238,869	-£37,331,308	-£37,299,617
45%	60%		-£37,752,814				-£38,916,540
50%	60%		-£39,235,069				-£40 538 329

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%	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341	-£4,101,341
10%	71%	-£7,456,139	-£7,217,901	-£7,446,406	-£7,208,168	-£7,422,358	-£7,412,625
15%	71%	-£9,133,538	-£8,776,181	-£9,118,938	-£8,761,581	-£9,082,867	-£9,068,267
20%	71%		-£10,334,461				-£10,723,909
25%	71%	-£12,488,336	-£11,892,741	-£12,464,004	-£11,868,407	-£12,403,884	-£12,379,551
30%	71%		-£13,451,021				-£14,035,194
35%	71%	-£15,843,135	-£15,009,300	-£15,809,068	-£14,975,234	-£15,724,902	-£15,690,836
40%	71%		-£16,567,581				-£17,346,659
45%	71%	-£19,212,408	-£18,125,861	-£19,167,991	-£18,082,061	-£19,058,251	-£19,013,834
50%	71%		-£19,693,661				-£20,681,010
100%	71%	-£37,963,613	-£35,508,127	-£37,863,294	-£35,407,807	-£37,615,439	-£37,515,121
10%	75%	-£7,484,679	-£7,271,378	-£7,474,360	-£7,261,059	-£7,454,435	-£7,444,116
15%	75%	-£9,176,349	-£8,856,396	-£9,160,870	-£8,840,918	-£9,130,981	-£9,115,503
20%	75%		-£10,441,415				-£10,786,890
25%	75%		-£12,026,433			-£12,484,074	-£12,458,277
30%	75%		-£13,611,451				-£14,129,664
35%	75%		-£15,196,469				-£15,801,051
40%	75%		-£16.781.488			-£17,516,254	-£17,474,396
45%	75%		-£18,369,259				-£19,157,538
50%	75%		-£19,964,814				-£20,840,681
10%	60%	-£7,374,852	-£7,065,850	-£7,366,929	-£7,057,928	-£7,331,038	-£7,323,115
15%	60%	-£9,011,608	-£8,548,105	-£8,999,724	-£8,536,221	-£8,945,886	-£8,934,002
20%	60%		-£10,030,360	-£10,632,518		-£10,560,734	-£10,544,889
25%	60%		-£11,512,614	-£12,265,312			-£12,155,776
30%	60%	-£13.921.874	-£12.994.870				-£13,766,663
35%	60%		-£14,477,125				-£15.377.550
40%	60%		-£15,959,379	-£17.163.696	-£15.927.689		-£16,988,438
45%	60%		-£17.441.634			-£18.641.514	-£18,605,360
E00/	600/		040,000,000		010.004.070		000 007 440

£90,000,000

£72,325,000

% 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%	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592
10%	71%	£1,736,794	£1,975,031	£1,746,526	£1,984,765	£1,770,574	£1,780,308
15%	71%	£59,394	£416,752	£73,994	£431,351	£110,066	£124,666
20%	71%	-£1,618,005	-£1,141,528	-£1,598,538	-£1,122,061	-£1,550,443	-£1,530,976
25%	71%	-£3,295,404	-£2,699,808	-£3,271,071	-£2,675,475	-£3,210,952	-£3,186,618
30%	71%	-£4,972,803	-£4,258,089	-£4,943,603	-£4,228,888	-£4,871,461	-£4,842,261
35%	71%	-£6,650,202	-£5,816,368	-£6,616,136	-£5,782,302	-£6,531,969	-£6,497,903
40%	71%	-£8,330,237	-£7,374,648	-£8,290,755	-£7,335,715	-£8,193,208	-£8,153,727
45%	71%		-£8,932,928		-£8,889,129	-£9,865,318	-£9,820,901
50%	71%	-£11,708,715	-£10,500,728	-£11,659,363	-£10,451,376	-£11,537,429	-£11,488,077
100%	71%		-£26,315,194		-£26,214,874		
10%	75%	£1,708,253	£1,921,555	£1,718,572	£1,931,873	£1,738,498	£1,748,817
15%	75%	£16,584	£336,536	£32,063	£352,015	£61,951	£77,430
20%	75%	-£1,675,085	-£1,248,482	-£1,654,447	-£1,227,844	-£1,614,595	-£1,593,957
25%	75%	-£3,366,754	-£2,833,501	-£3,340,957	-£2,807,703	-£3,291,141	-£3,265,345
30%	75%	-£5,058,423	-£4,418,518	-£5,027,467	-£4,387,562	-£4,967,688	-£4,936,732
35%	75%	-£6,750,092	-£6,003,537	-£6,713,976	-£5,967,420	-£6,644,235	-£6,608,119
40%	75%	-£8,446,006	-£7,588,555	-£8,404,148	-£7,547,280	-£8,323,321	-£8,281,464
45%	75%	-£10,149,716	-£9,176,326	-£10,102,626	-£9,129,236	-£10,011,696	-£9,964,605
50%	75%	-£11,853,426	-£10,771,882				-£11,647,748
10%	60%	£1,818,080	£2,127,082	£1,826,003	£2,135,005	£1,861,895	£1,869,817
15%	60%	£181,325	£644,827	£193,209	£656,711	£247,047	£258,931
20%	60%	-£1,455,431	-£837,428	-£1,439,585	-£821,583	-£1,367,802	-£1,351,957
25%	60%	-£3,092,186	-£2,319,682	-£3,072,380	-£2,299,875	-£2,982,650	-£2,962,843
30%	60%	-£4,728,942	-£3,801,937	-£4,705,175	-£3,778,169	-£4,597,499	-£4,573,731
35%	60%	-£6,365,699	-£5,284,192	-£6,337,969	-£5,256,463	-£6,212,347	-£6,184,617
40%	60%	-£8,002,454	-£6,766,446	-£7,970,764	-£6,734,757	-£7,827,195	-£7,795,505
45%	60%	-£9,648,527	-£8,248,701	-£9,612,373	-£8,213,049	-£9,448,581	-£9,412,427
50%	60%	-£11.296.550	-£9.730.956	-£11,256,378	-£9.691.343		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,906,427	£11,906,427	£11,906,427	£11,906,427	£11,906,427	£11,906,427
10%	71%	£8,551,629	£8,789,867	£8,561,362	£8,799,600	£8,585,410	£8,595,143
15%	71%	£6,874,230	£7,231,588	£6,888,830	£7,246,187	£6,924,901	£6,939,501
20%	71%	£5,196,830	£5,673,307	£5,216,297	£5,692,774	£5,264,392	£5,283,859
25%	71%	£3,519,432	£4,115,027	£3,543,764	£4,139,361	£3,603,884	£3,628,217
30%	71%	£1,842,032	£2,556,747	£1,871,233	£2,585,947	£1,943,375	£1,972,574
35%	71%	£164,633	£998,468	£198,700	£1,032,534	£282,866	£316,932
40%	71%	-£1,515,401	-£559,812	-£1,475,919	-£520,880	-£1,378,373	-£1,338,891
45%	71%	-£3,204,640	-£2,118,093	-£3,160,223	-£2,074,293	-£3,050,483	-£3,006,066
50%	71%	-£4,893,879	-£3,685,892	-£4,844,527	-£3,636,540	-£4,722,594	-£4,673,242
100%	71%		-£19,500,359				-£21,507,353
10%	75%	£8,523,089	£8,736,390	£8,533,408	£8,746,709	£8,553,334	£8,563,652
15%	75%	£6,831,419	£7,151,372	£6,846,898	£7,166,850	£6,876,787	£6,892,265
20%	75%	£5,139,751	£5,566,353	£5,160,388	£5,586,992	£5,200,240	£5,220,879
25%	75%	£3,448,081	£3,981,335	£3,473,879	£4,007,132	£3,523,694	£3,549,491
30%	75%	£1,756,413	£2,396,317	£1,787,369	£2,427,274	£1,847,147	£1,878,104
35%	75%	£64,743	£811,299	£100,859	£847,415	£170,601	£206,717
40%	75%	-£1,631,170	-£773,720	-£1,589,313	-£732,444	-£1,508,486	-£1,466,628
45%	75%	-£3,334,880	-£2,361,490	-£3,287,791	-£2,314,401	-£3,196,860	-£3,149,770
50%	75%	-£5,038,591	-£3,957,046	-£4,986,269	-£3,904,725	-£4,885,234	-£4,832,912
10%	60%	£8,632,916	£8,941,918	£8,640,839	£8,949,841	£8,676,730	£8,684,653
15%	60%	£6,996,160	£7,459,663	£7,008,044	£7,471,547	£7,061,882	£7,073,766
20%	60%	£5,359,405	£5,977,408	£5,375,250	£5,993,253	£5,447,034	£5,462,879
25%	60%	£3,722,649	£4,495,154	£3,742,456	£4,514,960	£3,832,186	£3,851,992
30%	60%	£2,085,894	£3,012,899	£2,109,660	£3,036,666	£2,217,337	£2,241,105
35%	60%	£449,137	£1,530,643	£476,866	£1,558,373	£602,489	£630,218
40%	60%	-£1,187,619	£48,389	-£1,155,928	£80,079	-£1,012,360	-£980,669
45%	60%	-£2,833,692	-£1,433,866	-£2,797,538	-£1,398,214	-£2,633,746	-£2,597,592
50%	60%	-£4.481.714	-£2.916.121	-£4.441.543	-£2.876.508	-£4,259,552	-£4,219,381

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%	£18,846,669	£18,846,669	£18,846,669	£18,846,669	£18,846,669	£18,846,669
10%	71%	£15,491,871	£15,730,108	£15,501,603	£15,739,842	£15,525,651	£15,535,385
15%	71%	£13,814,471	£14,171,829	£13,829,072	£14,186,428	£13,865,143	£13,879,743
20%	71%	£12,137,072	£12,613,549	£12,156,539	£12,633,016	£12,204,634	£12,224,101
25%	71%	£10,459,674	£11,055,269	£10,484,006	£11,079,602	£10,544,125	£10,568,459
30%	71%	£8,782,274	£9,496,989	£8,811,474	£9,526,189	£8,883,617	£8,912,816
35%	71%	£7,104,875	£7,938,709	£7,138,942	£7,972,775	£7,223,108	£7,257,174
40%	71%	£5,424,841	£6,380,429	£5,464,322	£6,419,362	£5,561,869	£5,601,350
45%	71%	£3,735,601	£4,822,149	£3,780,018	£4,865,948	£3,889,759	£3,934,176
50%	71%	£2,046,362	£3,254,349	£2,095,715	£3,303,702	£2,217,648	£2,267,000
100%	71%	-£15,015,604	-£12,560,117				-£14,567,111
10%	75%	£15,463,331	£15,676,632	£15,473,649	£15,686,951	£15,493,575	£15,503,894
15%	75%	£13,771,661	£14,091,613	£13,787,140	£14,107,092	£13,817,028	£13,832,507
20%	75%	£12,079,992	£12,506,595	£12,100,630	£12,527,234	£12,140,482	£12,161,120
25%	75%	£10,388,323	£10,921,576	£10,414,120	£10,947,374	£10,463,936	£10,489,732
30%	75%	£8,696,654	£9,336,559	£8,727,611	£9,367,515	£8,787,389	£8,818,345
35%	75%	£7,004,985	£7,751,541	£7,041,101	£7,787,657	£7,110,842	£7,146,959
40%	75%	£5,309,071	£6,166,522	£5,350,929	£6,207,797	£5,431,756	£5,473,614
45%	75%	£3,605,361	£4,578,751	£3,652,451	£4,625,841	£3,743,381	£3,790,472
50%	75%	£1,901,651	£2,983,196	£1,953,972	£3,035,517	£2,055,008	£2,107,329
10%	60%	£15,573,158	£15,882,160	£15,581,080	£15,890,082	£15,616,972	£15,624,895
15%	60%	£13,936,402	£14,399,904	£13,948,286	£14,411,788	£14,002,124	£14,014,008
20%	60%	£12,299,646	£12,917,649	£12,315,492	£12,933,495	£12,387,275	£12,403,121
25%	60%	£10,662,891	£11,435,395	£10,682,697	£11,455,202	£10,772,427	£10,792,234
30%	60%	£9,026,135	£9,953,140	£9,049,902	£9,976,908	£9,157,578	£9,181,346
35%	60%	£7,389,379	£8,470,885	£7,417,108	£8,498,614	£7,542,731	£7,570,460
40%	60%	£5,752,623	£6,988,631	£5,784,314	£7,020,321	£5,927,882	£5,959,572
45%	60%	£4,106,550	£5,506,376	£4,142,704	£5,542,028	£4,306,496	£4,342,650
E00/	600/	CO 4E0 E07	04.004.404	00,400,000	04.000.704	CO 600 600	00 700 004

£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%	£4,881,041	£4,881,041	£4,881,041	£4,881,041	£4,881,041	£4,881,041
10%	71%	£1,526,243	£1,764,481	£1,535,976	£1,774,214	£1,560,024	£1,569,757
15%	71%	-£151,156	£206,202	-£136,556	£220,801	-£100,485	-£85,885
20%	71%	-£1,828,556	-£1,352,079	-£1,809,089	-£1,332,612	-£1,760,994	-£1,741,527
25%	71%	-£3,505,954	-£2,910,359	-£3,481,621	-£2,886,025	-£3,421,502	-£3,397,169
30%	71%	-£5,183,353	-£4,468,639	-£5,154,153	-£4,439,439	-£5,082,011	-£5,052,812
35%	71%	-£6,860,753	-£6,026,918	-£6,826,686	-£5,992,852	-£6,742,520	-£6,708,454
40%	71%	-£8,540,787	-£7,585,198	-£8,501,305	-£7,546,266	-£8,403,759	-£8,364,277
45%	71%		-£9,143,479		-£9,099,679		
50%	71%	-£11,919,265	-£10,711,278	-£11,869,913	-£10,661,926	-£11,747,980	-£11,698,627
100%	71%		-£26,525,744				
10%	75%	£1,497,703	£1,711,004	£1,508,022	£1,721,323	£1,527,948	£1,538,266
15%	75%	-£193,966	£125,986	-£178,488	£141,465	-£148,599	-£133,120
20%	75%	-£1,885,635	-£1,459,033	-£1,864,998	-£1,438,394	-£1,825,146	-£1,804,507
25%	75%	-£3,577,305	-£3,044,051	-£3,551,507	-£3,018,254	-£3,501,692	-£3,475,895
30%	75%	-£5,268,973	-£4,629,069	-£5,238,017	-£4,598,112	-£5,178,238	-£5,147,282
35%	75%	-£6,960,643	-£6,214,087	-£6,924,527	-£6,177,971	-£6,854,785	-£6,818,669
40%	75%	-£8,656,556	-£7,799,105	-£8,614,699	-£7,757,830	-£8,533,871	-£8,492,014
45%	75%		-£9,386,876		-£9,339,787		
50%	75%		-£10,982,432		-£10,930,111		
10%	60%	£1,607,530	£1,916,532	£1,615,453	£1,924,455	£1,651,344	£1,659,267
15%	60%	-£29,226	£434,277	-£17,342	£446,161	£36,497	£48,381
20%	60%	-£1,665,981	-£1,047,978	-£1,650,136	-£1,032,133	-£1,578,352	-£1,562,507
25%	60%	-£3,302,737	-£2,530,232	-£3,282,930	-£2,510,426	-£3,193,200	-£3,173,394
30%	60%	-£4,939,492	-£4,012,487	-£4,915,725	-£3,988,719	-£4,808,049	-£4,784,281
35%	60%	-£6,576,249	-£5,494,742	-£6,548,520	-£5,467,013	-£6,422,897	-£6,395,168
40%	60%	-£8,213,004	-£6,976,997	-£8,181,314	-£6,945,307	-£8,037,746	-£8,006,055
45%	60%	-£9,859,078	-£8,459,252	-£9,822,923	-£8,423,600	-£9,659,132	-£9,622,977
50%	60%		-£9.941.507				

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%	£14,431,051	£14,431,051	£14,431,051	£14,431,051	£14,431,051	£14,431,051
10%	71%	£11,076,254	£11,314,491	£11,085,986	£11,324,224	£11,110,034	£11,119,767
15%	71%	£9,398,854	£9,756,212	£9,413,454	£9,770,811	£9,449,525	£9,464,125
20%	71%	£7,721,455	£8,197,932	£7,740,921	£8,217,398	£7,789,017	£7,808,483
25%	71%	£6,044,056	£6,639,651	£6,068,389	£6,663,985	£6,128,508	£6,152,841
30%	71%	£4,366,657	£5,081,371	£4,395,857	£5,110,571	£4,467,999	£4,497,198
35%	71%	£2,689,257	£3,523,092	£2,723,324	£3,557,158	£2,807,490	£2,841,556
40%	71%	£1,009,223	£1,964,812	£1,048,705	£2,003,744	£1,146,251	£1,185,733
45%	71%	-£680,016	£406,532	-£635,599	£450,331	-£525,859	-£481,442
50%	71%	-£2,369,255	-£1,161,268	-£2,319,903	-£1,111,916	-£2,197,970	-£2,148,617
100%	71%	-£19,431,221	-£16,975,734	-£19,330,902	-£16,875,414	-£19,083,047	-£18,982,728
10%	75%	£11,047,713	£11,261,014	£11,058,032	£11,271,333	£11,077,958	£11,088,277
15%	75%	£9,356,044	£9,675,996	£9,371,522	£9,691,475	£9,401,411	£9,416,890
20%	75%	£7,664,375	£8,090,978	£7,685,013	£8,111,616	£7,724,864	£7,745,503
25%	75%	£5,972,706	£6,505,959	£5,998,503	£6,531,757	£6,048,319	£6,074,115
30%	75%	£4,281,037	£4,920,942	£4,311,993	£4,951,898	£4,371,772	£4,402,728
35%	75%	£2,589,367	£3,335,923	£2,625,484	£3,372,039	£2,695,225	£2,731,341
40%	75%	£893,454	£1,750,905	£935,312	£1,792,180	£1,016,139	£1,057,996
45%	75%	-£810,256	£163,134	-£763,167	£210,223	-£672,236	-£625,145
50%	75%	-£2,513,966	-£1,432,422	-£2,461,645	-£1,380,100	-£2,360,610	-£2,308,288
10%	60%	£11,157,540	£11,466,542	£11,165,463	£11,474,465	£11,201,355	£11,209,277
15%	60%	£9,520,785	£9,984,287	£9,532,669	£9,996,171	£9,586,507	£9,598,391
20%	60%	£7,884,029	£8,502,032	£7,899,874	£8,517,877	£7,971,658	£7,987,503
25%	60%	£6,247,273	£7,019,778	£6,267,080	£7,039,584	£6,356,810	£6,376,617
30%	60%	£4,610,518	£5,537,523	£4,634,285	£5,561,291	£4,741,961	£4,765,729
35%	60%	£2,973,761	£4,055,268	£3,001,490	£4,082,997	£3,127,113	£3,154,842
40%	60%	£1,337,006	£2,573,014	£1,368,696	£2,604,703	£1,512,264	£1,543,955
45%	60%	-£309,068	£1,090,758	-£272,913	£1,126,410	-£109,121	-£72,967
50%	60%	-£1.957.090	-£391.497	-£1.916.919	-£351.883	-£1.734.928	-£1.694.756

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%	£18,846,669	£18,846,669	£18,846,669	£18,846,669	£18,846,669	£18,846,669
10%	71%	£15,491,871	£15,730,108	£15,501,603	£15,739,842	£15,525,651	£15,535,385
15%	71%	£13,814,471	£14,171,829	£13,829,072	£14,186,428	£13,865,143	£13,879,743
20%	71%	£12,137,072	£12,613,549	£12,156,539	£12,633,016	£12,204,634	£12,224,101
25%	71%	£10,459,674	£11,055,269	£10,484,006	£11,079,602	£10,544,125	£10,568,459
30%	71%	£8,782,274	£9,496,989	£8,811,474	£9,526,189	£8,883,617	£8,912,816
35%	71%	£7,104,875	£7,938,709	£7,138,942	£7,972,775	£7,223,108	£7,257,174
40%	71%	£5,424,841	£6,380,429	£5,464,322	£6,419,362	£5,561,869	£5,601,350
45%	71%	£3,735,601	£4,822,149	£3,780,018	£4,865,948	£3,889,759	£3,934,176
50%	71%	£2,046,362	£3,254,349	£2,095,715	£3,303,702	£2,217,648	£2,267,000
100%	71%	-£15,015,604	-£12,560,117	-£14,915,285	-£12,459,797	-£14,667,430	-£14,567,111
10%	75%	£15,463,331	£15,676,632	£15,473,649	£15,686,951	£15,493,575	£15,503,894
15%	75%	£13,771,661	£14,091,613	£13,787,140	£14,107,092	£13,817,028	£13,832,507
20%	75%	£12,079,992	£12,506,595	£12,100,630	£12,527,234	£12,140,482	£12,161,120
25%	75%	£10,388,323	£10,921,576	£10,414,120	£10,947,374	£10,463,936	£10,489,732
30%	75%	£8,696,654	£9,336,559	£8,727,611	£9,367,515	£8,787,389	£8,818,345
35%	75%	£7,004,985	£7,751,541	£7,041,101	£7,787,657	£7,110,842	£7,146,959
40%	75%	£5,309,071	£6,166,522	£5,350,929	£6,207,797	£5,431,756	£5,473,614
45%	75%	£3,605,361	£4,578,751	£3,652,451	£4,625,841	£3,743,381	£3,790,472
50%	75%	£1.901.651	£2.983.196	£1.953.972	£3.035.517	£2.055.008	£2,107,329
10%	60%	£15.573.158	£15.882.160	£15.581.080	£15.890.082	£15,616,972	£15,624,895
15%	60%	£13,936,402	£14,399,904	£13,948,286	£14,411,788	£14,002,124	£14,014,008
20%	60%	£12,299,646	£12,917,649	£12,315,492	£12,933,495	£12,387,275	£12,403,121
25%	60%	£10,662,891	£11,435,395	£10,682,697	£11,455,202	£10,772,427	£10,792,234
30%	60%	£9,026,135	£9,953,140	£9,049,902	£9,976,908	£9,157,578	£9,181,346
35%	60%	£7,389,379	£8,470,885	£7,417,108	£8,498,614	£7,542,731	£7,570,460
40%	60%	£5,752,623	£6,988,631	£5,784,314	£7,020,321	£5,927,882	£5,959,572
45%	60%	£4,106,550	£5,506,376	£4,142,704	£5,542,028	£4,306,496	£4,342,650
50%	60%	£2 458 527	£4.024.121	£2 409 £00	E4 062 724	62 690 600	62 720 961

£13,474,000

No Units Site Area 65 0.66 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%	£16,356,294	£16,356,294	£16,356,294	£16,356,294	£16,356,294	£16,356,294
10%	71%	£13,698,299	£13,936,538	£13,708,033	£13,946,271	£13,732,081	£13,741,813
15%	71%	£12,369,302	£12,726,659	£12,383,902	£12,741,259	£12,419,974	£12,434,573
20%	71%	£11,039,444	£11,516,782	£11,059,185	£11,536,248	£11,107,867	£11,127,333
25%	71%	£9,701,455	£10,305,449	£9,726,132	£10,330,125	£9,787,098	£9,811,774
30%	71%	£8,363,467	£9,088,259	£8,393,078	£9,117,871	£8,466,239	£8,495,850
35%	71%	£7,025,479	£7,871,070	£7,060,026	£7,905,616	£7,145,379	£7,179,926
40%	71%	£5,687,491	£6,653,881	£5,726,973	£6,693,362	£5,824,519	£5,864,001
45%	71%	£4,349,503	£5,436,691	£4,393,921	£5,481,108	£4,503,660	£4,548,077
50%	71%	£3.011.515	£4.219.501	£3.060.867	£4.268.854	£3.182.801	£3,232,153
100%	71%	-£10,537,943	-£8,082,456	-£10,437,624	-£7,982,137	-£10,189,769	-£10,089,451
10%	75%	£13,669,760	£13,883,061	£13,680,079	£13,893,380	£13,700,005	£13,710,323
15%	75%	£12,326,492	£12,646,444	£12,341,971	£12,661,923	£12,371,859	£12,387,338
20%	75%	£10.981.559	£11.409.828	£11.002.487	£11.430.466	£11.042.902	£11.063.831
25%	75%	£9,629,100	£10,169,872	£9,655,261	£10,196,033	£9,705,778	£9,731,939
30%	75%	£8.276.640	£8.925.567	£8.308.033	£8.956.960	£8.368.654	£8,400,047
35%	75%	£6,924,181	£7,681,263	£6,960,806	£7,717,887	£7,031,531	£7,068,156
40%	75%	£5.571.722	£6.436.958	£5.613.580	£6.478.815	£5.694.407	£5.736.264
45%	75%	£4,219,262	£5,192,652	£4,266,352	£5,239,742	£4,357,284	£4,404,373
50%	75%	£2.866.803	£3.948.347	£2.919.125	£4.000.670	£3.020.160	£3,072,482
10%	60%	£13,779,586	£14,088,588	£13,787,509	£14,096,511	£13,823,401	£13,831,324
15%	60%	£12,491,233	£12,954,735	£12,503,116	£12,966,619	£12,556,954	£12,568,838
20%	60%	£11,202,879	£11,820,882	£11,218,724	£11,836,727	£11,290,508	£11,306,353
25%	60%	£9,907,538	£10,687,029	£9,927,624	£10,706,836	£10,018,619	£10,038,705
30%	60%	£8,610,767	£9,550,842	£8,634,869	£9,574,945	£8,744,064	£8,768,167
35%	60%	£7,313,995	£8,410,750	£7,342,115	£8,438,869	£7,469,508	£7,497,628
40%	60%	£6,017,223	£7,270,657	£6,049,360	£7,302,794	£6,194,953	£6,227,090
45%	60%	£4,720,451	£6,130,565	£4,756,606	£6,166,720	£4,920,397	£4,956,551
50%	60%	£3.423.680	£4 990 472	£3 463 852	£5 030 644	£3 645 841	£3 686 013

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%	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631
10%	71%	-£45,704,625	-£45,466,387			-£45,670,844	
15%	71%	-£47,033,622	-£46,676,265				
20%	71%	-£48,363,481	-£47,886,143	-£48,343,739	-£47,866,676	-£48,295,058	-£48,275,591
25%	71%	-£49,701,469	-£49,097,476				
30%	71%	-£51,039,457	-£50,314,665	-£51,009,846		-£50,936,685	-£50,907,074
35%	71%	-£52,377,446	-£51,531,854				
40%	71%	-£53,715,433	-£52,749,044	-£53,675,952	-£52,709,562	-£53,578,405	-£53,538,924
45%	71%	-£55,053,422	-£53,966,233				
50%	71%	-£56,391,410	-£55,183,423				-£56,170,772
100%	71%	-£69,940,868	-£67,485,381				
10%	75%	-£45,733,164	-£45,519,863	-£45,722,846	-£45,509,544	-£45,702,920	-£45,692,601
15%	75%	-£47,076,432	-£46,756,480				
20%	75%	-£48,421,366	-£47,993,097	-£48,400,437	-£47,972,458	-£48,360,022	-£48,339,094
25%	75%	-£49,773,824	-£49,233,053	-£49,747,664		-£49,697,147	
30%	75%	-£51,126,284	-£50,477,358		-£50,445,964		
35%	75%	-£52,478,744	-£51,721,662				
40%	75%	-£53,831,202	-£52,965,967				
45%	75%	-£55,183,662	-£54,210,272	-£55,136,573	-£54,163,183	-£55,045,641	
50%	75%	-£56,536,122	-£55,454,577				
10%	60%	-£45,623,338	-£45,314,337	-£45,615,416	-£45,306,414	-£45,579,523	-£45,571,600
15%	60%	-£46,911,691	-£46,448,189				
20%	60%	-£48,200,045	-£47,582,042	-£48,184,200	-£47,566,197	-£48,112,417	-£48,096,571
25%	60%	-£49,495,387	-£48,715,895				
30%	60%	-£50,792,158	-£49,852,083		-£49,827,979	-£50,658,861	
35%	60%	-£52,088,930	-£50,992,175				-£51,905,296
40%	60%	-£53,385,702	-£52,132,267				
45%	60%	-£54,682,473	-£53,272,359				
50%	60%	-£55 070 244	-F54 412 452		-F54 372 281		

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%	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556
10%	71%	-£34,038,551		-£34,028,817	-£33,790,579	-£34,004,769	-£33,995,037
15%	71%	-£35,367,548					-£35,302,277
20%	71%	-£36,697,406					-£36,609,517
25%	71%	-£38,035,395	-£37,431,401	-£38,010,718	-£37,406,725		-£37,925,076
30%	71%	-£39,373,383		-£39,343,772	-£38,618,979		-£39,241,000
35%	71%	-£40,711,371		-£40,676,824	-£39,831,234		-£40,556,924
40%	71%	-£42,049,359					-£41,872,849
45%	71%	-£43,387,348					-£43,188,773
50%	71%	-£44,725,335			-£43,467,996		-£44,504,697
100%	71%	-£58,274,793		-£58,174,474			-£57,826,301
10%	75%	-£34,067,090	-£33,853,789	-£34,056,771	-£33,843,470	-£34,036,846	-£34,026,527
15%	75%	-£35,410,358	-£35,090,406				-£35,349,512
20%	75%	-£36,755,291			-£36,306,384		-£36,673,019
25%	75%	-£38.107.750				-£38.031.072	-£38.004.911
30%	75%	-£39,460,210				-£39,368,196	-£39,336,803
35%	75%	-£40.812.669					-£40.668.694
40%	75%	-£42,165,128					-£42,000,586
45%	75%	-£43,517,588					-£43,332,477
50%	75%	-£44,870,047	-£43,788,503	-£44,817,725	-£43,736,180	-£44,716,691	-£44,664,368
10%	60%	-£33,957,264					-£33,905,526
15%	60%	-£35,245,617	-£34,782,115	-£35,233,734	-£34,770,231	-£35,179,896	-£35,168,012
20%	60%	-£36,533,971					-£36,430,497
25%	60%	-£37,829,312		-£37,809,226	-£37,030,014		-£37,698,146
30%	60%	-£39,126,083	-£38,186,008	-£39,101,981	-£38,161,905		-£38,968,683
35%	60%	-£40,422,855		-£40,394,736			-£40,239,222
40%	60%	-£41,719,627	-£40,466,193	-£41,687,490	-£40,434,056	-£41,541,897	-£41,509,760
45%	60%	-£43,016,399		-£42,980,244			-£42,780,299
50%	60%	-£44.313.170					-£44 050 837

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%	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376
10%	71%	-£13,727,371	-£13,489,132				
15%	71%	-£15,056,368	-£14,699,011	-£15,041,769	-£14,684,411	-£15,005,697	-£14,991,097
20%	71%	-£16,386,226	-£15,908,889				
25%	71%	-£17,724,215	-£17,120,222	-£17,699,538		-£17,638,572	-£17,613,896
30%	71%	-£19,062,203	-£18,337,411				
35%	71%	-£20,400,191	-£19,554,600	-£20,365,644	-£19,520,054	-£20,280,292	-£20,245,744
40%	71%	-£21,738,179	-£20,771,790				
45%	71%	-£23,076,168	-£21,988,979		-£21,944,562		
50%	71%	-£24,414,155	-£23,206,169				
100%	71%	-£37,963,613	-£35,508,127	-£37,863,294	-£35,407,807	-£37,615,439	-£37,515,121
10%	75%	-£13,755,910	-£13,542,609	-£13,745,591	-£13,532,290	-£13,725,666	-£13,715,347
15%	75%	-£15,099,178	-£14,779,226		-£14,763,747		
20%	75%	-£16,444,111	-£16,015,843		-£15,995,204	-£16,382,768	
25%	75%	-£17,796,570	-£17,255,798				
30%	75%	-£19,149,030	-£18,500,103				
35%	75%	-£20,501,489	-£19,744,408	-£20,464,864			-£20,357,514
40%	75%	-£21,853,948	-£20,988,713				-£21,689,406
45%	75%	-£23,206,408	-£22,233,018	-£23,159,318			
50%	75%	-£24,558,867	-£23,477,323	-£24,506,545	-£23,425,000	-£24,405,511	-£24,353,188
10%	60%	-£13,646,084	-£13,337,082				
15%	60%	-£14,934,437	-£14,470,935	-£14,922,554	-£14,459,051	-£14,868,716	-£14,856,832
20%	60%	-£16,222,791	-£15,604,788				
25%	60%	-£17,518,132	-£16,738,641	-£17,498,046	-£16,718,834	-£17,407,051	-£17,386,966
30%	60%	-£18,814,903	-£17,874,829				
35%	60%	-£20,111,675	-£19,014,921	-£20,083,556			
40%	60%	-£21,408,447	-£20,155,013				
45%	60%	-£22.705.219	-£21,295,105				

£90,000,000

£72,325,000

% 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%	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444
10%	71%	-£4,534,438	-£4,296,200	-£4,524,705	-£4,286,466	-£4,500,657	-£4,490,924
15%	71%	-£5,863,435	-£5,506,078	-£5,848,836	-£5,491,478	-£5,812,764	-£5,798,165
20%	71%	-£7,193,294	-£6,715,956	-£7,173,553	-£6,696,489	-£7,124,871	-£7,105,404
25%	71%	-£8,531,282	-£7,927,289	-£8,506,606	-£7,902,612	-£8,445,639	-£8,420,964
30%	71%	-£9,869,270	-£9,144,478	-£9,839,659	-£9,114,866	-£9,766,499	-£9,736,888
35%	71%	-£11,207,259		-£11,172,711			
40%	71%	-£12,545,246	-£11,578,857	-£12,505,765	-£11,539,375	-£12,408,218	-£12,368,737
45%	71%	-£13,883,235	-£12,796,046				
50%	71%	-£15,221,223	-£14,013,237	-£15,171,870	-£13,963,883	-£15,049,937	-£15,000,585
100%	71%	-£28,770,681	-£26,315,194		-£26,214,874		
10%	75%	-£4,562,978	-£4,349,676	-£4,552,659	-£4,339,358	-£4,532,733	-£4,522,414
15%	75%	-£5,906,246	-£5,586,293	-£5,890,767	-£5,570,815	-£5,860,878	-£5,845,400
20%	75%	-£7,251,179	-£6,822,910	-£7,230,250	-£6,802,272	-£7,189,836	-£7,168,907
25%	75%	-£8,603,638	-£8,062,866	-£8,577,477	-£8,036,705	-£8,526,960	-£8,500,799
30%	75%	-£9,956,097	-£9,307,171	-£9,924,705	-£9,275,777	-£9,864,084	-£9,832,690
35%	75%	-£11,308,557					
40%	75%	-£12,661,016	-£11,795,780	-£12,619,158	-£11,753,923	-£12,538,331	-£12,496,473
45%	75%	-£14,013,475	-£13,040,085	-£13,966,386	-£12,992,996	-£13,875,454	-£13,828,365
50%	75%	-£15,365,935	-£14,284,390		-£14,232,068		
10%	60%	-£4,453,152	-£4,144,150	-£4,445,229	-£4,136,227	-£4,409,336	-£4,401,414
15%	60%	-£5,741,505	-£5,278,002	-£5,729,622	-£5,266,118	-£5,675,784	-£5,663,900
20%	60%	-£7,029,859	-£6,411,856	-£7,014,013	-£6,396,010	-£6,942,230	-£6,926,385
25%	60%	-£8,325,200	-£7,545,708	-£8,305,114	-£7,525,902	-£8,214,118	-£8,194,033
30%	60%	-£9,621,971	-£8,681,896	-£9,597,868	-£8,657,793	-£9,488,674	-£9,464,571
35%	60%	-£10,918,743	-£9,821,988		-£9,793,868		
40%	60%	-£12,215,515	-£10,962,080	-£12,183,378	-£10,929,943	-£12,037,785	-£12,005,648
45%	60%	-£13,512,287					
50%	60%	-£14,809,058					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,938,392	£4,938,392	£4,938,392	£4,938,392	£4,938,392	£4,938,392
10%	71%	£2,280,397	£2,518,636	£2,290,131	£2,528,369	£2,314,179	£2,323,911
15%	71%	£951,400	£1,308,757	£965,999	£1,323,357	£1,002,072	£1,016,671
20%	71%	-£378,458	£98,879	-£358,717	£118,346	-£310,036	-£290,569
25%	71%	-£1,716,447	-£1,112,453	-£1,691,770	-£1,087,777	-£1,630,804	-£1,606,128
30%	71%	-£3,054,435	-£2,329,643	-£3,024,824	-£2,300,031	-£2,951,663	-£2,922,052
35%	71%	-£4,392,423	-£3,546,832	-£4,357,876	-£3,512,286	-£4,272,523	-£4,237,976
40%	71%	-£5,730,411	-£4,764,021	-£5,690,929	-£4,724,540	-£5,593,383	-£5,553,901
45%	71%	-£7,068,400	-£5,981,211	-£7,023,982	-£5,936,794	-£6,914,242	-£6,869,825
50%	71%	-£8,406,387	-£7,198,401	-£8,357,035	-£7,149,048	-£8,235,102	-£8,185,749
100%	71%	-£21,955,845	-£19,500,359				
10%	75%	£2,251,858	£2,465,159	£2,262,177	£2,475,478	£2,282,102	£2,292,421
15%	75%	£908,590	£1,228,542	£924,069	£1,244,021	£953,957	£969,436
20%	75%	-£436,343	-£8,075	-£415,415	£12,564	-£375,000	-£354,071
25%	75%	-£1,788,802	-£1,248,030	-£1,762,641	-£1,221,870	-£1,712,124	-£1,685,963
30%	75%	-£3,141,262	-£2,492,335	-£3,109,869	-£2,460,942	-£3,049,248	-£3,017,855
35%	75%	-£4,493,721	-£3,736,639	-£4,457,096	-£3,700,015	-£4,386,371	-£4,349,746
40%	75%	-£5,846,180	-£4,980,945	-£5,804,322	-£4,939,087	-£5,723,495	-£5,681,638
45%	75%	-£7.198.640	-£6,225,250	-£7.151.550	-£6.178.160	-£7.060.619	-£7.013.529
50%	75%	-£8,551,099	-£7,469,555	-£8,498,777	-£7,417,232	-£8,397,743	-£8,345,420
10%	60%	£2,361,684	£2,670,686	£2,369,606	£2,678,608	£2,405,499	£2,413,422
15%	60%	£1,073,331	£1,536,833	£1,085,214	£1,548,717	£1,139,052	£1,150,936
20%	60%	-£215.023	£402.980	-£199.178	£418.825	-£127.394	-£111.549
25%	60%	-£1,510,364	-£730,873	-£1,490,278	-£711,066	-£1,399,283	-£1,379,198
30%	60%	-£2,807,135	-£1,867,060	-£2,783,033	-£1,842,957	-£2,673,839	-£2,649,735
35%	60%	-£4,103,907	-£3,007,153	-£4,075,788	-£2,979,033	-£3,948,394	-£3,920,274
40%	60%	-£5,400,679	-£4,147,245	-£5,368,542	-£4,115,108	-£5,222,949	-£5,190,812
45%	60%	-£6,697,451	-£5,287,337	-£6,661,296	-£5,251,183	-£6,497,505	-£6,461,351
50%	60%	-£7.994.222	-£6,427,430	-£7.954.051	-£6.387.258	-£7.772.061	-£7.731.889

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%	£11,878,633	£11,878,633	£11,878,633	£11,878,633	£11,878,633	£11,878,633
10%	71%	£9,220,639	£9,458,877	£9,230,372	£9,468,611	£9,254,420	£9,264,153
15%	71%	£7,891,642	£8,248,999	£7,906,241	£8,263,599	£7,942,313	£7,956,912
20%	71%	£6,561,783	£7,039,121	£6,581,525	£7,058,588	£6,630,206	£6,649,673
25%	71%	£5,223,795	£5,827,788	£5,248,471	£5,852,465	£5,309,438	£5,334,114
30%	71%	£3,885,807	£4,610,599	£3,915,418	£4,640,211	£3,988,579	£4,018,190
35%	71%	£2,547,818	£3,393,410	£2,582,366	£3,427,956	£2,667,718	£2,702,266
40%	71%	£1,209,831	£2,176,220	£1,249,312	£2,215,702	£1,346,859	£1,386,341
45%	71%	-£128,158	£959,031	-£83,740	£1,003,448	£25,999	£70,416
50%	71%	-£1,466,146	-£258,159	-£1,416,793	-£208,806	-£1,294,860	-£1,245,508
100%	71%	-£15,015,604	-£12,560,117				-£14,567,111
10%	75%	£9,192,100	£9,405,401	£9,202,418	£9,415,720	£9,222,344	£9,232,663
15%	75%	£7,848,832	£8,168,784	£7,864,310	£8,184,263	£7,894,199	£7,909,678
20%	75%	£6,503,898	£6,932,167	£6,524,827	£6,952,806	£6,565,242	£6,586,170
25%	75%	£5,151,440	£5,692,211	£5,177,600	£5,718,372	£5,228,117	£5,254,278
30%	75%	£3,798,980	£4,447,906	£3,830,373	£4,479,300	£3,890,993	£3,922,387
35%	75%	£2,446,520	£3,203,602	£2,483,146	£3,240,227	£2,553,870	£2,590,496
40%	75%	£1,094,062	£1,959,297	£1,135,919	£2,001,155	£1,216,746	£1,258,604
45%	75%	-£258,398	£714,992	-£211,309	£762,081	-£120,377	-£73,287
50%	75%	-£1,610,858	-£529,313	-£1,558,535	-£476,991	-£1,457,501	-£1,405,178
10%	60%	£9,301,926	£9,610,927	£9,309,848	£9,618,850	£9,345,741	£9,353,664
15%	60%	£8,013,573	£8,477,075	£8,025,455	£8,488,959	£8,079,294	£8,091,178
20%	60%	£6,725,219	£7,343,222	£6,741,064	£7,359,067	£6,812,847	£6,828,693
25%	60%	£5,429,877	£6,209,369	£5,449,963	£6,229,176	£5,540,959	£5,561,044
30%	60%	£4,133,106	£5,073,181	£4,157,209	£5,097,285	£4,266,403	£4,290,507
35%	60%	£2,836,334	£3,933,089	£2,864,454	£3,961,209	£2,991,847	£3,019,968
40%	60%	£1,539,563	£2,792,997	£1,571,699	£2,825,134	£1,717,292	£1,749,429
45%	60%	£242,791	£1,652,905	£278,946	£1,689,059	£442,737	£478,891
E00/	600/	C4 0E2 000	CE40 040	04.042.000	0550,000	0004 040	C704 C40

£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%	-£2,086,994	-£2,086,994	-£2,086,994	-£2,086,994	-£2,086,994	-£2,086,994
10%	71%	-£4,744,989	-£4,506,750	-£4,735,255	-£4,497,017	-£4,711,207	-£4,701,475
15%	71%	-£6,073,986	-£5,716,629	-£6,059,386	-£5,702,029	-£6,023,314	-£6,008,715
20%	71%	-£7,403,844	-£6,926,506	-£7,384,103	-£6,907,040	-£7,335,421	-£7,315,955
25%	71%	-£8,741,833	-£8,137,839	-£8,717,156	-£8,113,163	-£8,656,190	-£8,631,514
30%	71%	-£10,079,820	-£9,355,029	-£10,050,209	-£9,325,417	-£9,977,049	-£9,947,438
35%	71%	-£11,417,809	-£10,572,218				
40%	71%	-£12,755,797	-£11,789,407	-£12,716,315	-£11,749,926	-£12,618,769	-£12,579,287
45%	71%	-£14,093,785					
50%	71%	-£15,431,773			-£14,174,434		
100%	71%	-£28.981.231	-£26.525.744	-£28.880.912			
10%	75%	-£4,773,528	-£4,560,227	-£4,763,209	-£4,549,908	-£4,743,283	-£4,732,965
15%	75%	-£6.116.796	-£5.796.844	-£6.101.317	-£5.781.365	-£6.071.429	-£6.055.950
20%	75%	-£7,461,729	-£7,033,460	-£7,440,801	-£7,012,822	-£7,400,386	-£7,379,457
25%	75%	-£8.814.188	-£8.273.416	-£8.788.027	-£8.247.255	-£8.737.510	-£8.711.349
30%	75%	-£10,166,648	-£9,517,721		-£9,486,328	-£10,074,634	
35%	75%	-£11.519.107	-£10.762.025		-£10,725,401		
40%	75%	-£12,871,566			-£11,964,473	-£12,748,881	-£12,707,024
45%	75%	-£14,224,026				-£14,086,004	
50%	75%	-£15,576,485			-£14,442,618		-£15,370,806
10%	60%	-£4.663.702	-£4.354.700	-£4.655.779	-£4.346.777	-£4.619.887	-£4.611.964
15%	60%	-£5,952,055	-£5,488,553	-£5,940,172	-£5,476,669	-£5,886,334	-£5,874,450
20%	60%	-£7,240,409	-£6.622.406	-£7,224,564	-£6.606.561	-£7.152.780	-£7.136.935
25%	60%	-£8,535,750	-£7,756,259	-£8,515,664	-£7,736,452	-£8,424,669	-£8,404,583
30%	60%	-£9,832,521	-£8,892,446	-£9,808,419	-£8,868,343	-£9,699,224	-£9,675,121
35%	60%	-£11,129,293	-£10,032,538	-£11,101,173	-£10,004,419	-£10,973,780	-£10,945,660
40%	60%	-£12,426,065					
45%	60%	-£13,722,837					
50%	60%	-£15,019,608		-£14,979,436	-£13,412,644	-£14,797,447	-£14,757,275

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%	£7,463,016	£7,463,016	£7,463,016	£7,463,016	£7,463,016	£7,463,016
10%	71%	£4,805,021	£5,043,260	£4,814,755	£5,052,993	£4,838,803	£4,848,535
15%	71%	£3,476,025	£3,833,381	£3,490,624	£3,847,981	£3,526,696	£3,541,295
20%	71%	£2,146,166	£2,623,504	£2,165,907	£2,642,971	£2,214,589	£2,234,056
25%	71%	£808,177	£1,412,171	£832,854	£1,436,847	£893,821	£918,496
30%	71%	-£529,810	£194,981	-£500,199	£224,593	-£427,039	-£397,428
35%	71%	-£1,867,799	-£1,022,208	-£1,833,252	-£987,662	-£1,747,899	-£1,713,352
40%	71%	-£3,205,787	-£2,239,397	-£3,166,305	-£2,199,916	-£3,068,759	-£3,029,277
45%	71%	-£4,543,775	-£3,456,587	-£4,499,357	-£3,412,170	-£4,389,618	-£4,345,201
50%	71%	-£5,881,763	-£4,673,777	-£5,832,411	-£4,624,424	-£5,710,477	-£5,661,125
100%	71%	-£19,431,221	-£16,975,734	-£19,330,902	-£16,875,414	-£19,083,047	-£18,982,728
10%	75%	£4,776,482	£4,989,783	£4,786,801	£5,000,102	£4,806,727	£4,817,046
15%	75%	£3,433,214	£3,753,167	£3,448,693	£3,768,645	£3,478,582	£3,494,060
20%	75%	£2,088,281	£2,516,550	£2,109,210	£2,537,188	£2,149,624	£2,170,553
25%	75%	£735,822	£1,276,594	£761,983	£1,302,755	£812,500	£838,661
30%	75%	-£616,637	£32,289	-£585,245	£63,683	-£524,624	-£493,230
35%	75%	-£1,969,097	-£1,212,015	-£1,932,471	-£1,175,391	-£1,861,747	-£1,825,121
40%	75%	-£3,321,556	-£2,456,320	-£3,279,698	-£2,414,463	-£3,198,871	-£3,157,014
45%	75%	-£4,674,015	-£3,700,625	-£4,626,926	-£3,653,536	-£4,535,994	-£4,488,905
50%	75%	-£6,026,475	-£4,944,931	-£5,974,153	-£4,892,608	-£5,873,118	-£5,820,796
10%	60%	£4,886,308	£5,195,310	£4,894,231	£5,203,233	£4,930,124	£4,938,046
15%	60%	£3,597,955	£4,061,458	£3,609,838	£4,073,342	£3,663,676	£3,675,560
20%	60%	£2,309,601	£2,927,604	£2,325,446	£2,943,449	£2,397,230	£2,413,075
25%	60%	£1,014,260	£1,793,752	£1,034,346	£1,813,558	£1,125,341	£1,145,427
30%	60%	-£282,511	£657,564	-£258,409	£681,667	-£149,214	-£125,111
35%	60%	-£1,579,283	-£482,528	-£1,551,163	-£454,409	-£1,423,770	-£1,395,649
40%	60%	-£2,876,055	-£1,622,620	-£2,843,918	-£1,590,483	-£2,698,325	-£2,666,188
45%	60%	-£4,172,827	-£2,762,713	-£4,136,672	-£2,726,558	-£3,972,881	-£3,936,727
50%	60%	-£5,469,598	-£3.902.806	-£5,429,426	-£3.862.634	-£5,247,437	-£5 207 265

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%	£11,878,633	£11,878,633	£11,878,633	£11,878,633	£11,878,633	£11,878,633
10%	71%	£9,220,639	£9,458,877	£9,230,372	£9,468,611	£9,254,420	£9,264,153
15%	71%	£7,891,642	£8,248,999	£7,906,241	£8,263,599	£7,942,313	£7,956,912
20%	71%	£6,561,783	£7,039,121	£6,581,525	£7,058,588	£6,630,206	£6,649,673
25%	71%	£5,223,795	£5,827,788	£5,248,471	£5,852,465	£5,309,438	£5,334,114
30%	71%	£3,885,807	£4,610,599	£3,915,418	£4,640,211	£3,988,579	£4,018,190
35%	71%	£2,547,818	£3,393,410	£2,582,366	£3,427,956	£2,667,718	£2,702,266
40%	71%	£1,209,831	£2,176,220	£1,249,312	£2,215,702	£1,346,859	£1,386,341
45%	71%	-£128,158	£959,031	-£83,740	£1,003,448	£25,999	£70,416
50%	71%	-£1,466,146	-£258,159	-£1,416,793	-£208,806	-£1,294,860	-£1,245,508
100%	71%	-£15,015,604	-£12,560,117	-£14,915,285	-£12,459,797	-£14,667,430	-£14,567,111
10%	75%	£9,192,100	£9,405,401	£9,202,418	£9,415,720	£9,222,344	£9,232,663
15%	75%	£7,848,832	£8,168,784	£7,864,310	£8,184,263	£7,894,199	£7,909,678
20%	75%	£6,503,898	£6,932,167	£6,524,827	£6,952,806	£6,565,242	£6,586,170
25%	75%	£5,151,440	£5,692,211	£5,177,600	£5,718,372	£5,228,117	£5,254,278
30%	75%	£3,798,980	£4,447,906	£3,830,373	£4,479,300	£3,890,993	£3,922,387
35%	75%	£2,446,520	£3,203,602	£2,483,146	£3,240,227	£2,553,870	£2,590,496
40%	75%	£1,094,062	£1,959,297	£1,135,919	£2,001,155	£1,216,746	£1,258,604
45%	75%	-£258,398	£714,992	-£211,309	£762,081	-£120,377	-£73,287
50%	75%	-£1,610,858	-£529,313	-£1,558,535	-£476,991	-£1,457,501	-£1,405,178
10%	60%	£9.301.926	£9.610.927	£9.309.848	£9.618.850	£9.345.741	£9.353.664
15%	60%	£8,013,573	£8,477,075	£8,025,455	£8,488,959	£8,079,294	£8,091,178
20%	60%	£6,725,219	£7,343,222	£6,741,064	£7,359,067	£6,812,847	£6,828,693
25%	60%	£5,429,877	£6,209,369	£5,449,963	£6,229,176	£5,540,959	£5,561,044
30%	60%	£4,133,106	£5,073,181	£4,157,209	£5,097,285	£4,266,403	£4,290,507
35%	60%	£2,836,334	£3,933,089	£2,864,454	£3,961,209	£2,991,847	£3,019,968
40%	60%	£1.539.563	£2.792.997	£1.571.699	£2.825.134	£1.717.292	£1,749,429
45%	60%	£242,791	£1,652,905	£278,946	£1,689,059	£442,737	£478,891
E00/	600/	C4 0E2 000	CE40 040	C4 042 000	CEED 000	C024 040	C704 C40

£13,474,000

 No Units
 65

 Site Area
 0.66 Ha

	CIL Zone	2
	Value Area	High
0.1		001
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%	£17,887,477	£17,887,477	£17,887,477	£17,887,477	£17,887,477	£17,887,477
10%	71%	£15,076,365	£15,319,189	£15,086,098	£15,328,923	£15,041,891	£15,051,625
15%	71%	£13,670,808	£14,035,046	£13,685,408	£14,049,646	£13,619,098	£13,633,698
20%	71%	£12,265,251	£12,750,902	£12,284,718	£12,770,367	£12,196,305	£12,215,772
25%	71%	£10,859,695	£11,466,758	£10,884,028	£11,491,090	£10,773,512	£10,797,844
30%	71%	£9,448,837	£10,182,614	£9,478,448	£10,211,813	£9,343,959	£9,373,570
35%	71%	£8,033,323	£8,895,193	£8,067,869	£8,929,739	£7,910,964	£7,945,512
40%	71%	£6,617,808	£7,602,802	£6,657,290	£7,642,284	£6,477,970	£6,517,453
45%	71%	£5,202,294	£6,310,413	£5,246,711	£6,354,830	£5,044,976	£5,089,393
50%	71%	£3,786,778	£5,018,022	£3,836,131	£5,067,374	£3,611,982	£3,661,334
100%	71%	-£10,537,943	-£8,035,182	-£10,437,624	-£7,934,863	-£10,893,254	-£10,792,936
10%	75%	£15,047,824	£15,265,233	£15,058,143	£15,275,552	£15,016,960	£15,027,278
15%	75%	£13,627,998	£13,954,110	£13,643,476	£13,969,589	£13,581,700	£13,597,179
20%	75%	£12,208,171	£12,642,987	£12,228,809	£12,663,626	£12,146,442	£12,167,079
25%	75%	£10,788,345	£11,331,866	£10,814,142	£11,357,662	£10,711,182	£10,736,980
30%	75%	£9,362,010	£10,020,743	£9,393,403	£10,051,699	£9,268,110	£9,299,503
35%	75%	£7,932,024	£8,703,680	£7,968,649	£8,740,306	£7,822,474	£7,859,099
40%	75%	£6,502,038	£7,383,932	£6,543,895	£7,425,789	£6,376,838	£6,418,695
45%	75%	£5,072,052	£6,064,183	£5,119,142	£6,111,272	£4,931,202	£4,978,292
50%	75%	£3,642,067	£4,744,434	£3,694,388	£4,796,756	£3,485,566	£3,537,888
10%	60%	£15,157,651	£15,472,602	£15,165,574	£15,480,525	£15,112,938	£15,120,861
15%	60%	£13,792,738	£14,265,164	£13,804,622	£14,277,048	£13,725,669	£13,737,553
20%	60%	£12,427,825	£13,057,727	£12,443,671	£13,073,572	£12,338,399	£12,354,244
25%	60%	£11,062,912	£11,850,290	£11,082,719	£11,870,096	£10,951,131	£10,970,936
30%	60%	£9,696,136	£10,642,852	£9,720,239	£10,666,620	£9,560,107	£9,584,209
35%	60%	£8,321,838	£9,435,414	£8,349,958	£9,463,143	£8,163,136	£8,191,257
40%	60%	£6,947,540	£8,225,106	£6,979,677	£8,257,243	£6,766,166	£6,798,303
45%	60%	£5,573,242	£7,010,503	£5,609,396	£7,046,657	£5,369,197	£5,405,351
50%	60%	£4.198.943	£5.795.901	£4.239.115	£5.836.072	£3.972.227	£4.012.399

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%	-£41,515,447	-£41,515,447	-£41,515,447	-£41,515,447	-£41,515,447	-£41,515,447
10%	71%	-£44,326,560	-£44,083,735	-£44,316,826	-£44,074,002	-£44,361,033	-£44,351,300
15%	71%	-£45,732,117			-£45,353,279		
20%	71%	-£47,137,673			-£46,632,557		
25%	71%	-£48,543,229			-£47,911,834		
30%	71%	-£49,954,087	-£49,220,311	-£49,924,476	-£49,191,111	-£50,058,966	
35%	71%	-£51,369,602			-£50,473,185		
40%	71%	-£52,785,116			-£51,760,640		-£52,885,472
45%	71%	-£54,200,631			-£53,048,095		
50%	71%	-£55,616,146			-£54,335,550		-£55,741,590
100%	71%	-£69,940,868			-£67,337,788	-£70,296,179	
10%	75%	-£44,355,100	-£44,137,692	-£44,344,781	-£44,127,373	-£44,385,965	-£44,375,646
15%	75%	-£45,774,926	-£45,448,814	-£45,759,448	-£45,433,336	-£45,821,224	-£45,805,746
20%	75%	-£47,194,753	-£46,759,937	-£47,174,115	-£46,739,299	-£47,256,483	-£47,235,845
25%	75%	-£48,614,579	-£48,071,059	-£48,588,783	-£48,045,262	-£48,691,742	-£48,665,945
30%	75%	-£50,040,915			-£49,351,225		
35%	75%	-£51,470,900	-£50,699,244	-£51,434,275	-£50,662,618	-£51,580,450	-£51,543,826
40%	75%	-£52,900,886			-£51,977,135		
45%	75%	-£54,330,872			-£53,291,652		
50%	75%	-£55,760,857			-£54,606,169		
10%	60%	-£44,245,273	-£43,930,322	-£44,237,350	-£43,922,399	-£44,289,986	-£44,282,064
15%	60%	-£45,610,186			-£45,125,876		
20%	60%	-£46,975,099	-£46,345,198	-£46,959,254	-£46,329,353	-£47,064,525	-£47,048,680
25%	60%	-£48,340,012			-£47,532,828		
30%	60%	-£49,706,788	-£48,760,073	-£49,682,686	-£48,736,305	-£49,842,818	-£49,818,715
35%	60%	-£51,081,087			-£49,939,782		
40%	60%	-£52,455,385			-£51,145,682		
45%	60%	-£53,829,682			-£52,356,267		
50%	60%	-£55 203 981	-£53 607 024		-F53 566 852		

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%	-£29,849,373					-£29,849,373
10%	71%	-£32,660,485	-£32,417,661		-£32,407,927	-£32,694,959	-£32,685,226
15%	71%	-£34,066,042					-£34,103,152
20%	71%	-£35,471,599	-£34,985,949	-£35,452,132	-£34,966,483	-£35,540,545	-£35,521,078
25%	71%	-£36,877,155					-£36,939,006
30%	71%	-£38,288,013	-£37,554,236	-£38,258,402	-£37,525,037	-£38,392,891	-£38,363,280
35%	71%	-£39,703,528					-£39,791,338
40%	71%	-£41,119,042	-£40,134,048	-£41,079,560	-£40,094,566	-£41,258,880	-£41,219,398
45%	71%	-£42,534,557					-£42,647,457
50%	71%	-£43,950,072	-£42,718,828	-£43,900,719	-£42,669,476	-£44,124,868	-£44,075,516
100%	71%	-£58,274,793					-£58,529,786
10%	75%	-£32,689,026	-£32,471,617	-£32,678,707	-£32,461,299	-£32,719,891	-£32,709,572
15%	75%	-£34,108,852					-£34,139,671
20%	75%	-£35,528,679	-£35,093,863	-£35,508,041	-£35,073,224	-£35,590,408	-£35,569,771
25%	75%	-£36,948,505					-£36,999,870
30%	75%	-£38,374,840	-£37,716,107	-£38,343,448	-£37,685,151	-£38,468,741	-£38,437,347
35%	75%	-£39,804,826					-£39,877,751
40%	75%	-£41,234,812	-£40,352,918	-£41,192,955	-£40,311,061	-£41,360,012	-£41,318,155
45%	75%	-£42,664,798		-£42,617,708	-£41,625,578		-£42,758,558
50%	75%	-£44,094,783	-£42,992,416	-£44,042,462	-£42,940,095	-£44,251,284	-£44,198,962
10%	60%	-£32,579,199					-£32,615,989
15%	60%	-£33,944,112	-£33,471,686	-£33,932,228	-£33,459,802	-£34,011,181	-£33,999,298
20%	60%	-£35,309,025					-£35,382,606
25%	60%	-£36,673,938	-£35,886,561	-£36,654,131	-£35,866,754	-£36,785,720	-£36,765,914
30%	60%	-£38,040,714	-£37,093,999		-£37,070,231	-£38,176,744	-£38,152,641
35%	60%	-£39,415,013				-£39.573.714	-£39.545.593

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,538,193	-£9,538,193	-£9,538,193	-£9,538,193	-£9,538,193	-£9,538,193
10%	71%	-£12,349,306	-£12,106,481				
15%	71%	-£13,754,862	-£13,390,625	-£13,740,262	-£13,376,025	-£13,806,572	-£13,791,972
20%	71%	-£15,160,419	-£14,674,769				
25%	71%	-£16,565,975	-£15,958,913				
30%	71%	-£17,976,833	-£17,243,056				
35%	71%	-£19,392,348	-£18,530,477	-£19,357,801	-£18,495,931	-£19,514,706	-£19,480,158
40%	71%	-£20,807,862	-£19,822,868				
45%	71%	-£22,223,377	-£21,115,258	-£22,178,960	-£21,070,841	-£22,380,694	-£22,336,277
50%	71%	-£23,638,892	-£22,407,648		-£22,358,296		
100%	71%	-£37,963,613	-£35,460,852	-£37,863,294	-£35,360,534	-£38,318,924	-£38,218,606
10%	75%	-£12,377,846	-£12,160,437	-£12,367,527	-£12,150,119		
15%	75%	-£13,797,672	-£13,471,560	-£13,782,194	-£13,456,081		
20%	75%	-£15,217,499	-£14,782,683	-£15,196,861	-£14,762,044	-£15,279,228	-£15,258,591
25%	75%	-£16,637,325	-£16,093,805			-£16,714,488	
30%	75%	-£18,063,660	-£17,404,927	-£18,032,268	-£17,373,971	-£18,157,561	-£18,126,167
35%	75%	-£19,493,646	-£18,721,990		-£18,685,364	-£19,603,196	
40%	75%	-£20,923,632	-£20,041,739		-£19,999,881	-£21,048,832	-£21,006,975
45%	75%	-£22,353,618	-£21,361,487		-£21,314,398	-£22,494,468	-£22,447,378
50%	75%	-£23,783,603	-£22,681,236		-£22,628,915	-£23,940,104	
10%	60%	-£12,268,019	-£11,953,068	-£12,260,096	-£11,945,145		
15%	60%	-£13,632,932	-£13,160,506	-£13,621,048	-£13,148,622	-£13,700,002	-£13,688,118
20%	60%	-£14,997,845	-£14,367,944				
25%	60%	-£16,362,758	-£15,575,381				
30%	60%	-£17,729,534	-£16,782,819				
35%	60%	-£19,103,833	-£17,990,257				
40%	60%	-£20,478,130	-£19,200,565				

£90,000,000

£72,325,000

£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%	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260
10%	71%	-£3,156,373	-£2,913,548	-£3,146,640	-£2,903,815	-£3,190,846	-£3,181,113
15%	71%	-£4,561,930	-£4,197,692	-£4,547,330	-£4,183,092	-£4,613,640	-£4,599,039
20%	71%	-£5,967,487	-£5,481,836	-£5,948,020	-£5,462,370	-£6,036,433	-£6,016,966
25%	71%	-£7,373,042	-£6,765,980	-£7,348,710	-£6,741,647	-£7,459,226	-£7,434,893
30%	71%	-£8,783,901	-£8,050,124	-£8,754,290	-£8,020,925	-£8,888,779	-£8,859,168
35%	71%	-£10,199,415	-£9,337,544		-£9,302,998		-£10,287,226
40%	71%	-£11,614,930	-£10,629,935		-£10,590,454	-£11,754,768	
45%	71%	-£13,030,444	-£11,922,325				
50%	71%	-£14,445,959	-£13,214,716	-£14,396,606	-£13,165,364	-£14,620,756	-£14,571,403
100%	71%	-£28,770,681	-£26,267,920	-£28,670,362	-£26,167,601		
10%	75%	-£3,184,913	-£2,967,505	-£3,174,594	-£2,957,186	-£3,215,778	-£3,205,459
15%	75%	-£4,604,739	-£4,278,628	-£4,589,262	-£4,263,149	-£4,651,037	-£4,635,559
20%	75%	-£6,024,566	-£5,589,750	-£6,003,929	-£5,569,112	-£6,086,296	-£6,065,658
25%	75%	-£7,444,392	-£6,900,872	-£7,418,596	-£6,875,076	-£7,521,555	-£7,495,758
30%	75%	-£8,870,728	-£8,211,995	-£8,839,335	-£8,181,039	-£8,964,628	-£8,933,234
35%	75%	-£10,300,713	-£9,529,057		-£9,492,432		
40%	75%	-£11,730,700	-£10,848,806	-£11,688,842	-£10,806,948	-£11,855,900	-£11,814,042
45%	75%	-£13,160,685	-£12,168,555	-£13,113,596			
50%	75%	-£14,590,671	-£13,488,303	-£14,538,349	-£13,435,982	-£14,747,172	
10%	60%	-£3,075,086	-£2,760,135	-£3,067,164	-£2,752,213	-£3,119,799	-£3,111,877
15%	60%	-£4,439,999	-£3,967,573	-£4,428,115	-£3,955,689	-£4,507,069	-£4,495,185
20%	60%	-£5,804,912	-£5,175,011	-£5,789,067	-£5,159,166	-£5,894,339	-£5,878,493
25%	60%	-£7,169,825	-£6,382,448	-£7,150,019	-£6,362,641	-£7,281,607	-£7,261,802
30%	60%	-£8,536,601	-£7,589,886	-£8,512,499	-£7,566,118	-£8,672,631	-£8,648,529
35%	60%	-£9,910,900	-£8,797,324	-£9,882,779	-£8,769,595	-£10,069,602	-£10,041,481
40%	60%	-£11,285,198	-£10.007.632	-£11.253.061	-£9.975.495		-£11,434,434
45%	60%	-£12,659,496	-£11,222,234	-£12,623,341		-£12,863,541	-£12,827,386
50%	60%	-£14.033.794	-£12.436.837				-£14,220,339

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

% 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%	£6,469,575	£6.469.575	£6,469,575	£6,469,575	£6,469,575	£6,469,575
10%	71%	£3,658,463	£3.901.287	£3,668,196	£3.911.021	£3 623 989	£3 633 722
15%	71%	£2,252,906	£2.617.143	£2.267.506	£2.631.744	£2,201,196	£2.215.796
20%	71%	£847.349	£1,332,999	£866.816	£1,352,465	£778.403	£797.870
25%	71%	-£558,207	£48,856	-£533,874	£73,188	-£644,390	-£620,058
30%	71%	-£1,969,065	-£1,235,288	-£1,939,454	-£1,206,089	-£2,073,943	-£2,044,332
35%	71%	-£3,384,580	-£2,522,709	-£3,350,033	-£2,488,163	-£3,506,938	-£3,472,390
40%	71%	-£4,800,094	-£3,815,100	-£4,760,612	-£3,775,618	-£4,939,932	-£4,900,450
45%	71%	-£6,215,609	-£5,107,490	-£6,171,192	-£5,063,073	-£6,372,926	-£6,328,509
50%	71%	-£7,631,124	-£6,399,880	-£7,581,771	-£6,350,528	-£7,805,920	-£7,756,568
100%	71%	-£21,955,845	-£19,453,084				
10%	75%	£3,629,922	£3,847,331	£3,640,241	£3,857,650	£3,599,057	£3,609,376
15%	75%	£2,210,096	£2,536,208	£2,225,574	£2,551,687	£2,163,798	£2,179,277
20%	75%	£790,269	£1,225,085	£810,907	£1,245,724	£728,540	£749,177
25%	75%	-£629,557	-£86,037	-£603,760	-£60,240	-£706,720	-£680,922
30%	75%	-£2,055,892	-£1,397,159	-£2,024,500	-£1,366,203	-£2,149,793	-£2,118,399
35%	75%	-£3,485,878	-£2,714,222	-£3,449,253	-£2,677,596	-£3,595,428	-£3,558,803
40%	75%	-£4,915,864	-£4,033,970	-£4,874,007	-£3,992,113	-£5,041,064	-£4,999,207
45%	75%	-£6,345,850	-£5,353,719	-£6,298,760	-£5,306,630	-£6,486,700	-£6,439,610
50%	75%	-£7,775,835	-£6,673,468	-£7,723,514	-£6,621,147	-£7,932,336	-£7,880,014
10%	60%	£3,739,749	£4,054,700	£3,747,672	£4,062,623	£3,695,036	£3,702,959
15%	60%	£2,374,836	£2,847,262	£2,386,720	£2,859,146	£2,307,767	£2,319,650
20%	60%	£1,009,923	£1,639,824	£1,025,769	£1,655,670	£920,497	£936,342
25%	60%	-£354,990	£432,387	-£335,183	£452,194	-£466,772	-£446,966
30%	60%	-£1,721,766	-£775,051	-£1,697,663	-£751,283	-£1,857,796	-£1,833,693
35%	60%	-£3,096,065	-£1,982,488	-£3,067,944	-£1,954,759	-£3,254,766	-£3,226,645
40%	60%	-£4,470,362	-£3,192,796	-£4,438,225	-£3,160,660	-£4,651,736	-£4,619,599
45%	60%	-£5,844,660	-£4,407,399	-£5,808,506	-£4,371,245	-£6,048,705	-£6,012,551
50%	60%	-£7.218.959	-£5.622.001	-£7.178.787	-£5.581.830	-£7.445.675	-£7.405.503

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%	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817
10%	71%	£10,598,704	£10,841,529	£10,608,438	£10,851,262	£10,564,231	£10,573,964
15%	71%	£9,193,147	£9,557,385	£9,207,748	£9,571,985	£9,141,438	£9,156,038
20%	71%	£7,787,591	£8,273,241	£7,807,057	£8,292,707	£7,718,644	£7,738,111
25%	71%	£6,382,035	£6,989,097	£6,406,367	£7,013,430	£6,295,851	£6,320,184
30%	71%	£4,971,177	£5,704,953	£5,000,788	£5,734,153	£4,866,298	£4,895,909
35%	71%	£3,555,662	£4,417,533	£3,590,208	£4,452,079	£3,433,304	£3,467,851
40%	71%	£2,140,148	£3,125,142	£2,179,629	£3,164,624	£2,000,309	£2,039,792
45%	71%	£724,633	£1,832,752	£769,050	£1,877,169	£567,316	£611,733
50%	71%	-£690,882	£540,361	-£641,529	£589,714	-£865,678	-£816,326
100%	71%	-£15,015,604					-£15,270,596
10%	75%	£10,570,164	£10,787,572	£10,580,483	£10,797,891	£10,539,299	£10,549,618
15%	75%	£9,150,338	£9,476,450	£9,165,816	£9,491,928	£9,104,040	£9,119,518
20%	75%	£7,730,511	£8,165,327	£7,751,149	£8,185,965	£7,668,781	£7,689,419
25%	75%	£6,310,685	£6,854,205	£6,336,481	£6,880,002	£6,233,522	£6,259,319
30%	75%	£4,884,349	£5,543,082	£4,915,742	£5,574,039	£4,790,449	£4,821,843
35%	75%	£3,454,364	£4,226,020	£3,490,989	£4,262,646	£3,344,814	£3,381,438
40%	75%	£2,024,378	£2,906,271	£2,066,235	£2,948,129	£1,899,177	£1,941,035
45%	75%	£594,392	£1,586,522	£641,482	£1,633,612	£453,542	£500,631
50%	75%	-£835,593	£266,774	-£783,272	£319,095	-£992,094	-£939,772
10%	60%	£10,679,991	£10,994,942	£10,687,914	£11,002,865	£10,635,278	£10,643,200
15%	60%	£9,315,078	£9,787,504	£9,326,962	£9,799,388	£9,248,008	£9,259,892
20%	60%	£7,950,165	£8,580,066	£7,966,010	£8,595,911	£7,860,739	£7,876,584
25%	60%	£6,585,252	£7,372,629	£6,605,059	£7,392,436	£6,473,470	£6,493,276
30%	60%	£5,218,476	£6,165,191	£5,242,578	£6,188,959	£5,082,446	£5,106,549
35%	60%	£3,844,177	£4,957,753	£3,872,298	£4,985,482	£3,685,476	£3,713,596
40%	60%	£2,469,879	£3,747,445	£2,502,016	£3,779,582	£2,288,506	£2,320,643
45%	60%	£1,095,582	£2,532,843	£1,131,736	£2,568,997	£891,537	£927,691

£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%	-£555,811	-£555,811	-£555,811	-£555,811	-£555,811	-£555,811
10%	71%	-£3,366,923	-£3,124,098	-£3,357,190	-£3,114,365	-£3,401,397	-£3,391,663
15%	71%	-£4,772,480	-£4,408,242	-£4,757,880	-£4,393,642	-£4,824,190	-£4,809,590
20%	71%	-£6,178,037	-£5,692,386	-£6,158,570	-£5,672,921	-£6,246,983	-£6,227,516
25%	71%	-£7,583,593	-£6,976,530	-£7,559,260	-£6,952,198	-£7,669,776	-£7,645,444
30%	71%	-£8,994,451	-£8,260,674	-£8,964,840	-£8,231,475	-£9,099,329	-£9,069,718
35%	71%	-£10,409,965	-£9,548,095		-£9,513,549		
40%	71%	-£11,825,480	-£10,840,486	-£11,785,998	-£10,801,004	-£11,965,318	-£11,925,835
45%	71%	-£13,240,994	-£12,132,875				
50%	71%	-£14,656,510	-£13,425,266		-£13,375,914	-£14,831,306	-£14,781,954
100%	71%	-£28,981,231	-£26,478,470		-£26,378,151	-£29,336,542	-£29,236,223
10%	75%	-£3,395,464	-£3,178,055	-£3,385,145	-£3,167,736	-£3,426,328	-£3,416,010
15%	75%	-£4,815,290	-£4,489,178	-£4,799,812	-£4,473,699	-£4,861,588	-£4,846,109
20%	75%	-£6,235,117	-£5,800,301	-£6,214,479	-£5,779,662	-£6,296,846	-£6,276,209
25%	75%	-£7,654,943	-£7,111,422	-£7,629,146	-£7,085,626	-£7,732,106	-£7,706,308
30%	75%	-£9,081,278	-£8,422,545	-£9,049,885	-£8,391,589	-£9,175,178	-£9,143,785
35%	75%	-£10,511,264	-£9,739,608		-£9,702,982		
40%	75%	-£11,941,250	-£11,059,356				
45%	75%	-£13,371,236	-£12,379,105				-£13,464,996
50%	75%	-£14,801,221	-£13,698,854	-£14,748,900	-£13,646,532	-£14,957,722	-£14,905,400
10%	60%	-£3,285,637	-£2,970,686	-£3,277,714	-£2,962,763	-£3,330,350	-£3,322,427
15%	60%	-£4,650,550	-£4,178,123	-£4,638,666	-£4,166,240	-£4,717,619	-£4,705,735
20%	60%	-£6,015,463	-£5,385,561	-£5,999,617	-£5,369,716	-£6,104,889	-£6,089,044
25%	60%	-£7,380,376	-£6,592,998	-£7,360,569	-£6,573,192	-£7,492,157	-£7,472,352
30%	60%	-£8,747,152	-£7,800,436	-£8,723,049	-£7,776,668	-£8,883,181	-£8,859,079
35%	60%	-£10,121,450	-£9,007,874		-£8,980,145		
40%	60%	-£11,495,748	-£10,218,182	-£11,463,611	-£10,186,045	-£11,677,121	-£11,644,985
45%	60%	-£12,870,046	-£11,432,785				

40% 60% -112.870,046
50% 60% -14.244,345

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%	£8,994,200	£8,994,200	£8,994,200	£8,994,200	£8,994,200	£8,994,200
10%	71%	£6,183,087	£6,425,912	£6,192,820	£6,435,645	£6,148,613	£6,158,347
15%	71%	£4,777,530	£5,141,768	£4,792,130	£5,156,368	£4,725,820	£4,740,420
20%	71%	£3,371,973	£3,857,624	£3,391,440	£3,877,090	£3,303,027	£3,322,494
25%	71%	£1,966,417	£2,573,480	£1,990,750	£2,597,812	£1,880,234	£1,904,567
30%	71%	£555,559	£1,289,336	£585,170	£1,318,535	£450,681	£480,292
35%	71%	-£859,955	£1,915	-£825,409	£36,462	-£982,313	-£947,766
40%	71%	-£2,275,470	-£1,290,475	-£2,235,988	-£1,250,994	-£2,415,308	-£2,375,825
45%	71%	-£3,690,984	-£2,582,865	-£3,646,567	-£2,538,448	-£3,848,301	-£3,803,884
50%	71%	-£5,106,500	-£3,875,256	-£5,057,146	-£3,825,904	-£5,281,296	-£5,231,944
100%	71%	-£19,431,221	-£16,928,460	-£19,330,902	-£16,828,141	-£19,786,532	-£19,686,213
10%	75%	£6,154,547	£6,371,955	£6,164,865	£6,382,274	£6,123,682	£6,134,000
15%	75%	£4,734,721	£5,060,832	£4,750,198	£5,076,311	£4,688,422	£4,703,901
20%	75%	£3,314,894	£3,749,709	£3,335,531	£3,770,348	£3,253,164	£3,273,801
25%	75%	£1,895,068	£2,438,588	£1,920,864	£2,464,384	£1,817,904	£1,843,702
30%	75%	£468,732	£1,127,465	£500,125	£1,158,421	£374,832	£406,225
35%	75%	-£961,253	-£189,597	-£924,629	-£152,972	-£1,070,804	-£1,034,179
40%	75%	-£2,391,240	-£1,509,346	-£2,349,382	-£1,467,489	-£2,516,440	-£2,474,583
45%	75%	-£3,821,225	-£2,829,095	-£3,774,136	-£2,782,005	-£3,962,075	-£3,914,986
50%	75%	-£5,251,211	-£4,148,844	-£5,198,889	-£4,096,522	-£5,407,712	-£5,355,389
10%	60%	£6,264,374	£6,579,325	£6,272,296	£6,587,247	£6,219,660	£6,227,583
15%	60%	£4,899,461	£5,371,887	£4,911,345	£5,383,771	£4,832,391	£4,844,275
20%	60%	£3,534,548	£4,164,449	£3,550,393	£4,180,294	£3,445,121	£3,460,967
25%	60%	£2,169,635	£2,957,012	£2,189,441	£2,976,818	£2,057,853	£2,077,658
30%	60%	£802,858	£1,749,574	£826,961	£1,773,342	£666,829	£690,931
35%	60%	-£571,440	£542,136	-£543,320	£569,865	-£730,142	-£702,021
40%	60%	-£1,945,738	-£668,172	-£1,913,601	-£636,035	-£2,127,111	-£2,094,974
45%	60%	-£3,320,036	-£1,882,775	-£3,283,882	-£1,846,620	-£3,524,081	-£3,487,927
50%	60%	-£4.694.334	-£3.097.377	-£4.654.163	-£3.057.206	-£4.921.050	-£4.880.879

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%	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817
10%	71%	£10,598,704	£10,841,529	£10,608,438	£10,851,262	£10,564,231	£10,573,964
15%	71%	£9,193,147	£9,557,385	£9,207,748	£9,571,985	£9,141,438	£9,156,038
20%	71%	£7,787,591	£8,273,241	£7,807,057	£8,292,707	£7,718,644	£7,738,111
25%	71%	£6,382,035	£6,989,097	£6,406,367	£7,013,430	£6,295,851	£6,320,184
30%	71%	£4,971,177	£5,704,953	£5,000,788	£5,734,153	£4,866,298	£4,895,909
35%	71%	£3,555,662	£4,417,533	£3,590,208	£4,452,079	£3,433,304	£3,467,851
40%	71%	£2,140,148	£3,125,142	£2,179,629	£3,164,624	£2,000,309	£2,039,792
45%	71%	£724,633	£1,832,752	£769,050	£1,877,169	£567,316	£611,733
50%	71%	-£690,882	£540,361	-£641,529	£589,714	-£865,678	-£816,326
100%	71%	-£15,015,604		-£14,915,285	-£12,412,524		-£15,270,596
10%	75%	£10,570,164	£10,787,572	£10,580,483	£10,797,891	£10,539,299	£10,549,618
15%	75%	£9,150,338	£9,476,450	£9,165,816	£9,491,928	£9,104,040	£9,119,518
20%	75%	£7,730,511	£8,165,327	£7,751,149	£8,185,965	£7,668,781	£7,689,419
25%	75%	£6,310,685	£6,854,205	£6,336,481	£6,880,002	£6,233,522	£6,259,319
30%	75%	£4,884,349	£5,543,082	£4,915,742	£5,574,039	£4,790,449	£4,821,843
35%	75%	£3,454,364	£4,226,020	£3,490,989	£4,262,646	£3,344,814	£3,381,438
40%	75%	£2,024,378	£2,906,271	£2,066,235	£2,948,129	£1,899,177	£1,941,035
45%	75%	£594,392	£1,586,522	£641,482	£1,633,612	£453,542	£500,631
50%	75%	-£835,593	£266,774	-£783,272	£319,095	-£992,094	-£939,772
10%	60%	£10,679,991	£10,994,942	£10,687,914	£11,002,865	£10,635,278	£10,643,200
15%	60%	£9,315,078	£9,787,504	£9,326,962	£9,799,388	£9,248,008	£9,259,892
20%	60%	£7,950,165	£8,580,066	£7,966,010	£8,595,911	£7,860,739	£7,876,584
25%	60%	£6,585,252	£7,372,629	£6,605,059	£7,392,436	£6,473,470	£6,493,276
30%	60%	£5,218,476	£6,165,191	£5,242,578	£6,188,959	£5,082,446	£5,106,549
35%	60%	£3,844,177	£4,957,753	£3,872,298	£4,985,482	£3,685,476	£3,713,596
40%	60%	£2,469,879	£3,747,445	£2,502,016	£3,779,582	£2,288,506	£2,320,643
45%	60%	£1,095,582	£2,532,843	£1,131,736	£2,568,997	£891,537	£927,691
E00/	600/	CO70 747	C4 240 240	C220 E46	C4 2E0 442	CEOE 422	0405.000

£27,943,000

£13,474,000

65 0.66 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%	£8,809,403	£8,809,403	£8,809,403	£8,809,403	£8,809,403	£8,809,403
10%	71%	£6,886,177	£7,071,958	£6,901,496	£7,087,277	£6,830,745	£6,846,065
15%	71%	£5,924,564	£6,203,235	£5,947,543	£6,226,215	£5,841,417	£5,864,397
20%	71%	£4,962,950	£5,334,514	£4,993,590	£5,365,152	£4,852,088	£4,882,728
25%	71%	£4,001,338	£4,465,791	£4,039,637	£4,504,089	£3,862,760	£3,901,058
30%	71%	£3,039,725	£3,597,068	£3,085,683	£3,643,027	£2,873,431	£2,919,389
35%	71%	£2,078,111	£2,728,346	£2,131,730	£2,781,964	£1,884,102	£1,937,720
40%	71%	£1,116,499	£1,859,623	£1,177,777	£1,920,901	£894,773	£956,052
45%	71%	£154,885	£990,901	£223,824	£1,059,839	-£96,101	-£26,036
50%	71%	-£819,921	£122,179	-£742,071	£198,776	-£1,101,611	-£1,023,760
100%	71%	-£10,593,325	-£8,705,128	-£10,437,624	-£8,549,427	-£11,156,704	-£11,001,003
10%	75%	£6,856,907	£7,023,242	£6,873,148	£7,039,483	£6,807,278	£6,823,519
15%	75%	£5,880,658	£6,130,161	£5,905,021	£6,154,524	£5,806,215	£5,830,576
20%	75%	£4,904,410	£5,237,080	£4,936,893	£5,269,563	£4,805,152	£4,837,635
25%	75%	£3,928,162	£4,344,000	£3,968,765	£4,384,603	£3,804,089	£3,844,692
30%	75%	£2,951,914	£3,450,919	£3,000,638	£3,499,643	£2,803,026	£2,851,750
35%	75%	£1,975,666	£2,557,839	£2,032,510	£2,614,683	£1,801,963	£1,858,809
40%	75%	£999,418	£1,664,758	£1,064,383	£1,729,724	£800,901	£865,866
45%	75%	£23,170	£771,678	£96,255	£844,764	-£203,435	-£129,154
50%	75%	-£968,667	-£123,388	-£886,132	-£40,853	-£1,220,871	-£1,138,336
10%	60%	£6,969,624	£7,210,587	£6,982,093	£7,223,057	£6,897,727	£6,910,198
15%	60%	£6,049,734	£6,411,179	£6,068,438	£6,429,884	£5,941,890	£5,960,595
20%	60%	£5,129,845	£5,611,771	£5,154,784	£5,636,711	£4,986,052	£5,010,991
25%	60%	£4,209,954	£4,812,363	£4,241,128	£4,843,537	£4,030,215	£4,061,388
30%	60%	£3,290,064	£4,012,955	£3,327,474	£4,050,364	£3,074,377	£3,111,786
35%	60%	£2,370,175	£3,213,547	£2,413,818	£3,257,191	£2,118,539	£2,162,183
40%	60%	£1,450,285	£2,414,139	£1,500,164	£2,464,018	£1,162,702	£1,212,580
45%	60%	£530,396	£1,614,731	£586,509	£1,670,845	£206,864	£262,978
50%	60%	-£395.864	£815.324	-£332.497	£877.672	-£761.223	-£697.856

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 rented 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

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 40% 45% 50% 1009 10%

£90,000,000

£72,325,000

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 LL
0%	71%	-£9.423.335	-£9.423.335	-£9.423.335	-£9.423.335	-£9.423.335	-£9.423.335
10%	71%	-£11,346,561	-£11,160,780	-£11,331,242	-£11.145.461	-£11.401.993	-£11,386,672
15%	71%	-£12,308,174	-£12,029,502		-£12,006,523		-£12,368,341
20%	71%	-£13.269.787	-£12.898.224				-£13.350.010
25%	71%	-£14,231,400	-£13.766.947				-£14,331,680
30%	71%	-£15.193.012	-£14.635.669				
35%	71%	-£16,154,626	-£15,504,392				-£16,295,017
40%	71%	-£17.116.239	-£16.373.114				
45%	71%	-£18.077.852	-£17.241.837	-£18.008.914			
50%	71%	-£19,052,659	-£18,110,559	-£18,974,808	-£18,033,961	-£19,334,349	-£19,256,498
100%	71%	-£28,826,062	-£26,937,866		-£26,782,164		
10%	75%	-£11,375,831	-£11,209,496	-£11,359,589	-£11,193,254	-£11,425,460	-£11,409,219
15%	75%	-£12,352,079	-£12,102,576				
20%	75%	-£13,328,328	-£12,995,657	-£13,295,844	-£12,963,175	-£13,427,585	-£13,395,103
25%	75%	-£14,304,575	-£13,888,737				
30%	75%	-£15,280,824	-£14,781,818	-£15,232,100	-£14,733,094	-£15,429,712	-£15,380,988
35%	75%	-£16,257,071	-£15,674,898				
40%	75%	-£17,233,320	-£16,567,979	-£17,168,355	-£16,503,014	-£17,431,837	-£17,366,872
45%	75%	-£18,209,568	-£17,461,060	-£18,136,482		-£18,436,173	-£18,361,892
50%	75%	-£19,201,404	-£18,356,125				
10%	60%	-£11,263,114	-£11,022,150				
15%	60%	-£12,183,004	-£11,821,558				
20%	60%	-£13,102,893	-£12,620,967	-£13,077,954	-£12,596,027	-£13,246,685	-£13,221,746
25%	60%	-£14,022,783	-£13,420,375				
30%	60%	-£14,942,673	-£14,219,783	-£14,905,264	-£14,182,373	-£15,158,361	
35%	60%	-£15,862,562	-£15,019,191				
40%	60%	-£16,782,452	-£15,818,598	-£16,732,574	-£15,768,720	-£17,070,036	-£17,020,158
45%	60%	-£17,702,342	-£16,618,006				
50%	60%	-£18.628.602	-£17.417.414	-£18.565.234			

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499
10%	71%	-£4,531,725	-£4,345,944	-£4,516,406	-£4,330,625	-£4,587,157	-£4,571,837
15%	71%	-£5,493,338	-£5,214,667	-£5,470,359	-£5,191,687	-£5,576,485	-£5,553,506
20%	71%	-£6,454,952	-£6,083,389	-£6,424,312	-£6,052,750	-£6,565,814	-£6,535,174
25%	71%	-£7,416,564	-£6,952,111	-£7,378,265	-£6,913,813	-£7,555,142	-£7,516,844
30%	71%	-£8,378,177	-£7,820,834	-£8,332,219	-£7,774,875	-£8,544,471	-£8,498,513
35%	71%	-£9,339,791	-£8,689,556	-£9,286,172	-£8,635,938	-£9,533,800	-£9,480,182
40%	71%	-£10,301,403	-£9,558,279	-£10,240,125	-£9,497,001	-£10,523,129	-£10,461,851
45%	71%	-£11,263,017	-£10,427,002				
50%	71%	-£12,237,823	-£11,295,723	-£12,159,973	-£11,219,126	-£12,519,513	-£12,441,662
100%	71%	-£22,011,227	-£20,123,030		-£19,967,329	-£22,574,606	
10%	75%	-£4,560,995	-£4,394,660	-£4,544,754	-£4,378,419	-£4,610,624	-£4,594,383
15%	75%	-£5,537,244	-£5,287,741	-£5,512,881	-£5,263,379	-£5,611,687	-£5,587,326
20%	75%	-£6,513,492	-£6,180,822	-£6,481,009	-£6,148,339	-£6,612,750	-£6,580,267
25%	75%	-£7,489,740	-£7,073,902	-£7,449,137	-£7,033,299	-£7,613,813	-£7,573,210
30%	75%	-£8,465,988	-£7,966,983	-£8,417,265	-£7,918,259	-£8,614,876	-£8,566,152
35%	75%	-£9,442,236	-£8,860,063	-£9,385,392	-£8,803,219	-£9,615,939	-£9,559,094
40%	75%	-£10,418,485	-£9,753,144	-£10,353,519	-£9,688,178	-£10,617,001	-£10,552,036
45%	75%	-£11,394,732	-£10,646,225		-£10,573,138		
50%	75%	-£12,386,569	-£11,541,290	-£12,304,034	-£11,458,755	-£12,638,773	-£12,556,238
10%	60%	-£4,448,278	-£4,207,315	-£4,435,809	-£4,194,845	-£4,520,175	-£4,507,704
15%	60%	-£5,368,168	-£5,006,723	-£5,349,464	-£4,988,018	-£5,476,012	-£5,457,308
20%	60%	-£6,288,058	-£5,806,132	-£6,263,119	-£5,781,192	-£6,431,850	-£6,406,911
25%	60%	-£7,207,948	-£6,605,539	-£7,176,774	-£6,574,365	-£7,387,688	-£7,356,514
30%	60%	-£8,127,838	-£7,404,947	-£8,090,428	-£7,367,538	-£8,343,525	-£8,306,116
35%	60%	-£9,047,727	-£8,204,355	-£9,004,084	-£8,160,711	-£9,299,363	-£9,255,719
40%	60%	-£9,967,617	-£9,003,763	-£9,917,738	-£8,953,884	-£10,255,200	-£10,205,322
45%	60%	-£10,887,506	-£9,803,171		-£9,747,057		
50%	60%	-£11,813,766	-£10,602,579	-£11,750,399	-£10,540,230	-£12,179,125	-£12,115,758

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

	% of AH as	SR and SO at	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%	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743
10%	71%	£2,408,516	£2,594,297	£2,423,836	£2,609,617	£2,353,085	£2,368,405
15%	71%	£1,446,904	£1,725,575	£1,469,883	£1,748,555	£1,363,756	£1,386,736
20%	71%	£485,290	£856,853	£515,930	£887,492	£374,428	£405,067
25%	71%	-£476,323	-£11,869	-£438,023	£26,429	-£614,901	-£576,602
30%	71%	-£1,437,935	-£880,592	-£1,391,977	-£834,633	-£1,604,229	-£1,558,271
35%	71%	-£2,399,549	-£1,749,315	-£2,345,930	-£1,695,696	-£2,593,559	-£2,539,940
40%	71%	-£3,361,162	-£2,618,037	-£3,299,883	-£2,556,759	-£3,582,887	-£3,521,609
45%	71%	-£4,322,775	-£3,486,760	-£4,253,836	-£3,417,821	-£4,573,762	-£4,503,696
50%	71%	-£5,297,582	-£4,355,482	-£5,219,731	-£4,278,884	-£5,579,271	-£5,501,421
100%	71%	-£15,070,985	-£13,182,789				
10%	75%	£2,379,246	£2,545,582	£2,395,488	£2,561,823	£2,329,617	£2,345,859
15%	75%	£1,402,998	£1,652,501	£1,427,360	£1,676,863	£1,328,555	£1,352,916
20%	75%	£426,749	£759,420	£459,233	£791,902	£327,492	£359,975
25%	75%	-£549.498	-£133.660	-£508.895	-£93.057	-£673.572	-£632.968
30%	75%	-£1,525,747	-£1,026,741	-£1,477,023	-£978,017	-£1,674,634	-£1,625,910
35%	75%	-£2.501.994	-£1.919.821	-£2,445,150	-£1.862.977	-£2.675.697	-£2.618.852
40%	75%	-£3,478,243	-£2,812,902	-£3,413,278	-£2,747,937	-£3,676,760	-£3,611,794
45%	75%	-£4,454,490	-£3.705.983	-£4.381.405	-£3.632.897	-£4.681.096	-£4.606.815
50%	75%	-£5,446,327	-£4,601,048	-£5,363,792	-£4,518,514	-£5,698,532	-£5,615,996
10%	60%	£2.491.963	£2.732.927	£2.504.433	£2.745.396	£2,420,067	£2.432.537
15%	60%	£1,572,073	£1,933,519	£1,590,777	£1,952,223	£1,464,230	£1,482,934
20%	60%	£652.184	£1,134,110	£677,123	£1,159,050	£508.392	£533.331
25%	60%	-£267,706	£334,702	-£236,532	£365,877	-£447,446	-£416,272
30%	60%	-£1.187.596	-£464.706	-£1.150.187	-£427.296	-£1.403.284	-£1,365,874
35%	60%	-£2.107.485	-£1.264.113	-£2.063.842	-£1,220,469	-£2.359.122	-£2.315.477
40%	60%	-£3.027.375	-£2.063.521	-£2.977.496	-£2.013.642	-£3.314.958	-£3,265,081
45%	60%	-£3.947.264	-£2.862.929	-£3.891.152	-£2.806.815	-£4,270,796	-£4,214,683
50%	60%	-£4.873.524	-£3.662.337	-£4.810.157	-£3,599,989	-£5,238,884	-£5.175.516

£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 LLR
76 OF ATT	71%	-£9.633.885	-£9.633.885	-£9.633.885	-F9 633 885	-F9 633 885	-£9.633.885
10%	71%					-£9,633,665 -£11,612,543	
15%	71%	-£11,557,111	-£11,371,330 -£12,240,053	-£11,541,792 -£12,495,745	-£11,356,011 -£12,217,073	-£12,601,871	-£11,597,223 -£12,578,891
20%	71%	-£12,518,724 -£13,480,338	-£12,240,053 -£13,108,774				
25%	71%	-£14,441,950	-£13,106,774 -£13,977,497	-£13,449,698 -£14,403,651	-£13,078,136	-£13,591,200 -£14,580,528	-£13,560,560 -£14,542,230
30%	71%	-£14,441,950 -£15.403.563	-£13,977,497 -£14,846,220	-£15,357,605	-£13,939,199 -£14,800,261	-£14,560,526 -£15,569,857	-£14,542,230 -£15.523.899
35%	71%	-£15,403,563 -£16,365,177	-£14,846,220 -£15,714,942	-£15,357,605 -£16.311.558	-£14,800,261 -£15.661.324	-£15,559,857 -£16,559,186	-£15,523,899 -£16,505,568
40%	71%	-£16,365,177 -£17.326,789	-£15,714,942 -£16,583,665	-£10,311,556 -£17,265,511	-£16,522,387	-£16,559,166 -£17,548,515	-£17,487,236
45%	71%	-£17,326,769 -£18,288,403	-£16,563,665 -£17,452,387	-£17,265,511 -£18 219 464	-£10,322,367 -£17 383 449	-£17,546,515 -£18,539,389	-£17,467,236 -£18,469,324
50%	71%	-£19,263,403	-£17,452,387 -£18,321,109	-£19,185,359	-£17,363,449 -£18.244.512	-£19,539,369 -£19,544,899	-£19.467.048
100%	71%	-£19,263,209 -£29.036.613	-£16,321,109 -£27,148.416	-£19,165,359 -£28,880,912			-£19,467,046 -£29,444,291
10%	75%	-£11,586,381	-£11,420,046	-£20,000,912 -£11,570,140	-£26,992,715 -£11,403,805	-£29,599,992 -£11,636,010	-£11,619,769
15%	75%	-£12,562,630	-£12,313,127	-£12,538,267	-£12,288,764	-£12,637,073	-£12,612,711
20%	75%	-£12,562,630 -£13,538,878	-£12,313,127 -£13,206,208	-£13,506,395	-£12,200,704 -£13,173,725	-£13,638,136	-£13,605,653
25%	75%	-£14,515,126	-£14,099,288	-£14.474.523	-£14.058.685	-£14,639,199	-£14,598,595
30%	75%	-£15.491.374	-£14,099,266 -£14,992,369	-£14,474,525 -£15,442,650	-£14,056,665 -£14,943,645	-£14,639,199 -£15,640,262	-£15.591.538
35%	75%	-£15,491,374 -£16.467.622	-£14,992,369 -£15,885,449	-£15,442,650 -£16,410,778	-£14,943,645 -£15,828,605	-£15,640,262 -£16,641,325	-£15,591,538 -£16,584,479
40%	75%	-£17.443.870	-£16,778,530	-£16,410,778 -£17,378,905	-£16,713,564	-£10,641,325 -£17.642.387	-£17.577.422
45%	75%	-£17,443,670 -£18,420,118	-£16,776,530 -£17,671,610	-£17,376,905 -£18,347,033	-£16,713,564 -£17 598 524	-£17,642,367 -£18,646,723	-£17,577,422 -£18,572,442
50%	75%	-£19,420,116 -£19,411,955	-£17,671,610 -£18,566,676	-£19,347,033	-£17,596,524 -£18.484.141	-£19,646,723	-£19,581,624
10%	60%						
15%	60%	-£11,473,664	-£11,232,701	-£11,461,195	-£11,220,231	-£11,545,561	-£11,533,090
20%	60%	-212,093,004	-£12,032,109	-£12,374,850	-£12,013,404	-£12,501,398 -£13,457,236	-£12,482,693 -£13,432,297
25%	60%	-£13,313,443 -£14,233,334	-£12,831,517 -£13,630,925	-£13,288,504 -£14,202,160	-£12,806,577	-£13,457,236 -£14,413,073	-£13,432,297 -£14,381,900
30%	60%	-£14,233,334 -£15,153,224	-£13,630,925 -£14,430,333	-£14,202,160 -£15.115.814	-£13,599,751 -£14,392,924	-£15,368,911	-£14,381,900 -£15.331.502
35%	60%	-£15,153,224 -£16.073.113	-£14,430,333 -£15,229,741	-£15,115,814 -£16.029,470	-£14,392,924 -£15.186.097	-£15,368,911 -£16,324,749	-£15,331,502 -£16,281,105
40%	60%	-£16,973,113	-£15,229,741 -£16,029,149	-£16,029,470 -£16.943.124	-£15,166,097 -£15,979,270	-£17,280,586	-£17,230,708
40%	60%	-£16,993,003 -£17,912,892	-£16,029,149 -£16.828.557	-£16,943,124 -£17.856,779	-£15,979,270 -£16,772,443	-£17,280,586 -£18,236,424	-£17,230,708 -£18,180,310
45% 50%	60%	-£17,912,892 -£18.839.152	-£16,828,557 -£17,627,964	-£17,856,779 -£18,775,785	-£16,772,443 -£17,565,616	-£18,236,424 -£19,204,511	-£18,180,310 -£19,141,144

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%	-£83,875	-£83,875	-£83,875	-£83,875	-£83,875	-£83,875
10%	71%	-£2,007,101	-£1,821,320	-£1,991,782	-£1,806,001	-£2,062,533	-£2,047,212
15%	71%	-£2,968,714	-£2,690,043	-£2,945,735	-£2,667,063	-£3,051,861	-£3,028,881
20%	71%	-£3,930,327	-£3,558,764	-£3,899,688	-£3,528,126	-£4,041,190	-£4,010,550
25%	71%	-£4,891,940	-£4,427,487	-£4,853,641	-£4,389,189	-£5,030,518	-£4,992,220
30%	71%	-£5,853,553	-£5,296,209	-£5,807,595	-£5,250,251	-£6,019,847	-£5,973,889
35%	71%	-£6,815,166	-£6,164,932	-£6,761,548	-£6,111,314	-£7,009,176	-£6,955,557
40%	71%	-£7,776,779	-£7,033,655	-£7,715,501	-£6,972,376	-£7,998,504	-£7,937,226
45%	71%	-£8,738,393	-£7,902,377	-£8,669,454	-£7,833,438	-£8,989,379	-£8,919,314
50%	71%	-£9,713,199	-£8,771,099	-£9,635,348	-£8,694,501		-£9,917,038
100%	71%	-£19,486,603	-£17,598,406	-£19,330,902	-£17,442,705		-£19,894,281
10%	75%	-£2,036,371	-£1,870,036	-£2,020,130	-£1,853,794	-£2,086,000	-£2,069,759
15%	75%	-£3,012,619	-£2,763,117	-£2,988,257	-£2,738,754	-£3,087,063	-£3,062,701
20%	75%	-£3,988,868	-£3,656,198	-£3,956,384	-£3,623,715	-£4,088,125	-£4,055,643
25%	75%	-£4,965,116	-£4,549,278	-£4,924,513	-£4,508,675	-£5,089,189	-£5,048,585
30%	75%	-£5,941,364	-£5,442,358	-£5,892,640	-£5,393,635	-£6,090,252	-£6,041,528
35%	75%	-£6,917,612	-£6,335,438	-£6,860,768	-£6,278,594	-£7,091,314	-£7,034,469
40%	75%	-£7,893,860	-£7,228,519	-£7,828,895	-£7,163,554	-£8,092,377	-£8,027,412
45%	75%	-£8,870,108	-£8,121,600	-£8,797,022	-£8,048,514	-£9,096,713	-£9,022,432
50%	75%	-£9,861,944	-£9,016,666	-£9,779,410	-£8,934,131		-£10,031,613
10%	60%	-£1,923,654	-£1,682,691	-£1,911,185	-£1,670,221	-£1,995,551	-£1,983,080
15%	60%	-£2,843,544	-£2,482,098	-£2,824,840	-£2,463,394	-£2,951,387	-£2,932,683
20%	60%	-£3,763,433	-£3,281,507	-£3,738,494	-£3,256,567	-£3,907,225	-£3,882,286
25%	60%	-£4,683,323	-£4,080,915	-£4,652,150	-£4,049,740	-£4,863,063	-£4,831,890
30%	60%	-£5,603,213	-£4,880,323	-£5,565,804	-£4,842,914	-£5,818,901	-£5,781,492
35%	60%	-£6,523,103	-£5,679,731	-£6,479,459	-£5,636,087	-£6,774,739	-£6,731,095
40%	60%	-£7,442,993	-£6,479,139	-£7,393,114	-£6,429,260	-£7,730,576	-£7,680,698
45%	60%	-£8,362,882	-£7,278,546	-£8,306,769	-£7,222,433	-£8,686,414	-£8,630,300
50%	60%	-F9 289 142	-£8 077 954	-£9 225 774	-£8 015 606	-£9 654 501	-F9 591 133

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%	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743
10%	71%	£2,408,516	£2,594,297	£2,423,836	£2,609,617	£2,353,085	£2,368,405
15%	71%	£1,446,904	£1,725,575	£1,469,883	£1,748,555	£1,363,756	£1,386,736
20%	71%	£485,290	£856,853	£515,930	£887,492	£374,428	£405,067
25%	71%	-£476,323	-£11,869	-£438,023	£26,429	-£614,901	-£576,602
30%	71%	-£1,437,935	-£880,592	-£1,391,977	-£834,633	-£1,604,229	-£1,558,271
35%	71%	-£2,399,549	-£1,749,315	-£2,345,930	-£1,695,696	-£2,593,559	-£2,539,940
40%	71%	-£3,361,162	-£2,618,037	-£3,299,883	-£2,556,759	-£3,582,887	-£3,521,609
45%	71%	-£4,322,775	-£3,486,760	-£4,253,836	-£3,417,821	-£4,573,762	-£4,503,696
50%	71%	-£5,297,582	-£4,355,482	-£5,219,731	-£4,278,884	-£5,579,271	-£5,501,421
100%	71%	-£15,070,985	-£13,182,789	-£14,915,285	-£13,027,087	-£15,634,365	-£15,478,663
10%	75%	£2,379,246	£2,545,582	£2,395,488	£2,561,823	£2,329,617	£2,345,859
15%	75%	£1,402,998	£1,652,501	£1,427,360	£1,676,863	£1,328,555	£1,352,916
20%	75%	£426,749	£759,420	£459,233	£791,902	£327,492	£359,975
25%	75%	-£549,498	-£133,660	-£508,895	-£93,057	-£673,572	-£632,968
30%	75%	-£1,525,747	-£1,026,741	-£1,477,023	-£978,017	-£1,674,634	-£1,625,910
35%	75%	-£2,501,994	-£1,919,821	-£2,445,150	-£1,862,977	-£2,675,697	-£2,618,852
40%	75%	-£3,478,243	-£2,812,902	-£3,413,278	-£2,747,937	-£3,676,760	-£3,611,794
45%	75%	-£4,454,490	-£3,705,983	-£4,381,405	-£3,632,897	-£4,681,096	-£4,606,815
50%	75%	-£5,446,327	-£4,601,048	-£5,363,792	-£4,518,514	-£5,698,532	-£5,615,996
10%	60%	£2.491.963	£2.732.927	£2.504.433	£2.745.396	£2.420.067	£2,432,537
15%	60%	£1,572,073	£1,933,519	£1,590,777	£1,952,223	£1,464,230	£1,482,934
20%	60%	£652,184	£1,134,110	£677,123	£1,159,050	£508,392	£533,331
25%	60%	-£267,706	£334,702	-£236,532	£365,877	-£447,446	-£416,272
30%	60%	-£1,187,596	-£464,706	-£1,150,187	-£427,296	-£1,403,284	-£1,365,874
35%	60%	-£2,107,485	-£1,264,113	-£2,063,842	-£1,220,469	-£2,359,122	-£2,315,477
40%	60%	-£3,027,375	-£2,063,521	-£2,977,496	-£2,013,642	-£3,314,958	-£3,265,081
45%	60%	-£3,947,264	-£2,862,929	-£3,891,152	-£2,806,815	-£4,270,796	-£4,214,683
50%	60%	-£4.873.524	-£3.662.337	-£4.810.157	-£3.599.989	-£5,238,884	-£5.175.516

£13,474,000

SR and LLR

LAR and LLR

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,875,394	£4,875,394	£4,875,394	£4,875,394	£4,875,394	£4,875,394
10%	71%	£3,304,619	£3,452,260	£3,360,888	£3,508,528	£3,216,593	£3,272,862
15%	71%	£2,519,232	£2,740,693	£2,603,635	£2,825,095	£2,387,192	£2,471,595
20%	71%	£1,733,846	£2,029,126	£1,846,382	£2,141,663	£1,557,792	£1,670,329
25%	71%	£948,459	£1,317,559	£1,089,130	£1,458,231	£728,392	£869,063
30%	71%	£163,072	£605,993	£331,877	£774,798	-£102,661	£67,796
35%	71%	-£632,493	-£107,301	-£432,333	£91,365	-£945,626	-£745,466
40%	71%	-£1,430,725	-£830,505	-£1,201,971	-£601,751	-£1,788,591	-£1,559,837
45%	71%	-£2,228,957	-£1,553,710	-£1,971,609	-£1,296,362	-£2,631,556	-£2,374,208
50%	71%	-£3,027,189	-£2,276,914	-£2,741,246	-£1,990,972	-£3,474,521	-£3,188,579
100%	71%	-£11,009,509	-£9,508,960	-£10,437,624	-£8,937,075	-£11,904,174	-£11,332,289
10%	75%	£3,272,886	£3,405,072	£3,332,539	£3,464,726	£3,194,073	£3,253,727
15%	75%	£2,471,631	£2,669,912	£2,561,113	£2,759,392	£2,353,413	£2,442,893
20%	75%	£1,670,378	£1,934,751	£1,789,685	£2,054,058	£1,512,753	£1,632,060
25%	75%	£869,124	£1,199,590	£1,018,258	£1,348,724	£672,091	£821,226
30%	75%	£67,870	£464,430	£246,832	£643,390	-£171,326	£10,393
35%	75%	-£745,378	-£275,159	-£533,176	-£62,956	-£1,025,735	-£813,532
40%	75%	-£1,559,737	-£1,022,343	-£1,317,219	-£779,826	-£1,880,145	-£1,637,627
45%	75%	-£2,374,096	-£1,769,528	-£2,101,263	-£1,496,695	-£2,734,554	-£2,461,721
50%	75%	-£3,188,454	-£2,516,712	-£2,885,307	-£2,213,565	-£3,588,963	-£3,285,816
10%	60%	£3,395,684	£3,587,178	£3,441,485	£3,632,978	£3,281,510	£3,327,312
15%	60%	£2,655,829	£2,943,070	£2,724,531	£3,011,771	£2,484,569	£2,553,271
20%	60%	£1,915,975	£2,298,962	£2,007,576	£2,390,563	£1,687,628	£1,779,230
25%	60%	£1,176,120	£1,654,854	£1,290,621	£1,769,355	£890,686	£1,005,188
30%	60%	£436,265	£1,010,746	£573,667	£1,148,148	£93,745	£231,147
35%	60%	-£308,554	£366,638	-£145,631	£526,940	-£714,697	-£551,773
40%	60%	-£1,060,510	-£282,008	-£874,311	-£95,810	-£1,524,673	-£1,338,473
45%	60%	-£1,812,465	-£936,651	-£1,602,992	-£727,177	-£2,334,648	-£2,125,173
50%	60%	-£2,564,420	-£1,591,293	-£2,331,671	-£1,358,545	-£3,144,623	-£2,911,875

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

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%	-£42,861,456	-£42,861,456				
10%	71%	-£44,432,231	-£44,284,591	-£44,375,962	-£44,228,322	-£44,520,257	-£44,463,988
15%	71%	-£45,217,618	-£44,996,157				
20%	71%	-£46,003,004	-£45,707,724	-£45,890,468	-£45,595,188	-£46,179,058	
25%	71%	-£46,788,391	-£46,419,291				
30%	71%	-£47,573,778	-£47,130,857	-£47,404,973	-£46,962,052	-£47,839,511	-£47,669,054
35%	71%	-£48,369,343	-£47,844,151				
40%	71%	-£49,167,575	-£48,567,355	-£48,938,821	-£48,338,601	-£49,525,441	-£49,296,687
45%	71%	-£49,965,807	-£49,290,560			-£50,368,406	
50%	71%	-£50,764,039	-£50,013,765	-£50,478,097	-£49,727,822		-£50,925,429
100%	71%	-£58,746,360	-£57,245,810	-£58,174,474			
10%	75%	-£44,463,964	-£44,331,778	-£44,404,311	-£44,272,124	-£44,542,777	-£44,483,123
15%	75%	-£45,265,219	-£45,066,938				
20%	75%	-£46,066,472	-£45,802,099	-£45,947,165	-£45,682,792	-£46,224,098	-£46,104,790
25%	75%	-£46,867,726	-£46,537,260				-£46,915,624
30%	75%	-£47,668,980	-£47,272,420	-£47,490,019	-£47,093,460	-£47,908,176	-£47,726,457
35%	75%	-£48,482,228	-£48,012,009				
40%	75%	-£49,296,587	-£48,759,193	-£49,054,069	-£48,516,676	-£49,616,995	-£49,374,477
45%	75%	-£50,110,946	-£49,506,378				
50%	75%	-£50,925,304	-£50,253,562	-£50,622,157	-£49,950,415	-£51,325,813	-£51,022,666
10%	60%	-£44,341,166	-£44,149,672				
15%	60%	-£45,081,021	-£44,793,780	-£45,012,319	-£44,725,080	-£45,252,281	-£45,183,579
20%	60%	-£45,820,875	-£45,437,888				
25%	60%	-£46,560,730	-£46,081,996	-£46,446,229	-£45,967,495	-£46,846,164	-£46,731,662
30%	60%	-£47,300,585	-£46,726,104	-£47,163,183	-£46,588,702	-£47,643,105	-£47,505,703
35%	60%	-£48,045,405	-£47,370,212				
40%	60%	-£48,797,360	-£48,018,858				
45%	60%	-£49,549,315	-£48,673,501				
50%	60%	-£50.301.270	-£49 328 143				

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 thresholds 40% 45% 50% 100% 10% 15%

£90,000,000

£72,325,000

£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%	-£13.357.344	-£13.357.344	-£13.357.344	-£13.357.344	-£13.357.344	-£13.357.344
10%	71%	-£14,928,118	-£14.780.478				-£14,959,876
15%	71%	-£15,713,505	-£15,492,045				-£15,761,143
20%	71%	-£16,498,892	-£16,203,611				-£16.562.408
25%	71%	-£17,284,279	-£16,915,178				-£17,363,675
30%	71%	-£18.069.666	-£17.626.745				-£18.164.942
35%	71%	-£18,865,230	-£18,340,038				-£18,978,204
40%	71%	-£19,663,462	-£19,063,243				-£19,792,574
45%	71%	-£20,461,694	-£19.786.447			-£20.864.294	
50%	71%	-£21,259,927	-£20,509,652				-£21,421,317
100%	71%	-£29,242,247	-£27,741,698			-£30,136,912	
10%	75%	-£14,959,852	-£14,827,666	-£14,900,198	-£14,768,011	-£15,038,665	-£14,979,011
15%	75%	-£15,761,106	-£15,562,826				
20%	75%	-£16,562,360	-£16,297,987	-£16,443,052	-£16,178,679	-£16,719,985	-£16,600,678
25%	75%	-£17,363,613	-£17,033,148				
30%	75%	-£18,164,868	-£17,768,308	-£17,985,906	-£17,589,347	-£18,404,063	-£18,222,345
35%	75%	-£18,978,116	-£18,507,897				
40%	75%	-£19,792,474	-£19,255,081	-£19,549,957	-£19,012,563	-£20,112,882	-£19,870,365
45%	75%	-£20,606,834	-£20,002,266	-£20,334,001	-£19,729,433	-£20,967,292	-£20,694,459
50%	75%	-£21,421,192	-£20,749,450				
10%	60%	-£14,837,054	-£14,645,560				
15%	60%	-£15,576,908	-£15,289,668				
20%	60%	-£16,316,763	-£15,933,776				
25%	60%	-£17,056,617	-£16,577,884				
30%	60%	-£17,796,473	-£17,221,992				
35%	60%	-£18,541,292	-£17,866,100				
40%	60%	-£19,293,248	-£18,514,746				
45%	60%	-£20,045,203	-£19,169,389				
50%	60%	-£20,797,158	-£19.824.031				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508
10%	71%	-£8,113,283	-£7,965,643	-£8,057,014	-£7,909,374	-£8,201,309	-£8,145,040
15%	71%	-£8,898,670	-£8,677,209	-£8,814,267	-£8,592,807	-£9,030,710	-£8,946,307
20%	71%	-£9,684,056	-£9,388,776	-£9,571,520	-£9,276,240	-£9,860,110	-£9,747,573
25%	71%	-£10,469,443	-£10,100,343				-£10,548,840
30%	71%	-£11,254,830	-£10,811,909		-£10,643,104	-£11,520,563	-£11,350,106
35%	71%	-£12,050,395	-£11,525,203				-£12,163,368
40%	71%	-£12,848,627	-£12,248,407			-£13,206,493	-£12,977,739
45%	71%	-£13,646,859	-£12,971,612				-£13,792,110
50%	71%	-£14,445,091	-£13,694,817	-£14,159,149	-£13,408,874	-£14,892,424	-£14,606,481
100%	71%	-£22,427,411	-£20,926,862				-£22,750,191
10%	75%	-£8,145,016	-£8,012,830	-£8,085,363	-£7,953,176	-£8,223,829	-£8,164,175
15%	75%	-£8,946,271	-£8,747,990	-£8,856,789	-£8,658,510	-£9,064,489	-£8,975,009
20%	75%	-£9,747,524	-£9,483,151	-£9,628,217	-£9,363,844	-£9,905,150	-£9,785,842
25%	75%	-£10,548,778	-£10,218,312	-£10,399,644	-£10,069,178		-£10,596,676
30%	75%	-£11,350,032	-£10,953,472	-£11,171,071	-£10,774,512	-£11,589,228	-£11,407,509
35%	75%	-£12,163,280	-£11,693,061	-£11,951,078			-£12,231,435
40%	75%	-£12,977,639	-£12,440,245	-£12,735,121	-£12,197,728	-£13,298,047	-£13,055,529
45%	75%	-£13,791,998	-£13,187,430				-£13,879,623
50%	75%	-£14,606,356	-£13,934,614	-£14,303,209	-£13,631,467	-£15,006,865	-£14,703,718
10%	60%	-£8,022,218	-£7,830,724	-£7,976,417	-£7,784,924	-£8,136,392	-£8,090,590
15%	60%	-£8,762,073	-£8,474,832	-£8,693,371	-£8,406,131	-£8,933,333	-£8,864,631
20%	60%	-£9,501,927	-£9,118,940	-£9,410,327	-£9,027,339	-£9,730,274	-£9,638,673
25%	60%	-£10,241,782	-£9,763,048		-£9,648,547		-£10,412,714
30%	60%	-£10,981,637	-£10,407,156	-£10,844,235	-£10,269,754	-£11,324,157	-£11,186,755
35%	60%	-£11,726,457	-£11,051,264				-£11,969,675
40%	60%	-£12,478,412	-£11,699,910	-£12,292,213	-£11,513,712	-£12,942,575	-£12,756,375
45%	60%	-£13,230,367	-£12,354,553	-£13,020,894			-£13,543,075
50%	60%	-£13.982.322	-£13.009.195				-£14,329,777

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%	£397,734	£397,734	£397,734	£397,734	£397,734	£397,734
10%	71%	-£1,173,041	-£1,025,401	-£1,116,772	-£969,132	-£1,261,067	-£1,204,799
15%	71%	-£1,958,428	-£1,736,968	-£1,874,025	-£1,652,565	-£2,090,468	-£2,006,065
20%	71%	-£2,743,815	-£2,448,534	-£2,631,278	-£2,335,998	-£2,919,869	-£2,807,331
25%	71%	-£3,529,202	-£3,160,101	-£3,388,530	-£3,019,430	-£3,749,268	-£3,608,598
30%	71%	-£4,314,588	-£3,871,668	-£4,145,783	-£3,702,863	-£4,580,321	-£4,409,865
35%	71%	-£5,110,153	-£4,584,961	-£4,909,993	-£4,386,296	-£5,423,286	-£5,223,126
40%	71%	-£5,908,385	-£5,308,166	-£5,679,632	-£5,079,411	-£6,266,252	-£6,037,497
45%	71%	-£6,706,617	-£6,031,370	-£6,449,269	-£5,774,022	-£7,109,217	-£6,851,869
50%	71%	-£7,504,849	-£6,754,575	-£7,218,907	-£6,468,632	-£7,952,182	-£7,666,239
100%	71%	-£15,487,170	-£13,986,621		-£13,414,736		-£15,809,950
10%	75%	-£1,204,774	-£1,072,589	-£1,145,121	-£1,012,934	-£1,283,588	-£1,223,933
15%	75%	-£2,006,029	-£1,807,749	-£1,916,548	-£1,718,268	-£2,124,248	-£2,034,767
20%	75%	-£2,807,283	-£2,542,910	-£2,687,975	-£2,423,602	-£2,964,908	-£2,845,600
25%	75%	-£3,608,536	-£3,278,071	-£3,459,402	-£3,128,936	-£3,805,569	-£3,656,434
30%	75%	-£4,409,791	-£4,013,231	-£4,230,829	-£3,834,270	-£4,648,986	-£4,467,267
35%	75%	-£5,223,039	-£4,752,820	-£5,010,836	-£4,540,617	-£5,503,396	-£5,291,193
40%	75%	-£6,037,397	-£5,500,004	-£5,794,880	-£5,257,486	-£6,357,805	-£6,115,288
45%	75%	-£6,851,756	-£6,247,189	-£6,578,924	-£5,974,356	-£7,212,214	-£6,939,382
50%	75%	-£7,666,115	-£6,994,373	-£7,362,967	-£6,691,225	-£8,066,624	-£7,763,476
10%	60%	-£1,081,977	-£890,482	-£1,036,175	-£844,682	-£1,196,150	-£1,150,349
15%	60%	-£1,821,831	-£1,534,590	-£1,753,130	-£1,465,890	-£1,993,091	-£1,924,390
20%	60%	-£2,561,686	-£2,178,698	-£2,470,085	-£2,087,098	-£2,790,033	-£2,698,431
25%	60%	-£3,301,540	-£2,822,806	-£3,187,039	-£2,708,305	-£3,586,974	-£3,472,472
30%	60%	-£4,041,396	-£3,466,914	-£3,903,994	-£3,329,512	-£4,383,915	-£4,246,513
35%	60%	-£4,786,215	-£4,111,022	-£4,623,291	-£3,950,720	-£5,192,358	-£5,029,433
40%	60%	-£5,538,171	-£4,759,668	-£5,351,971	-£4,573,470	-£6,002,333	-£5,816,133
45%	60%	-£6,290,126	-£5,414,312	-£6,080,652	-£5,204,837	-£6,812,308	-£6,602,834

£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%	-£13,567,894	-£13,567,894	-£13,567,894	-£13,567,894	-£13,567,894	-£13,567,894
10%	71%	-£15,138,669	-£14,991,028	-£15,082,400	-£14,934,760	-£15,226,695	-£15,170,426
15%	71%	-£15,924,055					-£15,971,693
20%	71%	-£16,709,442	-£16,414,162	-£16,596,906	-£16,301,625	-£16,885,496	-£16,772,959
25%	71%	-£17,494,829					-£17,574,225
30%	71%	-£18,280,216					-£18,375,492
35%	71%	-£19,075,780					-£19,188,754
40%	71%	-£19,874,013	-£19,273,793	-£19,645,259	-£19,045,039	-£20,231,879	-£20,003,125
45%	71%	-£20,672,245					-£20,817,496
50%	71%	-£21,470,477	-£20,720,202	-£21,184,534	-£20,434,260	-£21,917,809	-£21,631,867
100%	71%	-£29,452,797		-£28,880,912			-£29,775,577
10%	75%	-£15,170,402	-£15,038,216	-£15,110,749	-£14,978,562	-£15,249,215	-£15,189,561
15%	75%	-£15,971,657			-£15,683,896		-£16,000,395
20%	75%	-£16,772,910	-£16,508,537	-£16,653,603	-£16,389,230	-£16,930,535	-£16,811,228
25%	75%	-£17,574,164			-£17,094,564		-£17,622,062
30%	75%	-£18,375,418	-£17,978,858	-£18,196,456	-£17,799,898	-£18,614,614	-£18,432,895
35%	75%	-£19,188,666		-£18,976,464	-£18,506,244		-£19,256,820
40%	75%	-£20,003,025	-£19,465,631	-£19,760,507	-£19,223,114	-£20,323,433	-£20,080,915
45%	75%	-£20,817,384					-£20,905,009
50%	75%	-£21,631,742	-£20,960,000		-£20,656,853		-£21,729,104
10%	60%	-£15,047,604					-£15,115,976
15%	60%	-£15,787,459					-£15,890,017
20%	60%	-£16,527,313	-£16,144,326	-£16,435,712	-£16,052,725	-£16,755,660	-£16,664,058
25%	60%	-£17,267,168	-£16,788,434				-£17,438,100
30%	60%	-£18,007,023	-£17,432,542		-£17,295,140		-£18,212,141
35%	60%	-£18,751,842					-£18,995,061
40%	60%	-£19,503,798					-£19,781,761
45%	60%	-£20,255,753					-£20,568,461
50%	60%	-£21.007.708					-£21,355,163

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%	-£4,017,884	-£4,017,884	-£4,017,884	-£4,017,884	-£4,017,884	-£4,017,884
10%	71%	-£5,588,659	-£5,441,018	-£5,532,390	-£5,384,750	-£5,676,685	-£5,620,416
15%	71%	-£6,374,045	-£6,152,585	-£6,289,643	-£6,068,182	-£6,506,085	-£6,421,683
20%	71%	-£7,159,432	-£6,864,152	-£7,046,896	-£6,751,615	-£7,335,486	-£7,222,949
25%	71%	-£7,944,819	-£7,575,718	-£7,804,148	-£7,435,047	-£8,164,885	-£8,024,215
30%	71%	-£8,730,206	-£8,287,285	-£8,561,401	-£8,118,480	-£8,995,939	-£8,825,482
35%	71%	-£9,525,770	-£9,000,578	-£9,325,610	-£8,801,913	-£9,838,904	-£9,638,744
40%	71%	-£10,324,002	-£9,723,783		-£9,495,029		
45%	71%	-£11,122,235	-£10,446,988	-£10,864,887	-£10,189,640	-£11,524,834	-£11,267,486
50%	71%	-£11,920,467		-£11,634,524			
100%	71%	-£19,902,787	-£18,402,238	-£19,330,902	-£17,830,353	-£20,797,452	-£20,225,567
10%	75%	-£5,620,392	-£5,488,206	-£5,560,739	-£5,428,552	-£5,699,205	-£5,639,551
15%	75%	-£6,421,646	-£6,223,366	-£6,332,165	-£6,133,886	-£6,539,865	-£6,450,385
20%	75%	-£7,222,900	-£6,958,527	-£7,103,592	-£6,839,220	-£7,380,525	-£7,261,218
25%	75%	-£8,024,153	-£7,693,688	-£7,875,020	-£7,544,553	-£8,221,186	-£8,072,052
30%	75%	-£8,825,408	-£8,428,848	-£8,646,446	-£8,249,887	-£9,064,604	-£8,882,885
35%	75%	-£9,638,656	-£9,168,437	-£9,426,453	-£8,956,234		-£9,706,810
40%	75%	-£10,453,014			-£9,673,104		
45%	75%	-£11,267,374	-£10,662,806	-£10,994,541	-£10,389,973		-£11,354,999
50%	75%	-£12,081,732	-£11,409,990	-£11,778,585	-£11,106,843	-£12,482,241	-£12,179,094
10%	60%	-£5,497,594	-£5,306,100	-£5,451,793	-£5,260,299	-£5,611,767	-£5,565,966
15%	60%	-£6,237,449	-£5,950,208	-£6,168,747	-£5,881,507	-£6,408,709	-£6,340,007
20%	60%	-£6,977,303	-£6,594,316	-£6,885,702	-£6,502,715	-£7,205,650	-£7,114,048
25%	60%	-£7,717,158	-£7,238,424	-£7,602,657	-£7,123,923	-£8,002,591	£7,888,089
30%	60%	-£8,457,013	-£7,882,532	-£8,319,611	-£7,745,130	-£8,799,533	-£8,662,131
35%	60%	-£9,201,832	-£8,526,640	-£9,038,909	-£8,366,337	-£9,607,975	-£9,445,051
40%	60%	-£9,953,788	-£9,175,286	-£9,767,589	-£8,989,087		
45%	60%	-£10,705,743	-£9,829,929	-£10,496,269	-£9,620,454	-£11,227,926	-£11,018,451
50%	60%	-£11,457,698					

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%	£397,734	£397,734	£397,734	£397,734	£397,734	£397,734
10%	71%	-£1,173,041	-£1,025,401	-£1,116,772	-£969,132	-£1,261,067	-£1,204,799
15%	71%	-£1,958,428	-£1,736,968	-£1,874,025	-£1,652,565	-£2,090,468	-£2,006,065
20%	71%	-£2,743,815	-£2,448,534	-£2,631,278	-£2,335,998	-£2,919,869	-£2,807,331
25%	71%	-£3,529,202	-£3,160,101	-£3,388,530	-£3,019,430	-£3,749,268	-£3,608,598
30%	71%	-£4,314,588	-£3,871,668	-£4,145,783	-£3,702,863	-£4,580,321	-£4,409,865
35%	71%	-£5,110,153	-£4,584,961	-£4,909,993	-£4,386,296	-£5,423,286	-£5,223,126
40%	71%	-£5,908,385	-£5,308,166	-£5,679,632	-£5,079,411	-£6,266,252	-£6,037,497
45%	71%	-£6,706,617	-£6,031,370	-£6,449,269	-£5,774,022	-£7,109,217	-£6,851,869
50%	71%	-£7,504,849	-£6,754,575	-£7,218,907	-£6,468,632	-£7,952,182	-£7,666,239
100%	71%	-£15,487,170					-£15,809,950
10%	75%	-£1,204,774	-£1,072,589	-£1,145,121	-£1,012,934	-£1,283,588	-£1,223,933
15%	75%	-£2,006,029	-£1,807,749	-£1,916,548	-£1,718,268	-£2,124,248	-£2,034,767
20%	75%	-£2,807,283	-£2,542,910	-£2,687,975	-£2,423,602	-£2,964,908	-£2,845,600
25%	75%	-£3,608,536	-£3,278,071	-£3,459,402	-£3,128,936	-£3,805,569	-£3,656,434
30%	75%	-£4,409,791	-£4,013,231	-£4,230,829	-£3,834,270	-£4,648,986	-£4,467,267
35%	75%	-£5,223,039	-£4,752,820	-£5,010,836	-£4,540,617	-£5,503,396	-£5,291,193
40%	75%	-£6,037,397	-£5,500,004	-£5,794,880	-£5,257,486	-£6,357,805	-£6,115,288
45%	75%	-£6,851,756	-£6,247,189	-£6,578,924	-£5,974,356	-£7,212,214	-£6,939,382
50%	75%	-£7,666,115	-£6,994,373	-£7,362,967	-£6,691,225	-£8,066,624	-£7,763,476
10%	60%	-£1,081,977	-£890,482	-£1,036,175	-£844,682	-£1,196,150	-£1,150,349
15%	60%	-£1,821,831	-£1,534,590	-£1,753,130	-£1,465,890	-£1,993,091	-£1,924,390
20%	60%	-£2,561,686	-£2,178,698	-£2,470,085	-£2,087,098	-£2,790,033	-£2,698,431
25%	60%	-£3,301,540	-£2,822,806	-£3,187,039	-£2,708,305	-£3,586,974	-£3,472,472
30%	60%	-£4,041,396	-£3,466,914	-£3,903,994	-£3,329,512	-£4,383,915	-£4,246,513
35%	60%	-£4,786,215	-£4,111,022	-£4,623,291	-£3,950,720	-£5,192,358	-£5,029,433
40%	60%	-£5,538,171	-£4,759,668	-£5,351,971	-£4,573,470	-£6,002,333	-£5,816,133
45%	60%	-£6,290,126	-£5,414,312	-£6,080,652	-£5,204,837	-£6,812,308	-£6,602,834
50%	60%	-£7,042,080	-£6,068,954	-£6,809,332	-£5,836,205	-£7,622,284	-£7,389,535

£13,474,000

 No Units
 65

 Site Area
 0.66 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%	£7,342,802	£7,342,802	£7,342,802	£7,342,802	£7,342,802	£7,342,802
10%	71%	£5,544,299	£5,716,127	£5,581,556	£5,753,383	£5,498,032	£5,535,289
15%	71%	£4,645,048	£4,902,789	£4,700,932	£4,958,673	£4,575,647	£4,631,531
20%	71%	£3,745,797	£4,089,451	£3,820,310	£4,163,963	£3,653,262	£3,727,774
25%	71%	£2,846,545	£3,276,113	£2,939,686	£3,369,255	£2,730,876	£2,824,018
30%	71%	£1,947,294	£2,462,776	£2,059,063	£2,574,545	£1,808,491	£1,920,260
35%	71%	£1,048,042	£1,649,438	£1,178,439	£1,779,835	£886,106	£1,016,504
40%	71%	£148,791	£836,100	£297,817	£985,125	-£36,873	£112,747
45%	71%	-£762,734	£22,762	-£592,338	£190,416	-£974,344	-£803,948
50%	71%	-£1,676,693	-£803,506	-£1,487,365	-£614,177	-£1,911,814	-£1,722,486
100%	71%	-£10,816,281	-£9,069,906	-£10,437,624	-£8,691,250	-£11,286,524	-£10,907,866
10%	75%	£5,513,709	£5,667,552	£5,553,207	£5,707,049	£5,472,285	£5,511,783
15%	75%	£4,599,163	£4,829,926	£4,658,410	£4,889,172	£4,537,026	£4,596,274
20%	75%	£3,684,616	£3,992,300	£3,763,613	£4,071,296	£3,601,767	£3,680,763
25%	75%	£2,770,070	£3,154,675	£2,868,815	£3,253,419	£2,666,509	£2,765,253
30%	75%	£1,855,523	£2,317,049	£1,974,018	£2,435,542	£1,731,250	£1,849,744
35%	75%	£940,977	£1,479,423	£1,079,221	£1,617,666	£795,991	£934,234
40%	75%	£26,431	£641,798	£184,422	£799,789	-£141,546	£18,724
45%	75%	-£902,641	-£199,030	-£721,993	-£18,383	-£1,092,101	-£911,452
50%	75%	-£1,832,145	-£1,050,356	-£1,631,425	-£849,635	-£2,042,656	-£1,841,936
10%	60%	£5,631,827	£5,854,692	£5,662,153	£5,885,017	£5,571,817	£5,602,143
15%	60%	£4,776,340	£5,110,637	£4,821,828	£5,156,125	£4,686,324	£4,731,812
20%	60%	£3,920,852	£4,366,581	£3,981,503	£4,427,233	£3,800,831	£3,861,483
25%	60%	£3,065,365	£3,622,527	£3,141,178	£3,698,340	£2,915,339	£2,991,152
30%	60%	£2,209,876	£2,878,471	£2,300,854	£2,969,448	£2,029,846	£2,120,823
35%	60%	£1,354,389	£2,134,415	£1,460,529	£2,240,555	£1,144,353	£1,250,492
40%	60%	£498,901	£1,390,360	£620,204	£1,511,663	£258,860	£380,163
45%	60%	-£362,418	£646,305	-£223,721	£782,770	-£636,881	-£498,184
50%	60%	-£1.231.897	-£99,349	-£1,077,790	£53,878	-£1.536.856	-£1.382.749

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 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 income thresholds LAR and SO at council income thresholds LAR and SO at GLA Income thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

£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%	-£10,889,935	-£10,889,935	-£10,889,935	-£10,889,935	-£10,889,935	-£10,889,935
10%	71%	-£12,688,438	-£12,516,610	-£12,651,182	-£12,479,355	-£12,734,706	-£12,697,449
15%	71%		-£13,329,948		-£13,274,064		-£13,601,206
20%	71%	-£14,486,940	-£14,143,286	-£14,412,428	-£14,068,774	-£14,579,476	-£14,504,964
25%	71%		-£14,956,625				
30%	71%	-£16,285,443	-£15,769,962	-£16,173,674	-£15,658,193	-£16,424,246	-£16,312,477
35%	71%		-£16,583,300				
40%	71%		-£17,396,638				
45%	71%		-£18,209,976				
50%	71%	-£19,909,430	-£19,036,243	-£19,720,102	-£18,846,915	-£20,144,551	
100%	71%		-£27,302,644				
10%	75%	-£12,719,028	-£12,565,186	-£12,679,530	-£12,525,688	-£12,760,452	-£12,720,954
15%	75%		-£13,402,812				
20%	75%	-£14,548,121	-£14,240,438	-£14,469,125	-£14,161,441	-£14,630,970	-£14,551,975
25%	75%		-£15,078,063				
30%	75%	-£16,377,214	-£15,915,689	-£16,258,720	-£15,797,195	-£16,501,487	-£16,382,994
35%	75%		-£16,753,315				
40%	75%	-£18,206,307	-£17,590,940	-£18,048,315	-£17,432,948	-£18,374,284	-£18,214,013
45%	75%		-£18,431,768				
50%	75%		-£19,283,094				
10%	60%		-£12,378,045	-£12,570,584	-£12,347,720		
15%	60%		-£13,122,101			-£13,546,414	
20%	60%		-£13,866,156				
25%	60%		-£14,610,211				
30%	60%		-£15,354,267				
35%	60%		-£16,098,322				
40%	60%		-£16,842,378				
45%	60%	-£18,595,155	-£17,586,432	-£18,456,459	-£17,449,967	-£18,869,618	-£18,730,922
50%	60%		-£18 332 086			-£19 769 594	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,075,100	-£4,075,100	-£4,075,100	-£4,075,100	-£4,075,100	-£4,075,100
10%	71%	-£5,873,603	-£5,701,775	-£5,836,346	-£5,664,519	-£5,919,870	-£5,882,613
15%	71%	-£6,772,854	-£6,515,113	-£6,716,970	-£6,459,229	-£6,842,255	-£6,786,371
20%	71%	-£7,672,105	-£7,328,451	-£7,597,593	-£7,253,939	-£7,764,640	-£7,690,128
25%	71%	-£8,571,357	-£8,141,789	-£8,478,216	-£8,048,647	-£8,687,026	-£8,593,884
30%	71%	-£9,470,608	-£8,955,126	-£9,358,839	-£8,843,357	-£9,609,411	-£9,497,642
35%	71%	-£10,369,860	-£9,768,464		-£9,638,067		
40%	71%	-£11,269,111	-£10,581,802	-£11,120,085	-£10,432,777	-£11,454,775	-£11,305,155
45%	71%	-£12,180,636					
50%	71%	-£13,094,595	-£12,221,408	-£12,905,267	-£12,032,080	-£13,329,716	-£13,140,388
100%	71%	-£22,234,183					
10%	75%	-£5,904,193	-£5,750,351	-£5,864,695	-£5,710,853	-£5,945,617	-£5,906,119
15%	75%	-£6,818,739	-£6,587,976	-£6,759,492	-£6,528,730	-£6,880,876	-£6,821,629
20%	75%	-£7,733,286	-£7,425,602	-£7,654,289	-£7,346,606	-£7,816,135	-£7,737,139
25%	75%	-£8,647,832	-£8,263,227	-£8,549,087	-£8,164,483	-£8,751,393	-£8,652,649
30%	75%	-£9,562,379	-£9,100,853	-£9,443,884	-£8,982,360	-£9,686,652	-£9,568,158
35%	75%	-£10,476,925			-£9,800,236		
40%	75%	-£11,391,471	-£10,776,104	-£11,233,480	-£10,618,113	-£11,559,448	-£11,399,178
45%	75%	-£12,320,543					
50%	75%	-£13,250,047				-£13,460,558	
10%	60%	-£5,786,075	-£5,563,210	-£5,755,749	-£5,532,885	-£5,846,085	-£5,815,760
15%	60%	-£6,641,562	-£6,307,265	-£6,596,074	-£6,261,777	-£6,731,578	-£6,686,090
20%	60%	-£7,497,050	-£7,051,321	-£7,436,399	-£6,990,670	-£7,617,071	-£7,556,419
25%	60%	-£8,352,538	-£7,795,376	-£8,276,724	-£7,719,562	-£8,502,563	-£8,426,750
30%	60%	-£9,208,026	-£8,539,431	-£9,117,048	-£8,448,455	-£9,388,056	-£9,297,079
35%	60%	-£10,063,513	-£9,283,487		-£9,177,347		
40%	60%	-£10,919,001	-£10,027,542	-£10,797,698	-£9,906,239	-£11,159,042	-£11,037,739
45%	60%	-£11,780,320					
50%	60%	-£12,649,799			-£11,364,024		

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%	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142
10%	71%	£1,066,639	£1,238,467	£1,103,896	£1,275,722	£1,020,372	£1,057,628
15%	71%	£167,388	£425,129	£223,272	£481,013	£97,987	£153,871
20%	71%	-£731,863	-£388,209	-£657,351	-£313,697	-£824,399	-£749,886
25%	71%	-£1,631,115	-£1,201,547	-£1,537,975	-£1,108,406	-£1,746,784	-£1,653,643
30%	71%	-£2,530,366	-£2,014,884	-£2,418,597	-£1,903,115	-£2,669,169	-£2,557,400
35%	71%	-£3,429,618	-£2,828,223	-£3,299,221	-£2,697,825	-£3,591,555	-£3,461,156
40%	71%	-£4,328,869	-£3,641,561	-£4,179,844	-£3,492,535	-£4,514,533	-£4,364,914
45%	71%	-£5,240,395	-£4,454,899	-£5,069,999	-£4,287,245	-£5,452,004	-£5,281,608
50%	71%	-£6,154,353	-£5,281,166	-£5,965,025	-£5,091,838	-£6,389,474	-£6,200,146
100%	71%	-£15,293,941	-£13,547,567				-£15,385,527
10%	75%	£1,036,049	£1,189,891	£1,075,547	£1,229,389	£994,625	£1,034,123
15%	75%	£121,503	£352,265	£180,750	£411,512	£59,365	£118,613
20%	75%	-£793,044	-£485,361	-£714,048	-£406,364	-£875,893	-£796,898
25%	75%	-£1,707,590	-£1,322,986	-£1,608,846	-£1,224,241	-£1,811,152	-£1,712,407
30%	75%	-£2,622,137	-£2,160,612	-£2,503,643	-£2,042,118	-£2,746,410	-£2,627,917
35%	75%	-£3,536,683	-£2,998,237	-£3,398,440	-£2,859,994	-£3,681,670	-£3,543,426
40%	75%	-£4,451,229	-£3,835,862	-£4,293,238	-£3,677,871	-£4,619,206	-£4,458,936
45%	75%	-£5,380,301	-£4,676,691	-£5,199,653	-£4,496,043	-£5,569,761	-£5,389,113
50%	75%	-£6,309,805	-£5,528,017	-£6,109,085	-£5,327,296	-£6,520,316	-£6,319,596
10%	60%	£1,154,167	£1,377,032	£1,184,493	£1,407,357	£1,094,157	£1,124,482
15%	60%	£298,679	£632,976	£344,168	£678,465	£208,663	£254,152
20%	60%	-£556,809	-£111,079	-£496,157	-£50,428	-£676,829	-£616,178
25%	60%	-£1,412,296	-£855,134	-£1,336,482	-£779,320	-£1,562,322	-£1,486,508
30%	60%	-£2,267,784	-£1,599,189	-£2,176,807	-£1,508,213	-£2,447,814	-£2,356,838
35%	60%	-£3,123,271	-£2,343,245	-£3,017,132	-£2,237,105	-£3,333,308	-£3,227,168
40%	60%	-£3,978,759	-£3,087,301	-£3,857,457	-£2,965,998	-£4,218,800	-£4,097,498
45%	60%	-£4,840,078	-£3,831,355	-£4,701,382	-£3,694,890	-£5,114,541	-£4,975,845

£17,299,000

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

 % of AH
 SR and SO at council Income thresholds
 LAR and SO at locome thresholds
 LAR and SO at council Income thresholds
 LAR and SO at locome thresholds
 LAR and LLR
 LAR 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%	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475
10%	71%	-£3,348,979	-£3,177,151	-£3,311,722	-£3,139,895	-£3,395,246	-£3,357,989
15%	71%	-£4,248,230	-£3,990,489	-£4,192,346	-£3,934,605	-£4,317,630	-£4,261,746
20%	71%	-£5,147,481	-£4,803,827	-£5,072,968	-£4,729,314	-£5,240,016	-£5,165,504
25%	71%	-£6,046,733	-£5,617,165	-£5,953,592	-£5,524,023	-£6,162,402	-£6,069,260
30%	71%	-£6,945,984	-£6,430,502	-£6,834,215	-£6,318,733	-£7,084,786	-£6,973,017
35%	71%	-£7,845,236	-£7,243,840	-£7,714,838	-£7,113,443	-£8,007,172	-£7,876,774
40%	71%	-£8,744,487	-£8,057,178	-£8,595,461	-£7,908,152	-£8,930,150	-£8,780,531
45%	71%	-£9,656,012	-£8,870,516	-£9,485,616	-£8,702,862	-£9,867,622	-£9,697,226
50%	71%	-£10,569,971	-£9,696,783		-£9,507,455		-£10,615,763
100%	71%	-£19,709,559	-£17,963,184	-£19,330,902	-£17,584,528		-£19,801,144
10%	75%	-£3,379,569	-£3,225,726	-£3,340,071	-£3,186,228	-£3,420,993	-£3,381,495
15%	75%	-£4,294,115	-£4,063,352	-£4,234,868	-£4,004,105	-£4,356,252	-£4,297,004
20%	75%	-£5,208,662	-£4,900,978	-£5,129,665	-£4,821,981	-£5,291,511	-£5,212,515
25%	75%	-£6,123,208	-£5,738,603	-£6,024,463	-£5,639,858	-£6,226,769	-£6,128,025
30%	75%	-£7,037,755	-£6,576,229	-£6,919,260	-£6,457,735	-£7,162,028	-£7,043,534
35%	75%	-£7,952,301	-£7,413,855	-£7,814,057	-£7,275,611	-£8,097,287	-£7,959,044
40%	75%	-£8,866,847	-£8,251,480	-£8,708,855	-£8,093,488	-£9,034,824	-£8,874,553
45%	75%	-£9,795,919	-£9,092,308	-£9,615,270	-£8,911,661	-£9,985,379	-£9,804,730
50%	75%	-£10,725,423	-£9,943,634		-£9,742,913		-£10,735,214
10%	60%	-£3,261,451	-£3,038,586	-£3,231,125	-£3,008,260	-£3,321,461	-£3,291,135
15%	60%	-£4,116,938	-£3,782,641	-£4,071,450	-£3,737,153	-£4,206,954	-£4,161,466
20%	60%	-£4,972,426	-£4,526,697	-£4,911,775	-£4,466,045	-£5,092,447	-£5,031,795
25%	60%	-£5,827,913	-£5,270,751	-£5,752,100	-£5,194,938	-£5,977,939	-£5,902,126
30%	60%	-£6,683,401	-£6,014,807	-£6,592,424	-£5,923,830	-£6,863,432	-£6,772,455
35%	60%	-£7,538,889	-£6,758,862	-£7,432,749	-£6,652,723	-£7,748,925	-£7,642,785
40%	60%	-£8,394,377	-£7,502,918	-£8,273,074	-£7,381,615	-£8,634,418	-£8,513,115
45%	60%	-£9,255,696	-£8,246,972	-£9,116,999	-£8,110,508	-£9,530,159	-£9,391,462
50%	60%	-£10.125.175	-£8,992,626	-£9.971.067	-£8.839.400	-£10.430.134	-£10,276,026

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%	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142
10%	71%	£1,066,639	£1,238,467	£1,103,896	£1,275,722	£1,020,372	£1,057,628
15%	71%	£167,388	£425,129	£223,272	£481,013	£97,987	£153,871
20%	71%	-£731,863	-£388,209	-£657,351	-£313,697	-£824,399	-£749,886
25%	71%	-£1,631,115	-£1,201,547	-£1,537,975	-£1,108,406	-£1,746,784	-£1,653,643
30%	71%	-£2,530,366	-£2,014,884	-£2,418,597	-£1,903,115	-£2,669,169	-£2,557,400
35%	71%	-£3,429,618	-£2,828,223	-£3,299,221	-£2,697,825	-£3,591,555	-£3,461,156
40%	71%	-£4,328,869	-£3,641,561	-£4,179,844	-£3,492,535	-£4,514,533	-£4,364,914
45%	71%	-£5,240,395	-£4,454,899	-£5,069,999	-£4,287,245	-£5,452,004	-£5,281,608
50%	71%	-£6,154,353	-£5,281,166	-£5,965,025	-£5,091,838	-£6,389,474	-£6,200,146
100%	71%	-£15,293,941		-£14,915,285	-£13,168,910	-£15,764,184	
10%	75%	£1,036,049	£1,189,891	£1,075,547	£1,229,389	£994,625	£1,034,123
15%	75%	£121,503	£352,265	£180,750	£411,512	£59,365	£118,613
20%	75%	-£793,044	-£485,361	-£714,048	-£406,364	-£875,893	-£796,898
25%	75%	-£1,707,590	-£1,322,986	-£1,608,846	-£1,224,241	-£1,811,152	-£1,712,407
30%	75%	-£2,622,137	-£2,160,612	-£2,503,643	-£2,042,118	-£2,746,410	-£2,627,917
35%	75%	-£3,536,683	-£2,998,237	-£3,398,440	-£2,859,994	-£3,681,670	-£3,543,426
40%	75%	-£4,451,229	-£3,835,862	-£4,293,238	-£3,677,871	-£4,619,206	-£4,458,936
45%	75%	-£5,380,301	-£4,676,691	-£5,199,653	-£4,496,043	-£5,569,761	-£5,389,113
50%	75%	-£6,309,805	-£5,528,017	-£6,109,085	-£5,327,296	-£6,520,316	-£6,319,596
10%	60%	£1,154,167	£1,377,032	£1,184,493	£1,407,357	£1,094,157	£1,124,482
15%	60%	£298,679	£632,976	£344,168	£678,465	£208,663	£254,152
20%	60%	-£556,809	-£111,079	-£496,157	-£50,428	-£676,829	-£616,178
25%	60%	-£1,412,296	-£855,134	-£1,336,482	-£779,320	-£1,562,322	-£1,486,508
30%	60%	-£2,267,784	-£1,599,189	-£2,176,807	-£1,508,213	-£2,447,814	-£2,356,838
35%	60%	-£3,123,271	-£2,343,245	-£3,017,132	-£2,237,105	-£3,333,308	-£3,227,168
40%	60%	-£3,978,759	-£3,087,301	-£3,857,457	-£2,965,998	-£4,218,800	-£4,097,498
45%	60%	-£4,840,078	-£3,831,355	-£4,701,382	-£3,694,890	-£5,114,541	-£4,975,845
50%	60%	-£5.709.558	-£4.577.009	-£5,555,450	-£4.423.783	-£6.014.517	-£5.860.409

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 3 
 No Units
 65

 Site Area
 0.66 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%	£5,937,799	£5,937,799	£5,937,799	£5,937,799	£5,937,799	£5,937,799
10%	71%	£4,265,172	£4,418,394	£4,317,053	£4,470,275	£4,197,579	£4,249,460
15%	71%	£3,428,859	£3,658,691	£3,506,680	£3,736,513	£3,327,469	£3,405,290
20%	71%	£2,592,545	£2,898,989	£2,696,307	£3,002,750	£2,457,359	£2,561,121
25%	71%	£1,756,232	£2,139,286	£1,885,934	£2,268,988	£1,587,249	£1,716,951
30%	71%	£919,918	£1,379,584	£1,075,561	£1,535,226	£717,139	£872,782
35%	71%	£83,604	£619,881	£265,188	£801,464	-£155,472	£28,612
40%	71%	-£765,020	-£142,109	-£554,102	£67,702	-£1,039,814	-£828,896
45%	71%	-£1,615,012	-£914,236	-£1,377,729	-£676,954	-£1,924,154	-£1,686,872
50%	71%	-£2,465,003	-£1,686,364	-£2,201,356	-£1,422,717	-£2,808,495	-£2,544,848
100%	71%	-£10,964,919	-£9,407,641	-£10,437,624	-£8,880,346	-£11,651,903	-£11,124,608
10%	75%	£4,233,702	£4,370,886	£4,288,704	£4,425,888	£4,173,184	£4,228,187
15%	75%	£3,381,654	£3,587,429	£3,464,157	£3,669,933	£3,290,877	£3,373,381
20%	75%	£2,529,605	£2,803,972	£2,639,609	£2,913,977	£2,408,569	£2,518,574
25%	75%	£1,677,556	£2,020,516	£1,815,063	£2,158,022	£1,526,262	£1,663,768
30%	75%	£825,508	£1,237,059	£990,516	£1,402,067	£643,954	£808,962
35%	75%	-£26,975	£453,603	£165,968	£646,112	-£242,252	-£46,594
40%	75%	-£892,959	-£335,249	-£669,350	-£111,641	-£1,138,990	-£915,382
45%	75%	-£1,758,942	-£1,131,519	-£1,507,383	-£879,960	-£2,035,728	-£1,784,168
50%	75%	-£2,624,927	-£1,927,789	-£2,345,416	-£1,648,278	-£2,932,465	-£2,652,955
10%	60%	£4,355,421	£4,554,154	£4,397,649	£4,596,383	£4,267,750	£4,309,980
15%	60%	£3,564,231	£3,862,330	£3,627,575	£3,925,674	£3,432,726	£3,496,070
20%	60%	£2,773,041	£3,170,507	£2,857,501	£3,254,966	£2,597,701	£2,682,161
25%	60%	£1,981,852	£2,478,685	£2,087,426	£2,584,258	£1,762,677	£1,868,251
30%	60%	£1,190,663	£1,786,862	£1,317,351	£1,913,550	£927,652	£1,054,341
35%	60%	£399,473	£1,095,038	£547,277	£1,242,843	£92,628	£240,432
40%	60%	-£398,122	£403,216	-£226,442	£572,134	-£754,538	-£582,858
45%	60%	-£1,202,252	-£293,327	-£1,009,112	-£100,186	-£1,603,220	-£1,410,079
50%	60%	-£2.006.382	-£996.466	-£1.791.781	-£781.864	-£2.451.901	-£2,237,301

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

		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%	-£53,465,125	-£53,465,125	-£53,465,125	-£53,465,125	-£53,465,125	-£53,465,125
10%	71%	-£55,137,753					
15%	71%	-£55,974,066		-£55,896,244	-£55,666,412		-£55,997,634
20%	71%	-£56,810,380					
25%	71%	-£57,646,693					
30%	71%	-£58,483,006	-£58,023,341	-£58,327,363	-£57,867,698	-£58,685,785	-£58,530,142
35%	71%	-£59,319,320					
40%	71%	-£60,167,944	-£59,545,033	-£59,957,026	-£59,335,223	-£60,442,738	-£60,231,821
45%	71%	-£61,017,936					
50%	71%	-£61,867,927		-£61,604,280	-£60,825,641	-£62,211,419	-£61,947,772
100%	71%	-£70,367,843					
10%	75%	-£55,169,223		-£55,114,220	-£54,977,036	-£55,229,740	-£55,174,738
15%	75%	-£56,021,271					
20%	75%	-£56,873,319				-£56,994,356	
25%	75%	-£57,725,368	-£57,382,409	-£57,587,861	-£57,244,902	-£57,876,663	
30%	75%	-£58,577,416					-£58,593,963
35%	75%	-£59,429,899		-£59,236,956		-£59,645,176	-£59,449,518
40%	75%	-£60,295,884				-£60,541,914	-£60,318,306
45%	75%	-£61,161,867	-£60,534,443	-£60,910,308	-£60,282,884	-£61,438,652	
50%	75%	-£62,027,851					
10%	60%	-£55,047,504	-£54,848,771		-£54,806,541	-£55,135,174	
15%	60%	-£55,838,693					
20%	60%	-£56,629,883		-£56,545,424	-£56,147,958		-£56,720,764
25%	60%	-£57,421,073					
30%	60%	-£58,212,262	-£57,616,063	-£58,085,574	-£57,489,374		
35%	60%	-£59,003,451				-£59,310,296	
40%	60%	-£59,801,047	-£58,999,708	-£59,629,366		-£60,157,463	
45%	60%	-£60,605,177		-£60,412,036			
50%	60%	-£61,409,307	-£60,399,390	-£61,194,705	-£60,184,788	-£61,854,826	-£61,640,225

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 LAR and SO at GLA Income thresholds Income thresholds council Income thresholds % of AH SR 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 LAR and SO at council Income thresholds thresholds 40% 45% 50% 100% 10% 15%

£90,000,000

£72,325,000

£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	IAR and IIR
0%	71%	-£12,294,939	-£12.294.939	-£12,294,939	-£12,294,939	-£12.294.939	-£12,294,939
10%	71%	-£13,967,566	-£13.814.344	-£13.915.685	-£13,762,462	-£14,035,158	-£13,983,277
15%	71%	-£14,803,879	-£14,574,046	-£14,726,058	-£14,496,225	-£14,905,269	-£14.827.447
20%	71%	-£15.640.193	-£15,333,749		-£15.229.987		-£15.671.617
25%	71%	-£16,476,506	-£16,093,451		-£15.963.750		-£16,515,786
30%	71%	-£17.312.819	-£16.853.154		-£16.697.511		-£17,359,955
35%	71%	-£18.149.133	-£17.612.856		-£17.431.274		-£18,204,126
40%	71%	-£18.997.757	-£18.374.847		-£18.165.036		-£19.061.634
45%	71%	-£19.847.749	-£19.146.974				-£19,919,610
50%	71%	-£20,697,740	-£19,919,102		-£19,655,455	-£21,041,232	-£20,777,585
100%	71%	-£29,197,656	-£27.640.378				-£29,357,346
10%	75%	-£13,999,036	-£13.861.852				
15%	75%	-£14.851.084	-£14.645.309		-£14.562.804		-£14.859.357
20%	75%	-£15,703,132	-£15.428.765				-£15,714,164
25%	75%	-£16.555.181	-£16.212.222				
30%	75%	-£17,407,230	-£16,995,679			-£17,588,784	
35%	75%	-£18,259,712	-£17,779,134				
40%	75%	-£19,125,697	-£18,567,987				-£19,148,119
45%	75%	-£19,991,680	-£19,364,257			-£20,268,465	
50%	75%	-£20,857,664	-£20,160,527				
10%	60%	-£13,877,317	-£13,678,584		-£13,636,354		
15%	60%	-£14,668,507	-£14,370,407	-£14,605,163	-£14,307,063	-£14,800,011	-£14,736,667
20%	60%	-£15,459,696	-£15,062,231		-£14,977,771	-£15,635,036	
25%	60%	-£16,250,886	-£15,754,053				
30%	60%	-£17,042,075	-£16,445,876		-£16,319,187		-£17,178,396
35%	60%	-£17,833,264	-£17,137,699			-£18,140,109	-£17,992,306
40%	60%	-£18,630,860	-£17,829,522	-£18,459,179	-£17,660,604		
45%	60%	-£19,434,990	-£18,526,064		-£18,332,924		
50%	60%	-£20,239,120	-£19 229 203				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,480,103	-£5,480,103	-£5,480,103	-£5,480,103	-£5,480,103	-£5,480,103
10%	71%	-£7,152,730	-£6,999,508	-£7,100,849	-£6,947,627	-£7,220,323	-£7,168,442
15%	71%	-£7,989,043	-£7,759,211	-£7,911,222	-£7,681,389	-£8,090,433	-£8,012,612
20%	71%	-£8,825,357	-£8,518,913	-£8,721,595	-£8,415,152	-£8,960,543	-£8,856,781
25%	71%	-£9,661,671	-£9,278,616	-£9,531,968	-£9,148,914		-£9,700,951
30%	71%	-£10,497,984	-£10,038,318		-£9,882,676	-£10,700,763	-£10,545,120
35%	71%	-£11,334,298	-£10,798,021				
40%	71%	-£12,182,922	-£11,560,011	-£11,972,004	-£11,350,201	-£12,457,716	-£12,246,798
45%	71%	-£13,032,914	-£12,332,138				
50%	71%	-£13,882,905	-£13,104,266	-£13,619,258	-£12,840,619	-£14,226,397	-£13,962,750
100%	71%	-£22,382,821	-£20,825,543				
10%	75%	-£7,184,200	-£7,047,016	-£7,129,198	-£6,992,014	-£7,244,718	-£7,189,715
15%	75%	-£8,036,249	-£7,830,473	-£7,953,745	-£7,747,969	-£8,127,026	-£8,044,521
20%	75%	-£8,888,297	-£8,613,930	-£8,778,293	-£8,503,925	-£9,009,333	-£8,899,328
25%	75%	-£9,740,346	-£9,397,386	-£9,602,839	-£9,259,880	-£9,891,640	-£9,754,134
30%	75%	-£10,592,394	-£10,180,843	-£10,427,386	-£10,015,836	-£10,773,948	-£10,608,941
35%	75%	-£11,444,877	-£10,964,299	-£11,251,934		-£11,660,154	-£11,464,496
40%	75%	-£12,310,861	-£11,753,151		-£11,529,543	-£12,556,892	-£12,333,284
45%	75%	-£13,176,845	-£12,549,421				
50%	75%	-£14,042,829	-£13,345,691	-£13,763,318	-£13,066,181	-£14,350,367	-£14,070,857
10%	60%	-£7,062,481	-£6,863,749	-£7,020,253	-£6,821,519	-£7,150,152	-£7,107,922
15%	60%	-£7,853,671	-£7,555,572	-£7,790,327	-£7,492,228	-£7,985,176	-£7,921,832
20%	60%	-£8,644,861	-£8,247,395	-£8,560,401	-£8,162,936	-£8,820,201	-£8,735,742
25%	60%	-£9,436,050	-£8,939,217	-£9,330,476	-£8,833,644		-£9,549,651
30%	60%	-£10,227,239	-£9,631,041		-£9,504,352		
35%	60%	-£11,018,429	-£10,322,864				
40%	60%	-£11,816,025	-£11,014,686	-£11,644,344	-£10,845,769	-£12,172,441	-£12,000,760
45%	60%	-£12,620,154	-£11,711,229	-£12,427,014			
50%	60%	-£13.424.284	-£12.414.368				

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%	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139
10%	71%	-£212,489	-£59,266	-£160,607	-£7,385	-£280,081	-£228,200
15%	71%	-£1,048,802	-£818,969	-£970,980	-£741,148	-£1,150,192	-£1,072,370
20%	71%	-£1,885,116	-£1,578,672	-£1,781,353	-£1,474,910	-£2,020,301	-£1,916,540
25%	71%	-£2,721,429	-£2,338,374	-£2,591,726	-£2,208,673	-£2,890,412	-£2,760,709
30%	71%	-£3,557,742	-£3,098,077	-£3,402,099	-£2,942,434	-£3,760,521	-£3,604,878
35%	71%	-£4,394,056	-£3,857,779	-£4,212,472	-£3,676,196	-£4,633,133	-£4,449,049
40%	71%	-£5,242,680	-£4,619,769	-£5,031,762	-£4,409,959	-£5,517,474	-£5,306,557
45%	71%	-£6,092,672	-£5,391,897	-£5,855,389	-£5,154,615	-£6,401,815	-£6,164,533
50%	71%	-£6,942,663	-£6,164,025	-£6,679,016	-£5,900,377	-£7,286,155	-£7,022,508
100%	71%	-£15,442,579	-£13,885,301				
10%	75%	-£243,959	-£106,775	-£188,956	-£51,772	-£304,476	-£249,474
15%	75%	-£1,096,007	-£890,231	-£1,013,504	-£807,727	-£1,186,784	-£1,104,280
20%	75%	-£1,948,055	-£1,673,688	-£1,838,051	-£1,563,683	-£2,069,092	-£1,959,087
25%	75%	-£2,800,104	-£2,457,145	-£2,662,597	-£2,319,638	-£2,951,399	-£2,813,893
30%	75%	-£3,652,152	-£3,240,602	-£3,487,145	-£3,075,594	-£3,833,706	-£3,668,699
35%	75%	-£4,504,635	-£4,024,057	-£4,311,692	-£3,831,549	-£4,719,912	-£4,524,254
40%	75%	-£5,370,620	-£4,812,909	-£5,147,011	-£4,589,301	-£5,616,650	-£5,393,042
45%	75%	-£6,236,603	-£5,609,179	-£5,985,044	-£5,357,620	-£6,513,388	-£6,261,829
50%	75%	-£7,102,587	-£6,405,450	-£6,823,076	-£6,125,939	-£7,410,125	-£7,130,615
10%	60%	-£122,240	£76,493	-£80,011	£118,723	-£209,910	-£167,681
15%	60%	-£913,429	-£615,330	-£850,085	-£551,986	-£1,044,934	-£981,590
20%	60%	-£1,704,619	-£1,307,153	-£1,620,160	-£1,222,694	-£1,879,959	-£1,795,500
25%	60%	-£2,495,809	-£1,998,976	-£2,390,234	-£1,893,402	-£2,714,983	-£2,609,410
30%	60%	-£3,286,997	-£2,690,799	-£3,160,310	-£2,564,110	-£3,550,008	-£3,423,319
35%	60%	-£4,078,187	-£3,382,622	-£3,930,384	-£3,234,818	-£4,385,032	-£4,237,229
40%	60%	-£4,875,783	-£4,074,444	-£4,704,102	-£3,905,527	-£5,232,199	-£5,060,518
45%	60%	-£5,679,913	-£4,770,987	-£5,486,772	-£4,577,847	-£6,080,880	-£5,887,740
50%	60%	-£6,484,043	-£5,474,126	-£6,269,441	-£5,259,524	-£6.929.562	-£6.714.961

£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%	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489
10%	71%	-£14,178,116	-£14,024,894	-£14,126,235	-£13,973,013	-£14,245,709	-£14,193,828
15%	71%	-£15,014,429	-£14,784,597				
20%	71%	-£15,850,743	-£15,544,299	-£15,746,981	-£15,440,538	-£15,985,929	-£15,882,167
25%	71%	-£16,687,056	-£16,304,002	-£16,557,354			
30%	71%	-£17,523,370	-£17,063,704	-£17,367,727	-£16,908,062	-£17,726,149	-£17,570,506
35%	71%	-£18,359,684	-£17,823,407				
40%	71%	-£19,208,308	-£18,585,397	-£18,997,390	-£18,375,586	-£19,483,102	-£19,272,184
45%	71%	-£20,058,300	-£19,357,524				
50%	71%	-£20,908,291	-£20,129,652	-£20,644,644	-£19,866,005	-£21,251,783	-£20,988,136
100%	71%	-£29,408,207	-£27,850,929				
10%	75%	-£14,209,586	-£14,072,402	-£14,154,584	-£14,017,400	-£14,270,104	-£14,215,101
15%	75%	-£15,061,634	-£14,855,859				
20%	75%	-£15,913,683	-£15,639,316	-£15,803,678	-£15,529,311	-£16,034,719	-£15,924,714
25%	75%	-£16,765,732	-£16,422,772				
30%	75%	-£17,617,780	-£17,206,229	-£17,452,772	-£17,041,221	-£17,799,334	-£17,634,326
35%	75%	-£18,470,263	-£17,989,685				
40%	75%	-£19,336,247	-£18,778,537	-£19,112,638	-£18,554,929	-£19,582,278	-£19,358,670
45%	75%	-£20,202,230	-£19.574.807				
50%	75%	-£21,068,215	-£20,371,077	-£20,788,704	-£20,091,566		-£21,096,243
10%	60%	-£14,087,867	-£13,889,134			-£14,175,538	
15%	60%	-£14,879,057	-£14,580,958	-£14,815,713	-£14,517,614		-£14,947,218
20%	60%	-£15,670,247	-£15,272,781				
25%	60%	-£16,461,436	-£15,964,603		-£15,859,030		-£16,575,037
30%	60%	-£17,252,625	-£16,656,426				
35%	60%	-£18,043,815	-£17,348,250	-£17,896,011	-£17,200,445		-£18,202,856
40%	60%	-£18.841.410	-£18.040.072		-£17.871.154		
45%	60%	-£19,645,540	-£18,736,615		-£18,543,474		-£19,853,367
50%	60%	-£20,449,670	-£19.439.754		-£19.225.152		-£20,680,589

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%	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479
10%	71%	-£4,628,106	-£4,474,884	-£4,576,225	-£4,423,003	-£4,695,699	-£4,643,817
15%	71%	-£5,464,419	-£5,234,586	-£5,386,598	-£5,156,765	-£5,565,809	-£5,487,988
20%	71%	-£6,300,733	-£5,994,289	-£6,196,971	-£5,890,528	-£6,435,918	-£6,332,157
25%	71%	-£7,137,046	-£6,753,991	-£7,007,344	-£6,624,290	-£7,306,029	-£7,176,326
30%	71%	-£7,973,359	-£7,513,694	-£7,817,717	-£7,358,051	-£8,176,138	-£8,020,496
35%	71%	-£8,809,673	-£8,273,397	-£8,628,090	-£8,091,814	-£9,048,750	-£8,864,666
40%	71%	-£9,658,297	-£9,035,387	-£9,447,380	-£8,825,576		-£9,722,174
45%	71%	-£10,508,290	-£9,807,514	-£10,271,007	-£9,570,232	-£10,817,432	-£10,580,150
50%	71%	-£11,358,281	-£10,579,642				-£11,438,125
100%	71%	-£19,858,197	-£18,300,919	-£19,330,902	-£17,773,624	-£20,545,181	-£20,017,886
10%	75%	-£4,659,576	-£4,522,392	-£4,604,574	-£4,467,390	-£4,720,093	-£4,665,091
15%	75%	-£5,511,624	-£5,305,849	-£5,429,121	-£5,223,345	-£5,602,401	-£5,519,897
20%	75%	-£6,363,672	-£6,089,306	-£6,253,668	-£5,979,300	-£6,484,709	-£6,374,704
25%	75%	-£7,215,722	-£6,872,762	-£7,078,215	-£6,735,255	-£7,367,016	-£7,229,510
30%	75%	-£8,067,770	-£7,656,219	-£7,902,762	-£7,491,211	-£8,249,324	-£8,084,316
35%	75%	-£8,920,253	-£8,439,675	-£8,727,310	-£8,247,166	-£9,135,529	-£8,939,872
40%	75%	-£9,786,237	-£9,228,527	-£9,562,628	-£9,004,919		-£9,808,659
45%	75%	-£10,652,220	-£10,024,797	-£10,400,661	-£9,773,238	-£10,929,005	-£10,677,446
50%	75%	-£11,518,205	-£10,821,067				-£11,546,233
10%	60%	-£4,537,857	-£4,339,124	-£4,495,628	-£4,296,895	-£4,625,528	-£4,583,298
15%	60%	-£5,329,047	-£5,030,948	-£5,265,703	-£4,967,604	-£5,460,552	-£5,397,208
20%	60%	-£6,120,236	-£5,722,771	-£6,035,777	-£5,638,311	-£6,295,577	-£6,211,117
25%	60%	-£6,911,426	-£6,414,593	-£6,805,852	-£6,309,019	-£7,130,601	-£7,025,027
30%	60%	-£7,702,615	-£7,106,416	-£7,575,927	-£6,979,727	-£7,965,625	-£7,838,937
35%	60%	-£8,493,805	-£7,798,240	-£8,346,001	-£7,650,435	-£8,800,649	-£8,652,846
40%	60%	-£9,291,400	-£8,490,062	-£9,119,719	-£8,321,144	-£9,647,816	-£9,476,135
45%	60%	-£10,095,530	-£9,186,605		-£8,993,464		-£10,303,357
50%	60%	-£10 899 660	-£9.889.743		-£9.675.142		-£11.130.578

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%	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139
10%	71%	-£212,489	-£59,266	-£160,607	-£7,385	-£280,081	-£228,200
15%	71%	-£1,048,802	-£818,969	-£970,980	-£741,148	-£1,150,192	-£1,072,370
20%	71%	-£1,885,116	-£1,578,672	-£1,781,353	-£1,474,910	-£2,020,301	-£1,916,540
25%	71%	-£2,721,429	-£2,338,374	-£2,591,726	-£2,208,673	-£2,890,412	-£2,760,709
30%	71%	-£3,557,742	-£3,098,077	-£3,402,099	-£2,942,434	-£3,760,521	-£3,604,878
35%	71%	-£4,394,056	-£3,857,779	-£4,212,472	-£3,676,196	-£4,633,133	-£4,449,049
40%	71%	-£5,242,680	-£4,619,769	-£5,031,762	-£4,409,959	-£5,517,474	-£5,306,557
45%	71%	-£6,092,672	-£5,391,897	-£5,855,389	-£5,154,615	-£6,401,815	-£6,164,533
50%	71%	-£6,942,663	-£6,164,025	-£6,679,016	-£5,900,377	-£7,286,155	-£7,022,508
100%	71%	-£15,442,579		-£14,915,285	-£13,358,007		-£15,602,269
10%	75%	-£243,959	-£106,775	-£188,956	-£51,772	-£304,476	-£249,474
15%	75%	-£1,096,007	-£890,231	-£1,013,504	-£807,727	-£1,186,784	-£1,104,280
20%	75%	-£1,948,055	-£1,673,688	-£1,838,051	-£1,563,683	-£2,069,092	-£1,959,087
25%	75%	-£2,800,104	-£2,457,145	-£2,662,597	-£2,319,638	-£2,951,399	-£2,813,893
30%	75%	-£3,652,152	-£3,240,602	-£3,487,145	-£3,075,594	-£3,833,706	-£3,668,699
35%	75%	-£4,504,635	-£4,024,057	-£4,311,692	-£3,831,549	-£4,719,912	-£4,524,254
40%	75%	-£5,370,620	-£4,812,909	-£5,147,011	-£4,589,301	-£5,616,650	-£5,393,042
45%	75%	-£6,236,603	-£5,609,179	-£5,985,044	-£5,357,620	-£6,513,388	-£6,261,829
50%	75%	-£7,102,587	-£6,405,450	-£6,823,076	-£6,125,939	-£7,410,125	-£7,130,615
10%	60%	-£122,240	£76,493	-£80,011	£118,723	-£209,910	-£167,681
15%	60%	-£913,429	-£615,330	-£850,085	-£551,986	-£1,044,934	-£981,590
20%	60%	-£1,704,619	-£1,307,153	-£1,620,160	-£1,222,694	-£1,879,959	-£1,795,500
25%	60%	-£2,495,809	-£1,998,976	-£2,390,234	-£1,893,402	-£2,714,983	-£2,609,410
30%	60%	-£3,286,997	-£2,690,799	-£3,160,310	-£2,564,110	-£3,550,008	-£3,423,319
35%	60%	-£4,078,187	-£3,382,622	-£3,930,384	-£3,234,818	-£4,385,032	-£4,237,229
40%	60%	-£4,875,783	-£4,074,444	-£4,704,102	-£3,905,527	-£5,232,199	-£5,060,518
45%	60%	-£5,679,913	-£4,770,987	-£5,486,772	-£4,577,847	-£6,080,880	-£5,887,740
50%	60%	-£6 484 043	-£5 474 126	-F6 269 441	-£5 259 524	-£6 929 562	-F6 714 961

£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%	£3,830,294	£3,830,294	£3,830,294	£3,830,294	£3,830,294	£3,830,294
10%	71%	£2,346,481	£2,471,794	£2,420,299	£2,545,613	£2,242,798	£2,316,616
15%	71%	£1,604,574	£1,792,544	£1,715,300	£1,903,272	£1,449,051	£1,559,778
20%	71%	£862,668	£1,113,295	£1,010,303	£1,260,931	£655,303	£802,939
25%	71%	£120,761	£434,045	£305,306	£618,590	-£140,709	£46,100
30%	71%	-£631,305	-£249,215	-£406,230	-£24,140	-£947,439	-£722,363
35%	71%	-£1,385,345	-£939,574	-£1,122,758	-£676,986	-£1,754,168	-£1,491,581
40%	71%	-£2,139,386	-£1,629,933	-£1,839,286	-£1,329,833	-£2,560,898	-£2,260,798
45%	71%	-£2,893,427	-£2,320,292	-£2,555,814	-£1,982,679	-£3,367,627	-£3,030,015
50%	71%	-£3.647.468	-£3.010.651	-£3.272.342	-£2.635.526	-£4.174.357	-£3,799,232
100%	71%	-£11,187,874	-£9,914,241	-£10,437,624	-£9,163,991	-£12,241,654	-£11,491,403
10%	75%	£2,313,691	£2,425,888	£2,391,950	£2,504,147	£2,220,861	£2,299,120
15%	75%	£1,555,390	£1,723,685	£1,672,778	£1,841,074	£1,416,145	£1,533,533
20%	75%	£797.087	£1.021.481	£953.606	£1.178.000	£611.428	£767.947
25%	75%	£38,786	£319,278	£234,434	£514,926	-£196,450	£2,360
30%	75%	-£731.284	-£389.187	-£492.666	-£150.570	-£1.014.327	-£775.710
35%	75%	-£1,501,987	-£1,102,876	-£1,223,600	-£824,488	-£1,832,205	-£1,553,818
40%	75%	-£2.272.691	-£1.816.563	-£1.954.534	-£1,498,407	-£2.650.082	-£2.331.926
45%	75%	-£3,043,395	-£2,530,251	-£2,685,469	-£2,172,325	-£3,467,960	-£3,110,035
50%	75%	-£3.814.098	-£3,243,939	-£3.416.403	-£2.846.243	-£4.285.838	-£3.888.143
10%	60%	£2,440,810	£2,603,345	£2,500,895	£2,663,430	£2,306,331	£2,366,417
15%	60%	£1.746.067	£1.989.871	£1.836.196	£2.079.999	£1.544.349	£1.634.477
20%	60%	£1,051,326	£1,376,396	£1,171,496	£1,496,567	£782,368	£902,539
25%	60%	£356,583	£762,922	£506,797	£913,135	£20,387	£170,600
30%	60%	-£343,689	£149,448	-£160,485	£329,704	-£753,724	-£570,519
35%	60%	-£1.049.794	-£471.616	-£836.055	-£257.877	-£1.528.168	-£1.314.429
40%	60%	-£1,755,899	-£1,095,123	-£1,511,626	-£850,851	-£2,302,611	-£2,058,339
45%	60%	-£2.462.004	-£1.718.631	-£2.187.197	-£1,443,825	-£3.077.056	-£2.802.249
50%	60%	-£3 168 108	-f2 342 139	-£2 862 768	-£2 036 798	-£3 851 499	-£3.546.158

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%	-£55,572,631			-£55,572,631		
10%	71%	-£57,056,443	-£56,931,130	-£56,982,626	-£56,857,312	-£57,160,126	-£57,086,309
15%	71%	-£57,798,350			-£57,499,653		
20%	71%	-£58,540,257	-£58,289,630		-£58,141,994	-£58,747,622	-£58,599,986
25%	71%	-£59,282,164			-£58,784,335		
30%	71%	-£60,034,229	-£59,652,139	-£59,809,154	-£59,427,065	-£60,350,364	-£60,125,288
35%	71%	-£60,788,270			-£60,079,911		
40%	71%	-£61,542,310			-£60,732,758	-£61,963,822	
45%	71%	-£62,296,352			-£61,385,604		
50%	71%	-£63,050,392	-£62,413,576		-£62,038,450		-£63,202,157
100%	71%	-£70,590,798			-£68,566,916		
10%	75%	-£57,089,234		-£57,010,974	-£56,898,777	-£57,182,063	-£57,103,804
15%	75%	-£57,847,535			-£57,561,851		
20%	75%	-£58,605,837	-£58,381,443	-£58,449,318	-£58,224,924	-£58,791,496	
25%	75%	-£59,364,139	-£59,083,646	-£59,168,491	-£58,887,998	-£59,599,374	-£59,400,564
30%	75%	-£60,134,208			-£59,553,495		
35%	75%	-£60,904,912		-£60,626,524	-£60,227,413		-£60,956,742
40%	75%	-£61,675,615			-£60,901,331		
45%	75%	-£62,446,319			-£61,575,249		
50%	75%	-£63,217,023			-£62,249,167		-£63,291,067
10%	60%	-£56,962,115	-£56,799,579	-£56,902,029	-£56,739,494	-£57,096,593	
15%	60%	-£57,656,857			-£57,322,926		
20%	60%	-£58,351,599	-£58,026,528	-£58,231,428	-£57,906,357		
25%	60%	-£59,046,341			-£58,489,789		
30%	60%	-£59,746,614	-£59,253,477	-£59,563,409	-£59,073,221	-£60,156,648	-£59,973,444
35%	60%	-£60,452,719			-£59,660,802		
40%	60%	-£61,158,823	-£60,498,048	-£60,914,551	-£60,253,776	-£61,705,536	-£61,461,264
45%	60%	-£61,864,928			-£60,846,750		
50%	60%	-£62.571.032			-£61 439 723		

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

	1	
		SR and SO a
	% of AH as	council Incom
% of AH	rented	thresholds

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£43,906,556					-£43,906,556
10%	71%	-£45,390,369	-£45,265,056	-£45,316,551	-£45,191,237	-£45,494,052	-£45,420,234
15%	71%	-£46,132,276	-£45,944,306				-£46,177,072
20%	71%	-£46,874,182			-£46,475,919	-£47,081,547	-£46,933,911
25%	71%	-£47,616,089					-£47,690,750
30%	71%	-£48,368,155	-£47,986,065	-£48,143,080	-£47,760,990	-£48,684,289	-£48,459,213
35%	71%	-£49,122,195		-£48,859,608	-£48,413,836	-£49,491,018	-£49,228,431
40%	71%	-£49,876,236	-£49,366,783	-£49,576,136	-£49,066,683	-£50,297,748	-£49,997,648
45%	71%	-£50,630,277					-£50,766,865
50%	71%	-£51,384,318	-£50,747,501		-£50,372,376		-£51,536,083
100%	71%	-£58,924,724		-£58,174,474		-£59,978,504	-£59,228,253
10%	75%	-£45,423,159	-£45,310,962	-£45,344,900	-£45,232,703	-£45,515,989	-£45,437,730
15%	75%	-£46,181,461		-£46,064,072			-£46,203,317
20%	75%	-£46,939,763	-£46,715,369	-£46,783,244	-£46,558,850	-£47,125,422	-£46,968,903
25%	75%	-£47,698,064					-£47,734,490
30%	75%	-£48,468,134	-£48,126,037	-£48,229,516	-£47,887,420	-£48,751,177	-£48,512,560
35%	75%	-£49,238,837					-£49,290,668
40%	75%	-£50,009,541		-£49,691,384	-£49,235,257	-£50,386,932	-£50,068,776
45%	75%	-£50,780,245					-£50,846,885
50%	75%	-£51,550,949	-£50,980,789	-£51,153,254	-£50,583,093	-£52,022,688	-£51,624,993
10%	60%	-£45,296,040					-£45,370,434
15%	60%	-£45,990,783	-£45,746,979	-£45,900,654		-£46,192,501	-£46,102,373
20%	60%	-£46,685,524	-£46,360,454	-£46,565,354			-£46,834,311
25%	60%	-£47,380,267	-£46,973,928	-£47,230,053	-£46,823,715	-£47,716,463	-£47,566,250
30%	60%	-£48,080,539					-£48,307,369
35%	60%	-£48,786,645					-£49,051,279
40%	60%	-£49,492,749	-£48,831,973	-£49,248,477	-£48,587,701	-£50,039,461	-£49,795,189
45%	60%	-£50,198,854					-£50,539,099
50%	60%	-£50,904,958					-£51,283,008

ompared to benchmark land values

Residual Land	values	CC
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%	-£23,595,377					
10%	71%	-£25,079,189					
15%	71%	-£25,821,096					
20%	71%	-£26,563,002					
25%	71%	-£27,304,910					
30%	71%	-£28,056,975					-£28,148,034
35%	71%	-£28,811,015	-£28,365,244	-£28,548,428	-£28,102,656	-£29,179,838	
40%	71%	-£29,565,056			-£28,755,504		
45%	71%	-£30,319,097	-£29,745,962	-£29,981,484	-£29,408,350	-£30,793,298	-£30,455,685
50%	71%	-£31,073,138					
100%	71%	-£38,613,544		-£37,863,294	-£36,589,662	-£39,667,324	-£38,917,073
10%	75%	-£25,111,979	-£24,999,782		-£24,921,523	-£25,204,809	
15%	75%	-£25,870,281					
20%	75%	-£26,628,583	-£26,404,189	-£26,472,064	-£26,247,670	-£26,814,242	
25%	75%	-£27,386,884			-£26,910,744		
30%	75%	-£28,156,954		-£27,918,336			
35%	75%	-£28,927,657					
40%	75%	-£29,698,361		-£29,380,204			-£29,757,596
45%	75%	-£30,469,065					
50%	75%	-£31,239,769		-£30,842,074			
10%	60%	-£24,984,860					-£25,059,254
15%	60%	-£25,679,603		-£25,589,474			
20%	60%	-£26,374,344	-£26,049,274	-£26,254,174			
25%	60%	-£27,069,087	-£26,662,748			-£27,405,283	
30%	60%	-£27,769,360				-£28,179,394	
35%	60%	-£28,475,465	-£27,897,286		-£27,683,548	-£28,953,838	
40%	60%	-£29.181.569	-£28.520.794				-£29,484,009
45%	60%	-£29.887.674	-£29.144.301				-£30,227,919

£90,000,000

£72,325,000

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

£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 LLR
0%	71%	-£14,402,444	-£14,402,444	-£14,402,444	-£14,402,444	-£14,402,444	-£14,402,444
10%	71%	-£15,886,256	-£15,760,944				
15%	71%	-£16,628,164	-£16,440,193	-£16,517,437			-£16,672,960
20%	71%	-£17,370,070	-£17,119,443		-£16,971,807		-£17,429,799
25%	71%	-£18,111,977					
30%	71%	-£18,864,042	-£18,481,953	-£18,638,967	-£18,256,878	-£19,180,177	-£18,955,101
35%	71%	-£19,618,083					
40%	71%	-£20,372,123	-£19,862,671	-£20,072,024	-£19,562,571		-£20,493,536
45%	71%	-£21,126,165					
50%	71%	-£21,880,205	-£21,243,389	-£21,505,080	-£20,868,263	-£22,407,095	-£22,031,970
100%	71%	-£29,420,611					
10%	75%	-£15,919,047	-£15,806,850	-£15,840,788	-£15,728,591	-£16,011,876	-£15,933,617
15%	75%	-£16,677,348			-£16,391,664		-£16,699,204
20%	75%	-£17,435,650	-£17,211,256		-£17,054,737	-£17,621,310	-£17,464,790
25%	75%	-£18,193,952		-£17,998,304			-£18,230,378
30%	75%	-£18,964,022	-£18,621,925	-£18,725,403	-£18,383,308	-£19,247,064	-£19,008,447
35%	75%	-£19,734,725					
40%	75%	-£20,505,428	-£20,049,301	-£20,187,272	-£19,731,144	-£20,882,820	-£20,564,663
45%	75%	-£21,276,133	-£20,762,988		-£20,405,062	-£21,700,698	-£21,342,772
50%	75%	-£22,046,836	-£21,476,677	-£21,649,141			
10%	60%	-£15,791,928				-£15,926,406	
15%	60%	-£16,486,670					
20%	60%	-£17,181,412	-£16,856,341	-£17,061,241	-£16,736,171	-£17,450,370	-£17,330,198
25%	60%	-£17,876,154					
30%	60%	-£18,576,427					
35%	60%	-£19,282,532					
40%	60%	-£19,988,636	-£19,327,861	-£19,744,364	-£19,083,589	-£20,535,349	
45%	60%	-£20,694,741					
50%	60%	-£21,400,845					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,587,608	-£7,587,608	-£7,587,608	-£7,587,608	-£7,587,608	-£7,587,608
10%	71%	-£9,071,421	-£8,946,108	-£8,997,603	-£8,872,289	-£9,175,104	-£9,101,286
15%	71%	-£9,813,328	-£9,625,358	-£9,702,602	-£9,514,630		-£9,858,124
20%	71%	-£10,555,234	-£10,304,608	-£10,407,599	-£10,156,971	-£10,762,599	-£10,614,963
25%	71%	-£11,297,141	-£10,983,857				-£11,371,802
30%	71%	-£12,049,207	-£11,667,117	-£11,824,132	-£11,442,042	-£12,365,341	-£12,140,265
35%	71%	-£12,803,247	-£12,357,476				-£12,909,483
40%	71%	-£13,557,288	-£13,047,835	-£13,257,188	-£12,747,735	-£13,978,800	-£13,678,700
45%	71%	-£14,311,329	-£13,738,194				-£14,447,917
50%	71%	-£15,065,370	-£14,428,553	-£14,690,244	-£14,053,428	-£15,592,259	-£15,217,135
100%	71%	-£22,605,776	-£21,332,143				-£22,909,305
10%	75%	-£9,104,211	-£8,992,014	-£9,025,952	-£8,913,755	-£9,197,041	-£9,118,782
15%	75%	-£9,862,513	-£9,694,217	-£9,745,124	-£9,576,828		-£9,884,369
20%	75%	-£10,620,815	-£10,396,421	-£10,464,296	-£10,239,902	-£10,806,474	-£10,649,955
25%	75%	-£11,379,116	-£11,098,624				-£11,415,542
30%	75%	-£12,149,186	-£11,807,089	-£11,910,568	-£11,568,472	-£12,432,229	-£12,193,612
35%	75%	-£12.919.889	-£12.520.778				-£12.971.720
40%	75%	-£13,690,593	-£13,234,465	-£13,372,436		-£14,067,984	-£13,749,828
45%	75%	-£14.461.297	-£13.948.153				-£14.527.937
50%	75%	-£15,232,001	-£14,661,841	-£14,834,306	-£14,264,145	-£15,703,740	-£15,306,045
10%	60%	-£8,977,092	-£8,814,557	-£8,917,007	-£8,754,472	-£9,111,571	-£9,051,486
15%	60%	-£9,671,835	-£9,428,031	-£9,581,706	-£9,337,903	-£9,873,553	-£9,783,425
20%	60%	-£10,366,576	-£10,041,506	-£10,246,406		-£10,635,534	-£10,515,363
25%	60%	-£11,061,319	-£10,654,980		-£10,504,767		-£11,247,302
30%	60%	-£11,761,591	-£11,268,454				-£11,988,421
35%	60%	-£12,467,697	-£11,889,518				-£12,732,331
40%	60%	-£13.173.801	-£12.513.025				-£13,476,241
45%	60%	-£13.879.906	-£13.136.533		-£12.861.727		-£14,220,151
50%	60%	-£14.586.010	-£13.760.041				-£14,964,060

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%	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367
10%	71%	-£2,131,179	-£2,005,866	-£2,057,362	-£1,932,048	-£2,234,862	-£2,161,045
15%	71%	-£2,873,086	-£2,685,116	-£2,762,360	-£2,574,389	-£3,028,610	-£2,917,883
20%	71%	-£3,614,993	-£3,364,366	-£3,467,357	-£3,216,730	-£3,822,358	-£3,674,722
25%	71%	-£4,356,900	-£4,043,616	-£4,172,355	-£3,859,071	-£4,618,370	-£4,431,560
30%	71%	-£5,108,965	-£4,726,875	-£4,883,890	-£4,501,801	-£5,425,100	-£5,200,024
35%	71%	-£5,863,006	-£5,417,234	-£5,600,418	-£5,154,647	-£6,231,828	-£5,969,241
40%	71%	-£6,617,046	-£6,107,594	-£6,316,946	-£5,807,494	-£7,038,558	-£6,738,458
45%	71%	-£7,371,088	-£6,797,952	-£7,033,474	-£6,460,340	-£7,845,288	-£7,507,676
50%	71%	-£8,125,128	-£7,488,312	-£7,750,002	-£7,113,186	-£8,652,018	-£8,276,893
100%	71%	-£15,665,534					
10%	75%	-£2,163,969	-£2,051,772	-£2,085,710	-£1,973,513	-£2,256,799	-£2,178,540
15%	75%	-£2,922,271	-£2,753,975	-£2,804,882	-£2,636,587	-£3,061,516	-£2,944,127
20%	75%	-£3,680,573	-£3,456,179	-£3,524,054	-£3,299,660	-£3,866,232	-£3,709,713
25%	75%	-£4,438,875	-£4,158,382	-£4,243,227	-£3,962,734	-£4,674,110	-£4,475,300
30%	75%	-£5,208,944	-£4,866,848	-£4,970,326	-£4,628,230	-£5,491,987	-£5,253,370
35%	75%	-£5,979,648	-£5,580,536	-£5,701,260	-£5,302,149	-£6,309,865	-£6,031,478
40%	75%	-£6,750,351	-£6,294,224	-£6,432,194	-£5,976,067	-£7,127,743	-£6,809,586
45%	75%	-£7,521,055	-£7,007,911	-£7,163,130	-£6,649,985	-£7,945,621	-£7,587,695
50%	75%	-£8,291,759	-£7,721,599	-£7,894,064	-£7,323,903	-£8,763,498	-£8,365,803
10%	60%	-£2,036,851	-£1,874,315	-£1,976,765	-£1,814,230	-£2,171,329	-£2,111,244
15%	60%	-£2,731,593	-£2,487,790	-£2,641,464	-£2,397,662	-£2,933,311	-£2,843,183
20%	60%	-£3,426,335	-£3,101,264	-£3,306,164	-£2,981,093	-£3,695,293	-£3,575,121
25%	60%	-£4,121,077	-£3,714,738	-£3,970,864	-£3,564,525	-£4,457,273	-£4,307,060
30%	60%	-£4,821,350	-£4,328,213	-£4,638,145	-£4,147,957	-£5,231,384	-£5,048,180
35%	60%	-£5,527,455	-£4,949,276	-£5,313,716	-£4,735,538	-£6,005,828	-£5,792,089
40%	60%	-£6,233,559	-£5,572,784	-£5,989,287	-£5,328,512	-£6,780,272	-£6,536,000
45%	60%	-£6,939,664	-£6,196,292	-£6,664,857	-£5,921,486	-£7,554,716	-£7,279,909
50%	60%	-£7.645.768	-£6.819.799	-£7.340.428	-£6.514.459	-£8.329.159	-£8.023.819

£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 GLA Income 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%	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984	-£5,062,984
10%	71%	-£6,546,797	-£6,421,484	-£6,472,979	-£6,347,665	-£6,650,480	-£6,576,662
15%	71%	-£7,288,704	-£7,100,734	-£7,177,977	-£6,990,006	-£7,444,227	-£7,333,500
20%	71%	-£8,030,610	-£7,779,983	-£7,882,975	-£7,632,347	-£8,237,975	-£8,090,339
25%	71%	-£8,772,517	-£8,459,233	-£8,587,972	-£8,274,688	-£9,033,987	-£8,847,178
30%	71%	-£9,524,583	-£9,142,493	-£9,299,508	-£8,917,418	-£9,840,717	-£9,615,641
35%	71%	-£10,278,623	-£9,832,851	-£10,016,036	-£9,570,264	-£10,647,446	-£10,384,858
40%	71%	-£11,032,664	-£10,523,211				
45%	71%	-£11,786,705	-£11,213,570	-£11,449,092	-£10,875,957	-£12,260,905	-£11,923,293
50%	71%	-£12,540,746					
100%	71%	-£20,081,152	-£18,807,519	-£19,330,902	-£18,057,269	-£21,134,932	-£20,384,681
10%	75%	-£6,579,587	-£6,467,390	-£6,501,328	-£6,389,131	-£6,672,416	-£6,594,157
15%	75%	-£7,337,888	-£7,169,593	-£7,220,500	-£7,052,204	-£7,477,133	-£7,359,745
20%	75%	-£8,096,191	-£7,871,797	-£7,939,671	-£7,715,277	-£8,281,850	-£8,125,331
25%	75%	-£8,854,492	-£8,573,999	-£8,658,844	-£8,378,352	-£9,089,727	-£8,890,918
30%	75%	-£9,624,562	-£9,282,465	-£9,385,944	-£9,043,848		-£9,668,987
35%	75%	-£10,395,265	-£9,996,154	-£10,116,878	-£9,717,766	-£10,725,483	-£10,447,095
40%	75%	-£11,165,968		-£10,847,812	-£10,391,684		
45%	75%	-£11,936,673	-£11,423,528	-£11,578,747	-£11,065,603	-£12,361,238	-£12,003,312
50%	75%	-£12,707,376					
10%	60%	-£6,452,468	-£6,289,933	-£6,392,383	-£6,229,847	-£6,586,947	-£6,526,861
15%	60%	-£7,147,211	-£6,903,407	-£7,057,082	-£6,813,279	-£7,348,928	-£7,258,800
20%	60%	-£7,841,952	-£7,516,881	-£7,721,781	-£7,396,711	-£8,110,910	-£7,990,738
25%	60%	-£8,536,695	-£8,130,356	-£8,386,481	-£7,980,142	-£8,872,891	-£8,722,677
30%	60%	-£9,236,967	-£8,743,830	-£9,053,763	-£8,563,574	-£9,647,001	-£9,463,797
35%	60%	-£9,943,072	-£9,364,893	-£9,729,333	-£9,151,155	-£10,421,446	-£10,207,707
40%	60%	-£10,649,176	-£9,988,401	-£10,404,904	-£9,744,129		
45%	60%	-£11,355,281	-£10,611,909		-£10,337,103		-£11,695,526
50%	60%	-£12.061.386					

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%	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367
10%	71%	-£2,131,179	-£2,005,866	-£2,057,362	-£1,932,048	-£2,234,862	-£2,161,045
15%	71%	-£2,873,086	-£2,685,116	-£2,762,360	-£2,574,389	-£3,028,610	-£2,917,883
20%	71%	-£3,614,993	-£3,364,366	-£3,467,357	-£3,216,730	-£3,822,358	-£3,674,722
25%	71%	-£4,356,900	-£4,043,616	-£4,172,355	-£3,859,071	-£4,618,370	-£4,431,560
30%	71%	-£5,108,965	-£4,726,875	-£4,883,890	-£4,501,801	-£5,425,100	-£5,200,024
35%	71%	-£5,863,006	-£5,417,234	-£5,600,418	-£5,154,647	-£6,231,828	-£5,969,241
40%	71%	-£6,617,046	-£6,107,594	-£6,316,946	-£5,807,494	-£7,038,558	-£6,738,458
45%	71%	-£7,371,088	-£6,797,952	-£7,033,474	-£6,460,340	-£7,845,288	-£7,507,676
50%	71%	-£8,125,128	-£7,488,312	-£7,750,002	-£7,113,186	-£8,652,018	-£8,276,893
100%	71%	-£15,665,534	-£14,391,901	-£14,915,285	-£13,641,652	-£16,719,314	-£15,969,064
10%	75%	-£2,163,969	-£2,051,772	-£2,085,710	-£1,973,513	-£2,256,799	-£2,178,540
15%	75%	-£2,922,271	-£2,753,975	-£2,804,882	-£2,636,587	-£3,061,516	-£2,944,127
20%	75%	-£3,680,573	-£3,456,179	-£3,524,054	-£3,299,660	-£3,866,232	-£3,709,713
25%	75%	-£4,438,875	-£4,158,382	-£4,243,227	-£3,962,734	-£4,674,110	-£4,475,300
30%	75%	-£5,208,944	-£4,866,848	-£4,970,326	-£4,628,230	-£5,491,987	-£5,253,370
35%	75%	-£5,979,648	-£5,580,536	-£5,701,260	-£5,302,149	-£6,309,865	-£6,031,478
40%	75%	-£6,750,351	-£6,294,224	-£6,432,194	-£5,976,067	-£7,127,743	-£6,809,586
45%	75%	-£7,521,055	-£7,007,911	-£7,163,130	-£6,649,985	-£7,945,621	-£7,587,695
50%	75%	-£8,291,759	-£7,721,599	-£7,894,064	-£7,323,903	-£8,763,498	-£8,365,803
10%	60%	-£2,036,851	-£1,874,315	-£1,976,765	-£1,814,230	-£2,171,329	-£2,111,244
15%	60%	-£2,731,593	-£2,487,790	-£2,641,464	-£2,397,662	-£2,933,311	-£2,843,183
20%	60%	-£3,426,335	-£3,101,264	-£3,306,164	-£2,981,093	-£3,695,293	-£3,575,121
25%	60%	-£4,121,077	-£3,714,738	-£3,970,864	-£3,564,525	-£4,457,273	-£4,307,060
30%	60%	-£4,821,350	-£4,328,213	-£4,638,145	-£4,147,957	-£5,231,384	-£5,048,180
35%	60%	-£5,527,455	-£4,949,276	-£5,313,716	-£4,735,538	-£6,005,828	-£5,792,089
40%	60%	-£6,233,559	-£5,572,784	-£5,989,287	-£5,328,512	-£6,780,272	-£6,536,000
45%	60%	-£6,939,664	-£6,196,292	-£6,664,857	-£5,921,486	-£7,554,716	-£7,279,909
50%	60%	-£7.645.768	-£6.819.799	-£7,340,428	-£6.514.459	-£8.329.159	-£8.023.819

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 4 
 No Units
 100

 Site Area
 0.85 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%	£67,435,767	£67,435,767	£67,435,767	£67,435,767	£67,435,767	£67,435,767
10%	71%	£59,174,386	£59,528,243	£59,188,843	£59,542,699	£59,226,752	£59,241,209
15%	71%	£55,043,694	£55,574,481	£55,065,380	£55,596,165	£55,122,244	£55,143,930
20%	71%	£50,913,004	£51,620,719	£50,941,918	£51,649,632	£51,017,737	£51,046,651
25%	71%	£46,782,313	£47,666,955	£46,818,455	£47,703,098	£46,913,230	£46,949,372
30%	71%	£42,643,064	£43,713,193	£42,686,973	£43,756,564	£42,802,111	£42,846,019
35%	71%	£38,499,453	£39,753,299	£38,550,679	£39,804,524	£38,685,008	£38,736,233
40%	71%	£34,355,843	£35,788,808	£34,414,386	£35,847,352	£34,567,904	£34,626,448
45%	71%	£30,212,231	£31,824,318	£30,278,094	£31,890,180	£30,450,801	£30,516,663
50%	71%	£26.068.621	£27.859.828	£26.141.800	£27.933.007	£26.333.697	£26,406,878
100%	71%	-£16,104,058	-£12,350,226	-£15,950,693	-£12,196,862	-£15,548,536	-£15,395,172
10%	75%	£59.132.794	£59,449,449	£59.148.112	£59.464.768	£59.179.655	£59,194,973
15%	75%	£54,981,307	£55,456,290	£55,004,286	£55,479,267	£55,051,599	£55,074,577
20%	75%	£50.829.820	£51,463,130	£50.860.458	£51.493.768	£50.923.542	£50,954,180
25%	75%	£46.678.334	£47.469.972	£46.716.631	£47.508.268	£46,795,487	£46,833,784
30%	75%	£42.516.743	£43,476,812	£42.563.269	£43.522.769	£42.659.069	£42,705,594
35%	75%	£38.352.079	£39.474.103	£38.406.358	£39.528.384	£38.518.125	£38,572,405
40%	75%	£34.187.413	£35,469,728	£34,249,448	£35.531.763	£34.377.181	£34,439,216
45%	75%	£30.022.749	£31.465.353	£30.092.538	£31.535.142	£30.236.238	£30,306,026
50%	75%	£25.858.085	£27,460,977	£25.935.628	£27.538.521	£26.095.294	£26,172,837
10%	60%	£59.292.738	£59.752.488	£59.304.525	£59.764.276	£59.360.775	£59.372.563
15%	60%	£55,221,224	£55.910.850	£55,238,906	£55.928.531	£55.323.281	£55,340,961
20%	60%	£51,149,709	£52,069,210	£51,173,285	£52,092,786	£51,285,785	£51,309,360
25%	60%	£47.078.195	£48.227.571	£47.107.664	£48.257.040	£47,248,289	£47,277,758
30%	60%	£43,002,522	£44,385,932	£43,038,323	£44,421,295	£43,209,163	£43,244,965
35%	60%	£38.918.820	£40.544.293	£38.960.588	£40.585.550	£39.159.902	£39,201,670
40%	60%	£34.835.119	£36.696.907	£34.882.854	£36,744,641	£35.110.641	£35,158,376
45%	60%	£30.751.417	£32.845.929	£30.805.119	£32.899.631	£31.061.380	£31.115.082
50%	60%	£26 667 716	£28 994 951	£26 727 384	£29 054 620	£27 012 119	£27 071 787

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%	-£9,062,321	-£9,062,321	-£9,062,321	-£9,062,321	-£9,062,321	-£9,062,321
10%	71%	-£17,323,702	-£16,969,845	-£17,309,245	-£16,955,388	-£17,271,335	-£17,256,879
15%	71%		-£20,923,607		-£20,901,922		
20%	71%	-£25,585,084	-£24,877,369	-£25,556,169	-£24,848,456	-£25,480,350	-£25,451,437
25%	71%	-£29,715,774	-£28,831,132		-£28,794,990		
30%	71%	-£33,855,024	-£32,784,894	-£33,811,115	-£32,741,523		-£33,652,068
35%	71%		-£36,744,789		-£36,693,563		-£37,761,854
40%	71%	-£42,142,245	-£40,709,280	-£42,083,701	-£40,650,735	-£41,930,184	-£41,871,639
45%	71%		-£44,673,770	-£46,219,994	-£44,607,907	-£46,047,286	
50%	71%	-£50,429,467	-£48,638,260		-£48,565,080	-£50,164,390	
100%	71%		-£88,848,313		-£88,694,949		
10%	75%	-£17,365,294	-£17,048,638	-£17,349,975	-£17,033,320	-£17,318,433	-£17,303,114
15%	75%		-£21,041,798		-£21,018,820		
20%	75%		-£25,034,957		-£25,004,319	-£25,574,545	-£25,543,907
25%	75%	-£29,819,753	-£29,028,116	-£29,781,457	-£28,989,820	-£29,702,601	-£29,664,303
30%	75%		-£33,021,275	-£33,934,819	-£32,975,319		
35%	75%	-£38,146,009	-£37,023,984	-£38,091,729	-£36,969,704	-£37,979,963	
40%	75%	-£42,310,674	-£41,028,360		-£40,966,325	-£42,120,906	
45%	75%	-£46,475,338	-£45,032,735	-£46,405,550	-£44,962,946	-£46,261,850	-£46,192,061
50%	75%		-£49,037,111	-£50,562,460	-£48,959,567	-£50,402,794	
10%	60%	-£17,205,350	-£16,745,599	-£17,193,562	-£16,733,812	-£17,137,312	-£17,125,524
15%	60%		-£20,587,238		-£20,569,556		-£21,157,126
20%	60%	-£25,348,378	-£24,428,877	-£25,324,803	-£24,405,302		
25%	60%		-£28,270,517		-£28,241,047		
30%	60%	-£33,495,566	-£32,112,156	-£33,459,764	-£32,076,793	-£33,288,924	
35%	60%		-£35,953,794		-£35,912,537		
40%	60%	-£41,662,969	-£39,801,181	-£41,615,234	-£39,753,446	-£41,387,447	-£41,339,711
45%	60%		-£43,652,159		-£43,598,457		
50%	60%		-£47.503.136		-£47,443,468		

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%	£5,961,054	£5,961,054	£5,961,054	£5,961,054	£5,961,054	£5,961,054
10%	71%	-£2,300,327	-£1,946,470	-£2,285,871	-£1,932,014	-£2,247,961	-£2,233,504
15%	71%	-£6,431,019	-£5,900,232	-£6,409,333	-£5,878,548	-£6,352,469	-£6,330,783
20%	71%	-£10,561,709	-£9,853,995	-£10,532,795	-£9,825,081	-£10,456,976	-£10,428,062
25%	71%	-£14,692,400	-£13,807,758	-£14,656,258	-£13,771,616	-£14,561,484	-£14,525,341
30%	71%		-£17,761,520	-£18,787,740			-£18,628,694
35%	71%		-£21,721,414	-£22,924,034			-£22,738,480
40%	71%		-£25,685,905				-£26,848,265
45%	71%		-£29,650,395				-£30,958,051
50%	71%		-£33,614,885		-£33,541,706	-£35,141,016	-£35,067,836
100%	71%		-£73,824,939	-£77,425,407			-£76,869,885
10%	75%	-£2,341,920	-£2,025,264	-£2,326,601	-£2,009,946	-£2,295,058	-£2,279,740
15%	75%	-£6,493,406	-£6,018,423	-£6,470,428	-£5,995,446	-£6,423,114	-£6,400,136
20%	75%	-£10,644,893	-£10,011,583	-£10,614,255	-£9,980,945	-£10,551,171	-£10,520,533
25%	75%	-£14,796,379	-£14.004.741	-£14,758,083	-£13.966.445		-£14.640.929
30%	75%		-£17,997,901		-£17,951,944		-£18,769,119
35%	75%	-£23.122.634	-£22.000.610				-£22,902,309
40%	75%		-£26,004,985				-£27,035,497
45%	75%		-£30.009.360				-£31.168.687
50%	75%		-£34,013,736				-£35,301,876
10%	60%	-£2.181.975	-£1,722,225	-£2.170.188	-£1.710.437	-£2.113.938	-£2.102.150
15%	60%	-£6,253,489	-£5,563,863	-£6,235,807	-£5,546,182	-£6,151,433	-£6,133,752
20%	60%	-£10,325,004	-£9,405,503	-£10,301,428	-£9,381,927	-£10,188,928	-£10,165,353
25%	60%	-£14,396,518	-£13,247,142	-£14,367,049	-£13,217,673	-£14,226,424	-£14,196,955
30%	60%		-£17,088,782		-£17,053,418		-£18,229,748
35%	60%		-£20,930,420				-£22,273,043
40%	60%		-£24,777,807		-£24,730,072		-£26,316,337
45%	60%	-£30,723,296	-£28,628,784	-£30,669,594		-£30,413,333	-£30,359,631
50%	60%		-£32,479,762	-£34 747 329			-£34 402 926

Residual Land values compared to benchmark land values

SR and SO at council Income rented thresholds								nchmark Z1 - Low
10% 71% E23.66.069 E24.209.026 E23.870.576 E24.224.382 E23.008.455   15% 71% E19.25.377 220.56.164 E19.74.708 E20.74.788 E19.803.927   20% 71% E15.594.887 E15.304.837   15% 71% E15.594.887 E15.304.838 E15.00.138 E12.384.781 E15.699.420   25% 71% E14.69.966 E12.346.538 E15.00.138 E12.384.781 E15.699.420   35% 71% E14.61.396 E12.346.538 E15.00.138 E12.384.781 E15.699.420   35% 71% E1.41.136 E44.34.982 E12.22.362 E4.465.07 E13.466.01   40% F15. 40.41.136 E4.434.982 E12.23.2362 E4.466.07 E13.466.01   40% F15. 40.41.136 E4.434.982 E12.23.2362 E4.466.07 E13.466.01   40% F15. 40.41.136 E4.41.136 E12.23.2376 E24.44.444 E12.23.838.138   40% F15. 40.41.136 E12.436.01 E12.436.01 E12.436.01   40% F15. 40.41.136 E12.436.01 E12.436.01 E12.436.01 E12.4371.10   40% F15. 40.41.136 E12.436.01 E12.436.01 E12.436.01 E12.436.01   40% F15. 40.41.136 E12.436.01 E12.436.01 E12.436.01 E12.436.01 E12.436.01   40% F15. 40.41.136 E12.436.01 E12.436.01 E12.436.01 E12.436.01 E12.436.01 E12.436.01 E12.436.01   40% F15. 40.41.136.01 E12.436.01 E12.436.01 E12.436.01 E12.436.01 E12.436.01 E12.43	LAR and LLR	SR and LLR	GLA Income	council Income	Income	council Income	,	% of AH
119% 771% E19.728.377 E20.256,164 E19.747.083 E20.277.848 E19.803.927 2076 771% E15.984.687 E16.302.401 E15.032.801 E15.313.155 E15.804.202 2076 771% E15.804.8687 E16.302.401 E15.032.801 E16.331.315 E15.804.202 2076 771% E17.864.968 E12.346.808 E17.500.808 E12.346.731 E17.864.913 E17.864.913 E17.864.913 E17.864.913 E17.864.913 E17.864.913 E17.864.913 E17.864.913 E17.864.913 E17.865.913 E	£32,117,450	£32,117,450	£32,117,450	£32,117,450	£32,117,450	£32,117,450	71%	0%
20% 71% £15,594,687 £16,302,401 £15,623,601 £16,331,315 £15,669,420 25% 71% £11,463,996 £12,346,838 £11,500,139 £12,934,751 £11,964,913 30% 71% £2,324,747 £3,394,766 £2,396,596 £3,438,247 £7,452,794 35% 71% £131,130 £4,343,992 £1,223,392 £4,466,207 £3,366,691 40% 71% £51,06,666 £3,303,999 £52,042,22 £3,423,313 £4,665,516 40% 71% £51,06,666 £3,303,999 £52,042,22 £3,423,313 £4,665,516 10% 71% £45,423,313 £476,643 £51,003,223 £3,423,313 £4,665,516 10% 71% £45,423,313 £476,643 £51,003,009 £50,42,22 £3,423,313 £4,665,516 10% 71% £45,423,313 £476,643 £51,003,009 £50,42,22 £3,423,310 £4,665,516 10% 75% £23,814,477 £43,513,32 £23,623,776 £24,644,81 £23,623,633 15% 75% £13,642,643 £72 £43,513,52 £23,623,776 £24,644,81 £23,623,633 15% 75% £13,642,643 £164,4813 £15,542,44 £16,778,45 £15,600,62 £2,600,600 £13,733,322 20% 75% £11,551,003 £164,4813 £15,542,44 £16,778,45 £15,600,62 £2,600,600 £13,733,322 20% 75% £11,360,017 £12,151,655 £11,363,314 £12,189,561 £11,477,170 30% 75% £13,000,017 £12,151,655 £11,363,314 £12,189,561 £11,477,170 30% 75% £13,000,017 £12,151,655 £13,363,314 £12,189,561 £11,477,170 50% 75% £13,000,017 £12,151,655 £13,63,314 £12,189,561 £11,477,170 50% 75% £13,000,014 £13,141 £1,000,000 £13,744,465 £13,477,470 50% 75% £41,000,000 £13,141 £1,000,000 £13,144,65 £13,141 £1,000,000 £13,144,65 £13,144	£23,922,892	£23.908.435	£24.224.382	£23.870.526	£24,209,926	£23,856,069	71%	10%
25% 71% £11,483,996 £12,248,838 £11,500,138 £12,384,731 £11,584,913 30% 71% £2,324,747 £3,394,376 £7,396,565 £8,383,47 £7,48,794 35% 71% £181,196 £4,634,962 £12,29,865 £8,383,47 £7,48,794 40% 71% 400,474 £10,410 £400,201 £3,000 £750,413 40% 71% 400,474 £10,410 £100,201 £3,000 £750,413 50% 71% 400,474 £10,410 £100,001 £3,000 £750,413 50% 71% 55,243,966 47,745,449 £5,100,101 £47,385,310 £6,994,620 100% 75% £23,814,477 £24,131,132 £23,827,90 £24,146,451 £23,861,338 10% 75% £10,652,590 £01,737,737 £10,855,660 £20,100,500 £12,381,388 15% 75% £10,652,500 £10,137,973 £10,855,660 £20,100,500 £12,323,82 20% 75% £15,511,500 £16,144,413 £15,42,441 £16,175,451 £16,050,225 30% £7% £10,000 £10,144,413 £15,42,441 £16,175,451 £16,050,225 30% £7% £11,600 £11,514,500 £16,144,413 £15,42,441 £16,175,451 £16,050,225 30% £7% £13,000 £15,141 £15,050 £16,144,13 £15,446 £2,444 £41 £15,744,441 £15,050,225 30% £7% £13,000 £15,141 £15,050 £16,144,13 £15,446 £2,444 £13,144,145 £15,144,145	£19,825,613	£19,803,927	£20,277,848	£19,747,063	£20,256,164	£19,725,377	71%	15%
20%         71%         £11,463,096         £12,248,688         £11,500,138         £12,384,781         £11,594,913           30%         71%         £13,4747         £3,394,878         £7,386,866         £83,8247         £7,487,744           30%         71%         £3,181,196         £44,548,822         £3,223,382         £44,86,207         £3,466,811           40%         71%         £262,248         £70,609         £20,003         £3,203,71         £262,615           50%         71%         £262,008         £77,458,489         £20,003         £73,853,10         £89,615           50%         71%         £23,249,296         £77,458,489         £91,260,10         £37,853,10         £89,626,633           10%         75%         £23,814,477         £24,131,132         £23,829,795         £24,464,511         £23,863,338           10%         75%         £10,629,906         £07,379,73         £10,669,625         £10,609,000         £17,23,82           20%         75%         £10,629,000         £10,73,4973         £10,669,000         £17,23,382           20%         75%         £1,511,600         £16,144,610         £15,52,441         £16,175,600         £16,605,225           30%         75% <td< td=""><td>£15,728,334</td><td>£15,699,420</td><td>£16.331.315</td><td>£15.623.601</td><td>£16,302,401</td><td>£15.594.687</td><td>71%</td><td>20%</td></td<>	£15,728,334	£15,699,420	£16.331.315	£15.623.601	£16,302,401	£15.594.687	71%	20%
30% 71% F.324.747 F.3.394.876 F.7.386.596 F.8.438.247 F.7.443.794 S.3.66.51 S.3.24.376 F.7.386.596 F.8.438.247 F.7.443.794 S.3.66.51 S.3.24.36.62 F.4.466.207 C.3.36.651 S.3.24.36.62 F.4.466.207 C.3.36.651 S.3.24.36.62 F.4.66.207 C.3.36.651 S.3.24.36.62 F.4.66.207 C.3.36.651 S.3.24.36.62 F.4.66.207 C.3.36.651 S.3.24.36.36.20 F.3.24.36.36.20 F.3.24.36.20 F.3	£11,631,055	£11,594,913	£12,384,781	£11,500,138	£12,348,638	£11,463,996	71%	25%
40% 71% 4962474 6470.491 42903931 6529.035 42750.413 45% 71% 45510.0506 623.493990 455.040.223 623.428.137 42.667.516 50% 71% 45510.0506 623.493990 455.040.223 623.428.137 42.667.516 50% 71% 45142.977 247.458.480 459.100 427.515.737 450.667.00 100% 71% 45142.977 247.458.480 4512.00 100 427.515.737 450.667.00 100% 71% 45142.977 427.658.730 450.667.00 100% 71% 45142.977 427.658.730 450.667.00 100% 71% 45142.977 427.658.730 450.667.00 100% 71% 45142.977 427.658.730 450.667.00 100% 71% 45142.977 427.658.730 450.667.00 100% 71% 45142.977 450.667.00 100% 71% 45142.977 450.667.00 100% 71% 45142.977 450.667.00 100% 71% 45142.977 450.667.00 100% 71% 45142.977 450.667.00 100% 71% 45142.977 45142.9	£7.527.702		£8.438.247	£7,368,656	£8.394.876	£7.324.747	71%	30%
45% 71% 4:5106.086 4:3.463.999 4:50.00.223 4:3.428.137 4:4.887.516 1 50% 71% 4:52.49.696 4:7.458.489 4:50.10.221 4:3.428.137 4:4.887.516 1 100% 71% 4:53.42.2375 4:47.686.843 4:51.289.010 4:47.515.179 4:50.866.853 1 10% 75% 4:0.44.477 24.131.132 4:22.290.795 224.446.451 22.3861.338 1 15% 75% 4:10.682.990 2:0.137.973 4:10.865.969 20.160.950 4:19.733.282 1 20% 75% 4:10.682.990 2:0.137.973 4:10.865.969 20.160.950 4:19.733.282 1 20% 75% 4:10.682.990 1 20.137.973 4:10.565.944 1:16.175.451 6:15.60.225 1 25% 75% 4:13.80.017 4:12.151.856 4:13.83.314 1:12.189.351 6:12.44.271.710 1 30% 75% 4:13.80.017 4:12.151.856 4:13.83.314 1:12.189.351 1 10% 75% 4:13.80.017 4:13.80.017 4:13.80.018 1 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	£3,417,916	£3,366,691	£4,486,207	£3,232,362	£4,434,982	£3,181,136	71%	35%
45% 71% 4:5,106,066 4:3,493,999 4:5,040,223 4:3,428,137 4:4,867,516 50% 71% 4:9,246,066 4:7,458,489 4:20,765,17 4:7,285,310 4:28,946,20 100% 71% 4:51,422,375 4:47,666,543 4:51,269,010 4:47,515,17 4:7,585,310 4:59,946,20 100% 75% 4:23,844,477 24,131,132 22,389,3795 224,446,451 22,386,138 15% 75% 110,862,990 22,01,379,733 119,865,969 22,01,60,950 119,733,282 20% 75% 115,511,003 116,144,813 115,542,414 116,175,461 115,602,25 20% 75% 113,00,017 112,151,565 113,03,314 112,189,361 114,471,470 20% 20% 75% 113,00,017 112,151,565 113,03,314 112,189,361 114,471,470 20% 20% 75% 113,00,017 112,151,565 113,03,314 112,189,361 114,471,470 20% 20% 75% 113,00,017 112,151,565 113,03,314 112,189,361 114,471,470 20% 20% 20% 20% 20% 20% 20% 20% 20% 20	-£691.869	-£750.413	£529.035	-£903.931	£470.491	-£962.474	71%	40%
100% 71% - 651,422,375 - 447,666,543 - 651,260,010 - 47,475,64,79 - 450,666,653 - 100% 75% - 623,814,477 - 243,141,122 - 623,029,795 - 224,146,461 - 623,866,653 - 155% 75% - 611,651,103 - 616,144,813 - 615,642,141 - 616,175,461 - 613,662,262 - 25% 75% - 611,551,103 - 616,144,813 - 615,642,141 - 616,175,461 - 615,662,25 - 25% 75% - 611,300,017 - 612,151,655 - 611,395,314 - 612,189,516 - 612,1	-£4,801,655		-£3,428,137			-£5,106,086	71%	45%
100% 71% - 651,422,375 - 447,666,543 - 651,260,010 - 47,475,64,79 - 450,666,653 - 100% 75% - 623,814,477 - 243,141,122 - 623,029,795 - 224,146,461 - 623,866,653 - 155% 75% - 611,651,103 - 616,144,813 - 615,642,141 - 616,175,461 - 613,662,262 - 25% 75% - 611,551,103 - 616,144,813 - 615,642,141 - 616,175,461 - 615,662,25 - 25% 75% - 611,300,017 - 612,151,655 - 611,395,314 - 612,189,516 - 612,1	-£8.911.439	-£8.984.620	-£7.385.310	-£9.176.517	-£7.458.489	-£9,249,696	71%	50%
15% 75% £18,682,990 £20,137,973 £18,685,969 £20,160,950 £18,733,282 £20% 75% £18,511,503 £16,144,813 £18,542,141 £16,175,461 £18,008,229 £20% 75% £13,30,017 £12,151,685 £11,303,314 £12,169,541 £11,477,170 30% 75% £13,03,762 £14,557,66 £13,03,314 £12,169,951 £11,477,170 \$35% 75% £3,033,762 £14,155,766 £3,080,041 £12,100,67 £3,196,808 £13,444 £48,1136 £13,445 £41,136,144 £41,136,144,145 £13,144,145 £1			-£47,515,179				71%	100%
15% 75% £18,682,990 £20,137,973 £18,685,969 £20,160,950 £18,733,282 £20% 75% £18,511,503 £16,144,813 £18,542,141 £16,175,461 £18,008,229 £20% 75% £13,30,017 £12,151,685 £11,303,314 £12,169,541 £11,477,170 30% 75% £13,03,762 £14,557,66 £13,03,314 £12,169,951 £11,477,170 \$35% 75% £3,033,762 £14,155,766 £3,080,041 £12,100,67 £3,196,808 £13,444 £48,1136 £13,445 £41,136,144 £41,136,144,145 £13,144,145 £1	£23.876.656	£23.861.338	£24.146.451	£23.829.795	£24,131,132	£23.814.477	75%	10%
25% 75% E11,380,017 E12,151,865 E11,380,314 E12,189,961 E11,477,170 S0% 75% E71,984,465 E3,184,965 E7,244,961 E3,044,52 E7,434,752 S5% 75% E3,033,762 E4,155,766 E3,086,041 E4270,067 E3,199,806 40% 75% 41,130,904 E14,411 41,041,08,809 E21,446 E44,136 40,044,136 40,	£19,756,260	£19,733,282	£20,160,950	£19,685,969	£20,137,973	£19,662,990	75%	15%
25% 75% E11,380,017 E12,151,865 E11,380,314 E12,189,961 E11,477,170 S0% 75% E71,984,465 E3,184,965 E7,244,961 E3,044,52 E7,434,752 S5% 75% E3,033,762 E4,155,766 E3,086,041 E4270,067 E3,199,806 40% 75% 41,130,904 E14,411 41,041,08,809 E21,446 E44,136 40,044,136 40,	£15,635,863	£15.605.225	£16.175.451	£15.542.141	£16.144.813	£15.511.503	75%	20%
35% 75% 23,033,762 E4,155,786 23,086,041 E4,210,067 23,196,808 40% 75% 41,30,004 6161,411 41,068,869 62,346 49,41,36 40% 75% 45,295,968 42,862,964 45,222,779 43,783,176 45,062,079 50% 75% 45,295,968 42,862,964 45,222,779 43,783,176 45,062,079 42,062,076 45,062,079 46,062,076 45,062,079 46,062,076	£11,515,467							
35% 75% 23,033,762 £4,155,786 23,086,041 £42,10,067 £3,196,808 40% 75% £1,30,004 £151,411 £1,068,809 £2,3,464 £431,136 46% 75% £5,295,688 £3,862,984 £5,225,779 £3,783,176 £5,062,079 £5,062,079 £7,076,000 £7,779,000 £7,079,000 £7,779,000 £7,079,000 £7,779,000 £7,07	£7.387.277	£7.340.752	£8.204.452	£7.244.951	£8.158.495	£7.198.426	75%	30%
45% 75% 45,265,568 £3,852,964 45,225,779 £3,783,175 £5,082,079 50% 75% £9,460,232 £7,857,340 £9,382,689 £7,779,796 £9,230,023 10% 60% £3,374,421 £24,434,171 £3,386,208 £24,445,599 £44,042,458 15% 60% £19,902,907 £20,592,533 £19,205,589 £20,610,214 £20,004,964 £20% 60% £18,3392 £16,750,893 £15,864,968 £16,774,469 £15,967,468	£3,254,087	£3,199,808	£4,210,067	£3,088,041	£4,155,786	£3,033,762	75%	35%
50% 75% 49.460.232 57.857.340 49.382.689 57.779.76 49.223.023 10% 65% 67% 623.974.421 24.434.171 22.396.208 22.445.599 620.024.45.59 15% 60% 619.902.907 220.592.553 619.205.59 22.050.0214 620.004.964 20% 60% 619.381.392 616.750.893 618.804.688 616.774.469 615.967.468	-£879.101	-£941.136	£213,446	-£1.068.869	£151.411	-£1.130.904	75%	40%
10% 60% £23.974.421 £24.434.171 £22.966.208 £24.445.959 £24.042.458 15% 60% £19.902.007 £20.592.533 £19.902.589 £20.610.214 £20.004.984 20% 60% £18.831.392 £16.750.893 £18.864.968 £16.774.469 £15.967.468	-£5,012,291	-£5,082,079	-£3,783,175	-£5,225,779	-£3,852,964	-£5,295,568	75%	45%
15% 60% £19.902,907 £20.592,533 £19.920,589 £20,610,214 £20,004,964 20% 60% £15.831,392 £16,750,893 £15.854,968 £16,774,469 £15,967,468	-£9.145.480	-£9,223,023	-£7,779,796	-£9.382.689	-£7.857.340	-£9.460.232	75%	50%
20% 60% £15,831,392 £16,750,893 £15,854,968 £16,774,469 £15,967,468	£24,054,246	£24,042,458	£24,445,959	£23,986,208	£24,434,171	£23,974,421	60%	10%
	£20.022.644	£20.004.964	£20.610.214	£19.920.589	£20,592,533	£19.902.907	60%	15%
25% 60% 511 759 878 512 909 254 511 789 347 512 938 723 511 929 972	£15,991,043	£15.967.468	£16,774,469	£15.854.968	£16,750,893	£15.831.392	60%	20%
	£11.959.441	£11.929.972	£12.938.723	£11.789.347	£12.909.254	£11,759,878	60%	25%
30% 60% £7.684,205 £9.067.614 £7.720,006 £9.102,978 £7.890,846	£7.926.648	£7.890.846	£9.102.978	£7.720.006	£9.067.614	£7.684.205	60%	30%
35% 60% £3,600,503 £5,225,976 £3,642,271 £5,267,233 £3,841,585	£3,883,353						60%	
40% 60% -£483.198 £1.378.590 -£435.463 £1.426.324 -£207.676	-£159.941	-£207.676	£1.426.324	-£435.463	£1,378,590	-£483.198	60%	40%
45% 60% -£4,566,900 -£2,472,388 -£4,513,198 -£2,418,686 -£4,256,937	-£4,203,235	-£4.256.937						

£90,000,000

£72,325,000

£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%	£43,955,954	£43,955,954	£43,955,954	£43,955,954	£43,955,954	£43,955,954
10%	71%	£35,694,573	£36,048,430	£35,709,030	£36,062,886	£35,746,939	£35,761,396
15%	71%	£31,563,881	£32,094,668	£31,585,567	£32,116,352	£31,642,431	£31,664,117
20%	71%	£27,433,191	£28,140,906	£27,462,105	£28,169,819	£27,537,924	£27,566,838
25%	71%	£23,302,500	£24,187,142	£23,338,642	£24,223,285	£23,433,417	£23,469,559
30%	71%	£19,163,251	£20,233,380	£19,207,160	£20,276,751	£19,322,298	£19,366,206
35%	71%	£15,019,640	£16,273,486	£15,070,866	£16,324,711	£15,205,195	£15,256,420
40%	71%	£10,876,030	£12,308,995	£10,934,573	£12,367,539	£11,088,091	£11,146,635
45%	71%	£6,732,418	£8,344,505	£6,798,281	£8,410,367	£6,970,988	£7,036,850
50%	71%	£2,588,808	£4,380,015	£2,661,987	£4,453,194	£2,853,884	£2,927,065
100%	71%			-£39,430,506			
10%	75%	£35,652,981	£35,969,636	£35,668,299	£35,984,955	£35,699,842	£35,715,160
15%	75%	£31,501,494	£31,976,477	£31,524,473	£31,999,454	£31,571,786	£31,594,764
20%	75%	£27,350,007	£27,983,317	£27,380,645	£28,013,955	£27,443,729	£27,474,367
25%	75%	£23,198,521	£23,990,159	£23,236,818	£24,028,455	£23,315,674	£23,353,971
30%	75%	£19,036,930	£19,996,999	£19,083,456	£20,042,956	£19,179,256	£19,225,781
35%	75%	£14,872,266	£15,994,290	£14,926,545	£16,048,571	£15,038,312	£15,092,592
40%	75%	£10,707,600	£11,989,915	£10,769,635	£12,051,950	£10,897,368	£10,959,403
45%	75%	£6,542,936	£7,985,540	£6,612,725	£8,055,329	£6,756,425	£6,826,213
50%	75%	£2,378,272	£3,981,164	£2,455,815	£4,058,708	£2,615,481	£2,693,024
10%	60%	£35,812,925	£36,272,675	£35,824,712	£36,284,463	£35,880,962	£35,892,750
15%	60%	£31,741,411	£32,431,037	£31,759,093	£32,448,718	£31,843,468	£31,861,148
20%	60%	£27,669,896	£28,589,397	£27,693,472	£28,612,973	£27,805,972	£27,829,547
25%	60%	£23,598,382	£24,747,758	£23,627,851	£24,777,227	£23,768,476	£23,797,945
30%	60%	£19,522,709	£20,906,119	£19,558,510	£20,941,482	£19,729,350	£19,765,152
35%	60%	£15,439,007	£17,064,480	£15,480,775	£17,105,737	£15,680,089	£15,721,857
40%	60%	£11,355,306	£13,217,094	£11,403,041	£13,264,828	£11,630,828	£11,678,563
45%	60%	£7,271,604	£9,366,116	£7,325,306	£9,419,818	£7,581,567	£7,635,269
50%	60%	£3,187,903	£5,515,138	£3.247.571	£5.574.807	£3.532.306	£3,591,974

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£52,731,985	£52,731,985	£52,731,985	£52,731,985	£52,731,985	£52,731,985
10%	71%	£44,470,604	£44,824,460	£44,485,060	£44,838,917	£44,522,970	£44,537,427
15%	71%	£40,339,912	£40,870,698	£40,361,597	£40,892,383	£40,418,462	£40,440,147
20%	71%	£36,209,221	£36,916,936	£36,238,136	£36,945,849	£36,313,955	£36,342,868
25%	71%	£32,078,531	£32,963,173	£32,114,673	£32,999,315	£32,209,447	£32,245,589
30%	71%	£27,939,282	£29,009,411	£27,983,190	£29,052,782	£28,098,328	£28,142,237
35%	71%	£23,795,671	£25,049,516	£23,846,897	£25,100,742	£23,981,225	£24,032,451
40%	71%	£19,652,060	£21,085,025	£19,710,604	£21,143,570	£19,864,121	£19,922,666
45%	71%	£15,508,449	£17,120,535	£15,574,311	£17,186,398	£15,747,019	£15,812,880
50%	71%	£11,364,838	£13,156,045	£11,438,018	£13,229,225	£11,629,915	£11,703,095
100%	71%		-£27,054,008		-£26,900,644	-£30,252,318	-£30,098,954
10%	75%	£44,429,011	£44,745,667	£44,444,330	£44,760,985	£44,475,872	£44,491,191
15%	75%	£40,277,524	£40,752,507	£40,300,503	£40,775,485	£40,347,817	£40,370,794
20%	75%	£36,126,038	£36,759,348	£36,156,676	£36,789,986	£36,219,760	£36,250,398
25%	75%	£31,974,552	£32,766,189	£32,012,848	£32,804,486	£32,091,704	£32,130,002
30%	75%	£27,812,961	£28,773,030	£27,859,486	£28,818,986	£27,955,286	£28,001,812
35%	75%	£23,648,296	£24,770,321	£23,702,576	£24,824,601	£23,814,343	£23,868,622
40%	75%	£19,483,631	£20,765,946	£19,545,666	£20,827,980	£19,673,399	£19,735,434
45%	75%	£15,318,967	£16,761,571	£15,388,756	£16,831,359	£15,532,455	£15,602,244
50%	75%	£11,154,303	£12,757,194	£11,231,845	£12,834,738	£11,391,512	£11,469,054
10%	60%	£44,588,955	£45,048,706	£44,600,743	£45,060,494	£44,656,993	£44,668,781
15%	60%	£40,517,442	£41,207,067	£40,535,123	£41,224,749	£40,619,498	£40,637,179
20%	60%	£36,445,927	£37,365,428	£36,469,502	£37,389,003	£36,582,002	£36,605,578
25%	60%	£32,374,412	£33,523,789	£32,403,882	£33,553,258	£32,544,506	£32,573,976
30%	60%	£28,298,739	£29,682,149	£28,334,541	£29,717,512	£28,505,381	£28,541,182
35%	60%	£24,215,037	£25,840,511	£24,256,806	£25,881,768	£24,456,120	£24,497,888
40%	60%	£20,131,336	£21,993,124	£20,179,071	£22,040,859	£20,406,858	£20,454,594
45%	60%	£16,047,634	£18,142,147	£16,101,336	£18,195,849	£16,357,597	£16,411,299
50%	60%	£11,963,933	£14,291,169	£12,023,602	£14,350,837	£12,308,336	£12,368,005

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%	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511
10%	71%	£53,408,130	£53,761,987	£53,422,587	£53,776,444	£53,460,496	£53,474,953
15%	71%	£49,277,439	£49,808,225	£49,299,124	£49,829,909	£49,355,989	£49,377,674
20%	71%	£45,146,748	£45,854,463	£45,175,662	£45,883,376	£45,251,482	£45,280,395
25%	71%	£41,016,057	£41,900,700	£41,052,200	£41,936,842	£41,146,974	£41,183,116
30%	71%	£36,876,808	£37,946,937	£36,920,717	£37,990,308	£37,035,855	£37,079,763
35%	71%	£32,733,198	£33,987,043	£32,784,423	£34,038,269	£32,918,752	£32,969,977
40%	71%	£28,589,587	£30,022,552	£28,648,130	£30,081,096	£28,801,648	£28,860,193
45%	71%	£24,445,975	£26,058,062	£24,511,838	£26,123,924	£24,684,545	£24,750,407
50%	71%	£20,302,365	£22,093,572	£20,375,544	£22,166,751	£20,567,441	£20,640,622
100%	71%	-£21,870,313	-£18,116,482		-£17,963,117		
10%	75%	£53,366,538	£53,683,193	£53,381,856	£53,698,512	£53,413,399	£53,428,717
15%	75%	£49,215,051	£49,690,034	£49,238,030	£49,713,012	£49,285,343	£49,308,321
20%	75%	£45,063,564	£45,696,874	£45,094,202	£45,727,512	£45,157,287	£45,187,925
25%	75%	£40,912,078	£41,703,716	£40,950,375	£41,742,012	£41,029,231	£41,067,528
30%	75%	£36,750,487	£37,710,556	£36,797,013	£37,756,513	£36,892,813	£36,939,338
35%	75%	£32,585,823	£33,707,847	£32,640,103	£33,762,128	£32,751,869	£32,806,149
40%	75%	£28,421,158	£29,703,472	£28,483,192	£29,765,507	£28,610,925	£28,672,960
45%	75%	£24,256,493	£25,699,097	£24,326,282	£25,768,886	£24,469,982	£24,539,771
50%	75%	£20,091,829	£21,694,721	£20,169,372	£21,772,265	£20,329,038	£20,406,581
10%	60%	£53.526.482	£53.986.232	£53.538.270	£53,998,020	£53,594,520	£53.606.307
15%	60%	£49,454,968	£50,144,594	£49,472,650	£50,162,276	£49,557,025	£49,574,705
20%	60%	£45,383,454	£46,302,955	£45,407,029	£46,326,530	£45,519,529	£45,543,104
25%	60%	£41,311,939	£42,461,315	£41,341,408	£42,490,784	£41,482,033	£41,511,502
30%	60%	£37,236,266	£38,619,676	£37,272,067	£38,655,039	£37,442,907	£37,478,709
35%	60%	£33,152,564	£34,778,037	£33,194,332	£34,819,294	£33,393,647	£33,435,414
40%	60%	£29,068,863	£30,930,651	£29,116,598	£30,978,386	£29,344,385	£29,392,121
45%	60%	£24,985,161	£27,079,673	£25,038,863	£27,133,375	£25,295,124	£25,348,826
50%	60%	£20.901.460	£23,228,696	£20.961.128	£23,288,364	£21,245,863	£21.305.531

£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%	£43,684,811	£43,684,811	£43,684,811	£43,684,811	£43,684,811	£43,684,811
10%	71%	£35,423,430	£35,777,287	£35,437,886	£35,791,743	£35,475,796	£35,490,253
15%	71%	£31,292,738	£31,823,524	£31,314,424	£31,845,209	£31,371,288	£31,392,974
20%	71%	£27,162,048	£27,869,762	£27,190,962	£27,898,676	£27,266,781	£27,295,695
25%	71%	£23,031,357	£23,915,999	£23,067,499	£23,952,141	£23,162,273	£23,198,416
30%	71%	£18,892,108	£19,962,237	£18,936,016	£20,005,608	£19,051,154	£19,095,063
35%	71%	£14,748,497	£16,002,343	£14,799,723	£16,053,568	£14,934,051	£14,985,277
40%	71%	£10,604,887	£12,037,852	£10,663,430	£12,096,396	£10,816,948	£10,875,492
45%	71%	£6.461.275	£8.073.362	£6.527.137	£8.139.224	£6,699,845	£6,765,706
50%	71%	£2,317,664	£4,108,872	£2,390,844	£4,182,051	£2,582,741	£2,655,921
100%	71%	-£39.855.014	-£36.101.182		-£35.947.818		-£39.146.128
10%	75%	£35,381,837	£35,698,493	£35,397,156	£35,713,811	£35,428,699	£35,444,017
15%	75%	£31,230,351	£31,705,333	£31,253,329	£31,728,311	£31,300,643	£31,323,621
20%	75%	£27,078,864	£27,712,174	£27,109,502	£27,742,812	£27,172,586	£27,203,224
25%	75%	£22,927,378	£23,719,015	£22,965,674	£23,757,312	£23,044,531	£23,082,828
30%	75%	£18,765,787	£19,725,856	£18,812,312	£19,771,813	£18,908,112	£18,954,638
35%	75%	£14,601,123	£15,723,147	£14.655.402	£15,777,427	£14,767,169	£14.821.448
40%	75%	£10,436,457	£11,718,772	£10,498,492	£11,780,806	£10,626,225	£10,688,260
45%	75%	£6.271.793	£7.714.397	£6.341.582	£7.784.185	£6,485,281	£6.555.070
50%	75%	£2,107,129	£3,710,021	£2,184,672	£3,787,565	£2,344,338	£2,421,881
10%	60%	£35.541.781	£36.001.532	£35,553,569	£36.013.320	£35,609,819	£35.621.607
15%	60%	£31,470,268	£32,159,894	£31,487,949	£32,177,575	£31,572,324	£31,590,005
20%	60%	£27,398,753	£28,318,254	£27,422,329	£28,341,830	£27,534,829	£27,558,404
25%	60%	£23,327,239	£24,476,615	£23,356,708	£24,506,084	£23,497,333	£23,526,802
30%	60%	£19,251,566	£20,634,975	£19,287,367	£20,670,338	£19,458,207	£19,494,008
35%	60%	£15,167,864	£16,793,337	£15,209,632	£16,834,594	£15,408,946	£15,450,714
40%	60%	£11,084,163	£12,945,950	£11,131,897	£12,993,685	£11,359,684	£11,407,420
45%	60%	£7,000,461	£9,094,973	£7,054,163	£9,148,675	£7,310,424	£7,364,125
50%	60%	£2,916,760	£5,243,995	£2,976,428	£5,303,663	£3,261,163	£3,320,831

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%	£55,983,153	£55,983,153	£55,983,153	£55,983,153	£55,983,153	£55,983,153
10%	71%	£47,721,772	£48,075,629	£47,736,229	£48,090,086	£47,774,139	£47,788,595
15%	71%	£43,591,081	£44,121,867	£43,612,766	£44,143,551	£43,669,631	£43,691,316
20%	71%	£39,460,390	£40,168,105	£39,489,305	£40,197,018	£39,565,124	£39,594,037
25%	71%	£35,329,700	£36,214,342	£35,365,842	£36,250,484	£35,460,616	£35,496,758
30%	71%	£31,190,450	£32,260,580	£31,234,359	£32,303,951	£31,349,497	£31,393,405
35%	71%	£27,046,840	£28,300,685	£27,098,065	£28,351,911	£27,232,394	£27,283,620
40%	71%	£22,903,229	£24,336,194	£22,961,773	£24,394,739	£23,115,290	£23,173,835
45%	71%	£18,759,618	£20,371,704	£18,825,480	£20,437,567	£18,998,187	£19,064,049
50%	71%	£14,616,007	£16,407,214	£14,689,186	£16,480,394	£14,881,084	£14,954,264
100%	71%		-£23,802,839	-£27,403,307	-£23,649,475	-£27,001,149	-£26,847,785
10%	75%	£47,680,180	£47,996,835	£47,695,498	£48,012,154	£47,727,041	£47,742,360
15%	75%	£43,528,693	£44,003,676	£43,551,672	£44,026,654	£43,598,985	£43,621,963
20%	75%	£39,377,206	£40,010,516	£39,407,844	£40,041,155	£39,470,929	£39,501,567
25%	75%	£35,225,721	£36,017,358	£35,264,017	£36,055,654	£35,342,873	£35,381,170
30%	75%	£31,064,129	£32,024,199	£31,110,655	£32,070,155	£31,206,455	£31,252,980
35%	75%	£26,899,465	£28,021,489	£26,953,745	£28,075,770	£27,065,511	£27,119,791
40%	75%	£22,734,800	£24.017.114	£22,796,835	£24.079.149	£22.924.568	£22,986,602
45%	75%	£18,570,136	£20,012,739	£18,639,924	£20,082,528	£18,783,624	£18,853,413
50%	75%	£14,405,471	£16,008,363	£14.483.014	£16.085.907	£14,642,680	£14,720,223
10%	60%	£47,840,124	£48,299,875	£47,851,912	£48,311,662	£47,908,162	£47,919,949
15%	60%	£43.768.610	£44,458,236	£43.786.292	£44,475,918	£43.870.667	£43.888.347
20%	60%	£39,697,096	£40,616,597	£39,720,671	£40,640,172	£39,833,171	£39,856,747
25%	60%	£35,625,581	£36,774,957	£35,655,050	£36,804,427	£35,795,675	£35,825,145
30%	60%	£31,549,908	£32,933,318	£31,585,709	£32,968,681	£31,756,550	£31,792,351
35%	60%	£27,466,206	£29,091,679	£27,507,975	£29,132,936	£27,707,289	£27,749,056
40%	60%	£23,382,505	£25,244,293	£23,430,240	£25,292,028	£23,658,027	£23,705,763
45%	60%	£19,298,803	£21,393,315	£19,352,505	£21,447,017	£19,608,766	£19,662,468
50%	60%	£15,215,102	£17.542.338	£15,274,770	£17.602.006	£15,559,505	£15.619.173

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%	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511
10%	71%	£53,408,130	£53,761,987	£53,422,587	£53,776,444	£53,460,496	£53,474,953
15%	71%	£49,277,439	£49,808,225	£49,299,124	£49,829,909	£49,355,989	£49,377,674
20%	71%	£45,146,748	£45,854,463	£45,175,662	£45,883,376	£45,251,482	£45,280,395
25%	71%	£41,016,057	£41,900,700	£41,052,200	£41,936,842	£41,146,974	£41,183,116
30%	71%	£36,876,808	£37,946,937	£36,920,717	£37,990,308	£37,035,855	£37,079,763
35%	71%	£32,733,198	£33,987,043	£32,784,423	£34,038,269	£32,918,752	£32,969,977
40%	71%	£28,589,587	£30,022,552	£28,648,130	£30,081,096	£28,801,648	£28,860,193
45%	71%	£24,445,975	£26,058,062	£24,511,838	£26,123,924	£24,684,545	£24,750,407
50%	71%	£20,302,365	£22,093,572	£20,375,544	£22,166,751	£20,567,441	£20,640,622
100%	71%	-£21,870,313	-£18,116,482	-£21,716,949	-£17,963,117	-£21,314,792	-£21,161,428
10%	75%	£53,366,538	£53,683,193	£53,381,856	£53,698,512	£53,413,399	£53,428,717
15%	75%	£49,215,051	£49,690,034	£49,238,030	£49,713,012	£49,285,343	£49,308,321
20%	75%	£45,063,564	£45,696,874	£45,094,202	£45,727,512	£45,157,287	£45,187,925
25%	75%	£40,912,078	£41,703,716	£40,950,375	£41,742,012	£41,029,231	£41,067,528
30%	75%	£36,750,487	£37,710,556	£36,797,013	£37,756,513	£36,892,813	£36,939,338
35%	75%	£32,585,823	£33,707,847	£32,640,103	£33,762,128	£32,751,869	£32,806,149
40%	75%	£28,421,158	£29,703,472	£28,483,192	£29,765,507	£28,610,925	£28,672,960
45%	75%	£24,256,493	£25,699,097	£24,326,282	£25,768,886	£24,469,982	£24,539,771
50%	75%	£20,091,829	£21,694,721	£20,169,372	£21,772,265	£20,329,038	£20,406,581
10%	60%	£53.526.482	£53,986,232	£53.538.270	£53,998,020	£53,594,520	£53,606,307
15%	60%	£49,454,968	£50,144,594	£49,472,650	£50,162,276	£49,557,025	£49,574,705
20%	60%	£45,383,454	£46.302.955	£45.407.029	£46,326,530	£45.519.529	£45,543,104
25%	60%	£41,311,939	£42,461,315	£41,341,408	£42,490,784	£41,482,033	£41,511,502
30%	60%	£37,236,266	£38,619,676	£37,272,067	£38,655,039	£37.442.907	£37,478,709
35%	60%	£33,152,564	£34,778,037	£33.194.332	£34.819.294	£33,393,647	£33,435,414
40%	60%	£29.068.863	£30,930,651	£29.116.598	£30,978,386	£29.344.385	£29,392,121
45%	60%	£24.985.161	£27.079.673	£25.038.863	£27.133.375	£25,295,124	£25,348,826
50%	60%	620 004 460	£22 220 £0£	£20.0£1.129	£23 288 364	£21 245 863	£21 305 531

£13,474,000

100 0.85 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%	£35,578,194	£35,578,194	£35,578,194	£35,578,194	£35,578,194	£35,578,194
10%	71%	£30,483,626	£30,841,868	£30,498,262	£30,856,503	£30,534,423	£30,549,059
15%	71%	£27,936,342	£28,473,704	£27,958,296	£28,495,658	£28,012,537	£28,034,491
20%	71%	£25,389,057	£26,105,541	£25,418,330	£26,134,812	£25,490,651	£25,519,922
25%	71%	£22,841,774	£23,737,377	£22,878,363	£23,773,967	£22,968,764	£23,005,355
30%	71%	£20,294,489	£21,369,214	£20,338,398	£21,413,121	£20,446,879	£20,490,787
35%	71%	£17,747,205	£19,001,050	£17,798,431	£19,052,276	£17,924,993	£17,976,218
40%	71%	£15,194,363	£16,632,887	£15,253,750	£16,691,430	£15,400,475	£15,459,862
45%	71%	£12,629,033	£14,264,329	£12,695,844	£14,330,585	£12,860,908	£12,927,719
50%	71%	£10.063.703	£11.880.699	£10.137.936	£11.954.933	£10.321.343	£10.395.576
100%	71%	-£16,104,058	-£12,350,226	-£15,950,693	-£12,196,862	-£15,571,786	-£15,418,423
10%	75%	£30.441.519	£30.762.097	£30.457.027	£30,777,607	£30.486.975	£30.502.484
15%	75%	£27,873,181	£28,354,049	£27,896,444	£28,377,312	£27,941,366	£27,964,628
20%	75%	£25,304,843	£25,946,000	£25,335,861	£25,977,018	£25,395,756	£25,426,773
25%	75%	£22,736,505	£23,537,952	£22,775,277	£23,576,724	£22,850,146	£22,888,917
30%	75%	£20,168,168	£21,129,903	£20,214,694	£21,176,430	£20,304,536	£20,351,063
35%	75%	£17,599,830	£18,721,855	£17,654,110	£18,776,135	£17,758,926	£17,813,207
40%	75%	£15.023.510	£16.313.806	£15.086.438	£16.375.841	£15.207.953	£15,270,881
45%	75%	£12,436,823	£13,900,196	£12,507,617	£13,970,989	£12,644,321	£12,715,115
50%	75%	£9,850,137	£11,476,106	£9,928,795	£11,554,765	£10,080,689	£10,159,349
10%	60%	£30,603,446	£31,068,892	£30,615,379	£31,080,826	£30,669,442	£30,681,377
15%	60%	£28,116,071	£28,814,241	£28,133,971	£28,832,141	£28,215,067	£28,232,968
20%	60%	£25,628,696	£26,559,590	£25,652,564	£26,583,457	£25,760,691	£25,784,558
25%	60%	£23,141,321	£24,304,938	£23,171,156	£24,334,774	£23,306,315	£23,336,149
30%	60%	£20,653,947	£22,050,288	£20,689,748	£22,086,089	£20,851,939	£20,887,741
35%	60%	£18,166,572	£19,795,636	£18,208,340	£19,837,405	£18,397,564	£18,439,332
40%	60%	£15,679,197	£17,540,986	£15,726,932	£17,588,720	£15,943,187	£15,990,922
45%	60%	£13,175,982	£15,286,334	£13,230,457	£15,340,036	£13,477,248	£13,531,722
50%	60%	£10 671 423	£13.031.683	£10 731 951	£13.091.352	£11.006.163	£11,066,690

SR and SO at 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

pared to benchmark land values Residual Land values com 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 SR and LLR % of AH

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 409 459 509

£90,000,000

£72,325,000

£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 LLI
0%	71%	£12,098,381	£12,098,381	£12,098,381	£12,098,381	£12,098,381	£12,098,381
10%	71%	£7,003,813	£7,362,055	£7,018,449	£7,376,690	£7,054,610	£7,069,246
15%	71%	£4,456,529	£4,993,891	£4,478,483	£5,015,845	£4,532,724	£4,554,678
20%	71%	£1,909,244	£2,625,728	£1,938,517	£2,654,999	£2,010,838	£2,040,109
25%	71%	-£638,039	£257,564	-£601,450	£294,154	-£511,049	-£474,458
30%	71%	-£3,185,324	-£2,110,599	-£3,141,415	-£2,066,692	-£3,032,934	-£2,989,026
35%	71%	-£5,732,608	-£4,478,763	-£5,681,382	-£4,427,537	-£5,554,820	-£5,503,595
40%	71%	-£8,285,450	-£6,846,926	-£8,226,063	-£6,788,383	-£8,079,338	-£8,019,951
45%	71%	-£10,850,780	-£9,215,484	-£10,783,969	-£9,149,228	-£10,618,905	-£10,552,094
50%	71%		-£11,599,114	-£13,341,877	-£11,524,881	-£13,158,470	-£13,084,237
100%	71%		-£35.830.039		-£35,676,675		
10%	75%	£6,961,706	£7,282,284	£6,977,214	£7,297,794	£7,007,162	£7,022,671
15%	75%	£4,393,368	£4,874,236	£4,416,631	£4,897,499	£4,461,553	£4,484,815
20%	75%	£1,825,030	£2,466,187	£1,856,048	£2,497,205	£1,915,943	£1,946,960
25%	75%	-£743,308	£58,139	-£704,536	£96,911	-£629,667	-£590,896
30%	75%	-£3,311,645	-£2,349,910	-£3,265,120	-£2,303,383	-£3,175,277	-£3,128,750
35%	75%	-£5,879,983	-£4,757,958	-£5,825,703	-£4,703,678	-£5,720,887	-£5,666,606
40%	75%	-£8,456,303	-£7,166,007	-£8,393,375	-£7,103,972	-£8,271,860	-£8,208,932
45%	75%	-£11,042,990	-£9,579,617	-£10,972,196	-£9,508,824	-£10,835,492	-£10,764,698
50%	75%	-£13,629,676	-£12,003,707	-£13,551,018	-£11,925,048	-£13,399,124	-£13,320,464
10%	60%	£7,123,633	£7,589,079	£7,135,566	£7,601,013	£7,189,629	£7,201,564
15%	60%	£4,636,258	£5,334,428	£4,654,158	£5,352,328	£4,735,254	£4,753,155
20%	60%	£2,148,883	£3,079,777	£2,172,751	£3,103,644	£2,280,878	£2,304,745
25%	60%	-£338,492	£825,125	-£308,657	£854,961	-£173,498	-£143,664
30%	60%	-£2,825,866	-£1,429,525	-£2,790,065	-£1,393,724	-£2,627,874	-£2,592,072
35%	60%	-£5,313,241	-£3,684,177	-£5,271,473	-£3,642,408	-£5,082,249	-£5,040,481
40%	60%	-£7,800,616	-£5,938,827	-£7,752,881	-£5,891,093	-£7,536,626	-£7,488,891
45%	60%	-£10,303,831	-£8,193,479	-£10,249,356	-£8,139,777	-£10,002,565	-£9,948,091
50%	60%		-£10.448.130	-£12.747.862	-£10.388.461	-£12 473 650	-£12,413,123

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,874,412	£20,874,412	£20,874,412	£20,874,412	£20,874,412	£20,874,412
10%	71%	£15,779,844	£16,138,085	£15,794,480	£16,152,721	£15,830,641	£15,845,276
15%	71%	£13,232,559	£13,769,921	£13,254,513	£13,791,876	£13,308,754	£13,330,708
20%	71%	£10,685,275	£11,401,758	£10,714,547	£11,431,030	£10,786,868	£10,816,140
25%	71%	£8,137,991	£9,033,594	£8,174,581	£9,070,185	£8,264,982	£8,301,573
30%	71%	£5,590,707	£6,665,431	£5,634,615	£6,709,339	£5,743,097	£5,787,004
35%	71%	£3,043,423	£4,297,267	£3,094,649	£4,348,494	£3,221,210	£3,272,436
40%	71%	£490,581	£1,929,104	£549,968	£1,987,648	£696,692	£756,079
45%	71%	-£2,074,749	-£439,453	-£2,007,939	-£373,197	-£1,842,874	-£1,776,063
50%	71%	-£4,640,080	-£2,823,084	-£4,565,846	-£2,748,850	-£4,382,440	-£4,308,206
100%	71%		-£27,054,008		-£26,900,644		-£30,122,205
10%	75%	£15,737,737	£16,058,315	£15,753,245	£16,073,824	£15,783,192	£15,798,701
15%	75%	£13,169,398	£13,650,267	£13,192,662	£13,673,529	£13,237,583	£13,260,846
20%	75%	£10,601,061	£11,242,218	£10,632,078	£11,273,235	£10,691,973	£10,722,991
25%	75%	£8,032,723	£8,834,170	£8,071,494	£8,872,941	£8,146,364	£8,185,135
30%	75%	£5,464,386	£6,426,121	£5,510,911	£6,472,647	£5,600,754	£5,647,280
35%	75%	£2.896.047	£4.018.073	£2.950.328	£4.072.352	£3.055.144	£3.109.424
40%	75%	£319,728	£1,610,024	£382,656	£1,672,058	£504,170	£567,098
45%	75%	-£2,266,960	-£803,586	-£2,196,166	-£732,793	-£2,059,462	-£1,988,668
50%	75%	-£4,853,646	-£3,227,676	-£4,774,987	-£3,149,017	-£4,623,093	-£4,544,434
10%	60%	£15,899,663	£16,365,110	£15,911,597	£16,377,043	£15,965,660	£15,977,595
15%	60%	£13,412,288	£14,110,458	£13,430,189	£14,128,359	£13,511,285	£13,529,185
20%	60%	£10,924,913	£11,855,808	£10,948,781	£11,879,675	£11,056,909	£11,080,776
25%	60%	£8,437,538	£9,601,156	£8,467,373	£9,630,991	£8,602,533	£8,632,367
30%	60%	£5,950,164	£7,346,505	£5,985,966	£7,382,307	£6,148,157	£6,183,958
35%	60%	£3,462,789	£5,091,854	£3,504,558	£5,133,622	£3,693,782	£3,735,549
40%	60%	£975,414	£2,837,203	£1,023,149	£2,884,938	£1,239,405	£1,287,140
45%	60%	-£1,527,801	£582,552	-£1,473,325	£636,254	-£1,226,535	-£1,172,060
50%	60%	-£4.032.359	-£1.672.099	-£3.971.831	-£1.612.431	-£3.697.620	-£3.637.092

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%	£29,811,939	£29,811,939	£29,811,939	£29,811,939	£29,811,939	£29,811,939
10%	71%	£24,717,370	£25,075,612	£24,732,006	£25,090,248	£24,768,167	£24,782,803
15%	71%	£22,170,086	£22,707,448	£22,192,040	£22,729,403	£22,246,281	£22,268,235
20%	71%	£19,622,801	£20,339,285	£19,652,074	£20,368,557	£19,724,395	£19,753,666
25%	71%	£17,075,518	£17,971,121	£17,112,107	£18,007,712	£17,202,508	£17,239,099
30%	71%	£14,528,233	£15,602,958	£14,572,142	£15,646,866	£14,680,623	£14,724,531
35%	71%	£11,980,950	£13,234,794	£12,032,175	£13,286,020	£12,158,737	£12,209,963
40%	71%	£9,428,107	£10,866,631	£9,487,494	£10,925,174	£9,634,219	£9,693,606
45%	71%	£6,862,777	£8,498,074	£6,929,588	£8,564,329	£7,094,652	£7,161,463
50%	71%	£4,297,447	£6,114,443	£4,371,681	£6,188,677	£4,555,087	£4,629,321
100%	71%		-£18,116,482		-£17,963,117		-£21,184,679
10%	75%	£24,675,263	£24,995,842	£24,690,771	£25,011,351	£24,720,719	£24,736,228
15%	75%	£22,106,925	£22,587,793	£22,130,188	£22,611,056	£22,175,110	£22,198,372
20%	75%	£19,538,588	£20,179,744	£19,569,605	£20,210,762	£19,629,500	£19,660,517
25%	75%	£16,970,249	£17,771,696	£17,009,021	£17,810,468	£17,083,890	£17,122,662
30%	75%	£14,401,912	£15,363,647	£14,448,438	£15,410,174	£14,538,280	£14,584,807
35%	75%	£11,833,574	£12,955,599	£11,887,854	£13,009,879	£11,992,670	£12,046,951
40%	75%	£9,257,254	£10,547,550	£9,320,182	£10,609,585	£9,441,697	£9,504,625
45%	75%	£6.670.567	£8.133.940	£6.741.361	£8.204.733	£6.878.065	£6.948.859
50%	75%	£4,083,881	£5,709,851	£4,162,540	£5,788,509	£4,314,433	£4,393,093
10%	60%	£24,837,190	£25,302,636	£24,849,123	£25,314,570	£24,903,187	£24,915,121
15%	60%	£22,349,815	£23,047,985	£22,367,715	£23,065,885	£22,448,811	£22,466,712
20%	60%	£19,862,440	£20,793,334	£19,886,308	£20,817,201	£19,994,436	£20,018,303
25%	60%	£17,375,065	£18,538,683	£17,404,900	£18,568,518	£17,540,059	£17,569,893
30%	60%	£14,887,691	£16,284,032	£14,923,492	£16,319,833	£15,085,684	£15,121,485
35%	60%	£12,400,316	£14,029,380	£12,442,084	£14,071,149	£12,631,308	£12,673,076
40%	60%	£9,912,941	£11,774,730	£9,960,676	£11,822,465	£10,176,932	£10,224,666
45%	60%	£7,409,726	£9,520,078	£7,464,201	£9,573,780	£7,710,992	£7,765,466
500/	000/	04.005.400	07.005.400	CA DOE COE	07.005.000	05 000 007	05,000,405

£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%	£11,827,238	£11,827,238	£11,827,238	£11,827,238	£11,827,238	£11,827,238
10%	71%	£6,732,670	£7,090,911	£6,747,306	£7,105,547	£6,783,467	£6,798,103
15%	71%	£4,185,386	£4,722,747	£4,207,339	£4,744,702	£4,261,581	£4,283,534
20%	71%	£1,638,101	£2,354,584	£1,667,374	£2,383,856	£1,739,694	£1,768,966
25%	71%	-£909,183	-£13,580	-£872,593	£23,011	-£782,192	-£745,601
30%	71%	-£3,456,467	-£2,381,743	-£3,412,559	-£2,337,835	-£3,304,077	-£3,260,169
35%	71%	-£6,003,751	-£4,749,906	-£5,952,525	-£4,698,680	-£5,825,963	-£5,774,738
40%	71%	-£8,556,593	-£7,118,069	-£8,497,206	-£7,059,526	-£8,350,481	-£8,291,094
45%	71%	-£11,121,923	-£9,486,627	-£11,055,112	-£9,420,371	-£10,890,048	-£10,823,237
50%	71%	-£13,687,254	-£11,870,258	-£13,613,020	-£11,796,024	-£13,429,614	-£13,355,380
100%	71%		-£36,101,182		-£35,947,818		-£39,169,379
10%	75%	£6,690,563	£7,011,141	£6,706,071	£7,026,650	£6,736,018	£6,751,528
15%	75%	£4,122,225	£4,603,093	£4,145,488	£4,626,355	£4,190,410	£4,213,672
20%	75%	£1,553,887	£2,195,044	£1,584,905	£2,226,061	£1,644,800	£1,675,817
25%	75%	-£1,014,451	-£213,004	-£975,680	-£174,233	-£900,810	-£862,039
30%	75%	-£3,582,788	-£2,621,053	-£3,536,263	-£2,574,527	-£3,446,420	-£3,399,894
35%	75%	-£6,151,127	-£5,029,101	-£6,096,846	-£4,974,822	-£5,992,030	-£5,937,749
40%	75%	-£8,727,446	-£7,437,150	-£8,664,518	-£7,375,116	-£8,543,004	-£8,480,076
45%	75%	-£11,314,133	-£9,850,760	-£11,243,339	-£9,779,967	-£11,106,635	-£11,035,842
50%	75%	-£13,900,820	-£12,274,850	-£13,822,161	-£12,196,191	-£13,670,267	-£13,591,607
10%	60%	£6,852,489	£7,317,936	£6,864,423	£7,329,869	£6,918,486	£6,930,421
15%	60%	£4,365,114	£5,063,284	£4,383,015	£5,081,185	£4,464,111	£4,482,011
20%	60%	£1,877,739	£2,808,634	£1,901,607	£2,832,501	£2,009,735	£2,033,602
25%	60%	-£609,636	£553,982	-£579,800	£583,817	-£444,641	-£414,807
30%	60%	-£3,097,010	-£1,700,668	-£3,061,208	-£1,664,867	-£2,899,017	-£2,863,215
35%	60%	-£5,584,384	-£3,955,320	-£5,542,616	-£3,913,551	-£5,353,392	-£5,311,625
40%	60%	-£8,071,759	-£6,209,971	-£8,024,025	-£6,162,236	-£7,807,769	-£7,760,034
45%	60%	-£10,574,975	-£8,464,622	-£10,520,499	-£8,410,920	-£10,273,709	-£10,219,234
50%	60%		-£10.719.273		-£10 659 605	-£12.744.794	-£12,684,266

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%	£24,125,581	£24,125,581	£24,125,581	£24,125,581	£24,125,581	£24,125,581
10%	71%	£19,031,013	£19,389,254	£19,045,649	£19,403,890	£19,081,809	£19,096,445
15%	71%	£16,483,728	£17,021,090	£16,505,682	£17,043,045	£16,559,923	£16,581,877
20%	71%	£13,936,443	£14,652,927	£13,965,716	£14,682,199	£14,038,037	£14,067,309
25%	71%	£11,389,160	£12,284,763	£11,425,750	£12,321,354	£11,516,151	£11,552,741
30%	71%	£8,841,875	£9,916,600	£8,885,784	£9,960,508	£8,994,265	£9,038,173
35%	71%	£6,294,592	£7,548,436	£6,345,817	£7,599,663	£6,472,379	£6,523,605
40%	71%	£3,741,750	£5,180,273	£3,801,136	£5,238,817	£3,947,861	£4,007,248
45%	71%	£1,176,419	£2,811,716	£1,243,230	£2,877,972	£1,408,295	£1,475,105
50%	71%	-£1,388,911	£428,085	-£1,314,677	£502,319	-£1,131,271	-£1,057,037
100%	71%		-£23,802,839	-£27,403,307	-£23,649,475	-£27,024,400	
10%	75%	£18,988,905	£19,309,484	£19,004,413	£19,324,993	£19,034,361	£19,049,870
15%	75%	£16,420,567	£16,901,436	£16,443,830	£16,924,698	£16,488,752	£16,512,014
20%	75%	£13,852,230	£14,493,387	£13,883,247	£14,524,404	£13,943,142	£13,974,160
25%	75%	£11,283,892	£12,085,338	£11,322,663	£12,124,110	£11,397,532	£11,436,304
30%	75%	£8,715,554	£9,677,289	£8,762,080	£9,723,816	£8,851,922	£8,898,449
35%	75%	£6,147,216	£7,269,241	£6,201,497	£7,323,521	£6,306,312	£6,360,593
40%	75%	£3,570,896	£4,861,192	£3,633,824	£4,923,227	£3,755,339	£3,818,267
45%	75%	£984,209	£2,447,583	£1,055,003	£2,518,375	£1,191,707	£1,262,501
50%	75%	-£1,602,477	£23,493	-£1,523,818	£102,151	-£1,371,925	-£1,293,265
10%	60%	£19,150,832	£19,616,279	£19,162,765	£19,628,212	£19,216,829	£19,228,763
15%	60%	£16,663,457	£17,361,627	£16,681,358	£17,379,528	£16,762,453	£16,780,354
20%	60%	£14,176,082	£15,106,976	£14,199,950	£15,130,843	£14,308,078	£14,331,945
25%	60%	£11,688,707	£12,852,325	£11,718,542	£12,882,160	£11,853,701	£11,883,535
30%	60%	£9,201,333	£10,597,674	£9,237,134	£10,633,475	£9,399,326	£9,435,127
35%	60%	£6,713,958	£8,343,023	£6,755,727	£8,384,791	£6,944,950	£6,986,718
40%	60%	£4,226,583	£6,088,372	£4,274,318	£6,136,107	£4,490,574	£4,538,309
45%	60%	£1,723,368	£3,833,720	£1,777,844	£3,887,422	£2,024,634	£2,079,108
50%	60%	-£781.190	£1.579.070	-£720,662	£1,638,738	-£446.451	-£385.923

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%	£29,811,939	£29,811,939	£29,811,939	£29,811,939	£29,811,939	£29,811,939
10%	71%	£24,717,370	£25,075,612	£24,732,006	£25,090,248	£24,768,167	£24,782,803
15%	71%	£22,170,086	£22,707,448	£22,192,040	£22,729,403	£22,246,281	£22,268,235
20%	71%	£19.622.801	£20,339,285	£19.652.074	£20.368.557	£19.724.395	£19.753.666
25%	71%	£17,075,518	£17,971,121	£17,112,107	£18,007,712	£17,202,508	£17,239,099
30%	71%	£14,528,233	£15,602,958	£14,572,142	£15,646,866	£14,680,623	£14,724,531
35%	71%	£11,980,950	£13,234,794	£12,032,175	£13,286,020	£12,158,737	£12,209,963
40%	71%	£9.428.107	£10.866.631	£9.487.494	£10.925.174	£9.634.219	£9,693,606
45%	71%	£6,862,777	£8,498,074	£6,929,588	£8,564,329	£7,094,652	£7,161,463
50%	71%	£4,297,447	£6.114.443	£4.371.681	£6.188.677	£4,555,087	£4,629,321
100%	71%		-£18,116,482		-£17,963,117		-£21,184,679
10%	75%	£24.675.263	£24.995.842	£24.690.771	£25.011.351	£24.720.719	£24,736,228
15%	75%	£22,106,925	£22,587,793	£22,130,188	£22,611,056	£22,175,110	£22,198,372
20%	75%	£19.538.588	£20.179.744	£19.569.605	£20.210.762	£19.629.500	£19.660.517
25%	75%	£16.970.249	£17.771.696	£17.009.021	£17.810.468	£17.083.890	£17,122,662
30%	75%	£14.401.912	£15,363,647	£14.448.438	£15.410.174	£14.538.280	£14,584,807
35%	75%	£11.833.574	£12.955.599	£11.887.854	£13.009.879	£11.992.670	£12,046,951
40%	75%	£9.257.254	£10.547.550	£9.320.182	£10,609,585	£9.441.697	£9.504.625
45%	75%	£6.670.567	£8.133.940	£6.741.361	£8.204.733	£6.878.065	£6,948,859
50%	75%	£4.083.881	£5.709.851	£4.162.540	£5.788.509	£4,314,433	£4,393,093
10%	60%	£24.837.190	£25,302,636	£24.849.123	£25.314.570	£24,903,187	£24,915,121
15%	60%	£22,349,815	£23,047,985	£22,367,715	£23,065,885	£22,448,811	£22,466,712
20%	60%	£19.862.440	£20.793.334	£19.886.308	£20.817.201	£19.994.436	£20.018.303
25%	60%	£17,375,065	£18,538,683	£17,404,900	£18,568,518	£17,540,059	£17,569,893
30%	60%	£14.887.691	£16.284.032	£14.923.492	£16.319.833	£15.085.684	£15,121,485
35%	60%	£12.400.316	£14.029.380	£12.442.084	£14.071.149	£12.631.308	£12,673,076
40%	60%	£9.912.941	£11.774.730	£9.960.676	£11.822.465	£10,176,932	£10,224,666
45%	60%	£7.409.726	£9.520.078	£7,464,201	£9.573.780	£7.710.992	£7.765.466
50%	60%	£4 905 168	£7 265 428	£4 965 695	£7 325 096	£5 239 907	£5 300 435

£13,474,000

	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%	£25,006,494	£25,006,494	£25,006,494	£25,006,494	£25,006,494	£25,006,494
10%	71%	£20,969,095	£21,327,337	£20,983,731	£21,341,973	£21,019,892	£21,034,528
15%	71%	£18,950,396	£19,487,758	£18,972,350	£19,509,713	£19,026,591	£19,048,545
20%	71%	£16,928,883	£17,648,180	£16,958,575	£17,677,452	£17,031,937	£17,061,631
25%	71%	£14,896,477	£15,804,974	£14,933,593	£15,842,091	£15,025,297	£15,062,414
30%	71%	£12,864,072	£13,954,269	£12,908,612	£13,998,810	£13,018,655	£13,063,195
35%	71%	£10,831,667	£12,103,563	£10,883,630	£12,155,527	£11,012,014	£11,063,978
40%	71%	£8,799,262	£10.252.858	£8.858.649	£10.312.244	£9.005.373	£9.064.760
45%	71%	£6,766,856	£8.402.152	£6.833.666	£8.468.963	£6.998.732	£7.065.542
50%	71%	£4.712.129	£6.551.446	£4.787.576	£6.625.680	£4.973.981	£5,049,429
100%	71%	-£16.104.058	-£12.350.226	-£15.950.693	-£12.196.862	-£15.571.786	-£15.418.423
10%	75%	£20.926.988	£21.247.567	£20.942.497	£21,263,076	£20.972.445	£20,987,953
15%	75%	£18.887.235	£19.368.104	£18.910.498	£19.391.366	£18.955.420	£18,978,682
20%	75%	£16.843.455	£17.488.640	£16.874.919	£17.519.657	£16.935.677	£16 967 140
25%	75%	£14.789.694	£15.602.678	£14.829.023	£15.642.009	£14.904.970	£14,944,299
30%	75%	£12.735.932	£13.711.513	£12,783,127	£13,758,710	£12 874 263	£12 921 460
35%	75%	£10.682.170	£11.820.349	£10.737.232	£11.875.411	£10.843.557	£10,898,619
40%	75%	£8.628.408	£9.929.184	£8.691.336	£9 992 112	£8.812.850	£8.875.778
45%	75%	£6.572.479	£8.038.019	£6.644.430	£8.108.813	£6.782.143	£6.852.937
50%	75%	£4,495,069	£6.146.854	£4.575.015	£6.225.514	£4,729,392	£4.809.338
10%	60%	£21.088.915	£21.554.361	£21.100.848	£21.566.295	£21,154,913	£21,166,846
15%	60%	£19.130.125	£19.828.295	£19.148.026	£19.846.196	£19,229,121	£19,247,022
20%	60%	£17.171.335	£18.102.229	£17.195.202	£18.126.097	£17.303.330	£17,327,198
25%	60%	£15,200,338	£16.376.164	£15,230,601	£16.405.998	£15.367.707	£15,397,971
30%	60%	£13,228,705	£14.645.149	£13,265,021	£14.681.465	£13.429.548	£13,465,864
35%	60%	£11,257,071	£12.909.590	£11,299,440	£12.951.959	£11,491,389	£11,533,758
40%	60%	£9.285.438	£11.174.030	£9.333.861	£11.222.452	£9.553.229	£9,601,651
45%	60%	£7.313.805	£9.438.472	£7,368,280	£9.492.947	£7.615.070	£7,669,545
50%	60%	£5.329.788	£7 702 913	£5 391 306	£7 763 441	£5 670 002	£5 731 519

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

% of AH	% of AH as rented	council Income thresholds	Income thresholds	council Income thresholds	GLA Income thresholds	SR and LLR	LAR and LL
0%	71%	-£51,491,594	-£51,491,594	-£51,491,594	-£51,491,594	-£51,491,594	-£51,491,594
10%	71%	-£55,528,992		-£55,514,356	-£55,156,115	-£55,478,195	-£55,463,559
15%	71%	-£57,547,691					-£57,449,542
20%	71%	-£59,569,205	-£58,849,907	-£59,539,512	-£58,820,635	-£59,466,150	-£59,436,456
25%	71%	-£61,601,610					-£61,435,674
30%	71%	-£63,634,015	-£62,543,819	-£63,589,476	-£62,499,278	-£63,479,432	-£63,434,892
35%	71%	-£65,666,421					-£65,434,110
40%	71%	-£67,698,826				-£67,492,714	-£67,433,327
45%	71%	-£69,731,231					-£69,432,546
50%	71%	-£71,785,959	-£69,946,641	-£71,710,511	-£69,872,407	-£71,524,107	-£71,448,658
100%	71%	-£92,602,145					-£91,916,511
10%	75%	-£55,571,099	-£55,250,521	-£55,555,590	-£55,235,012	-£55,525,643	-£55,510,135
15%	75%	-£57,610,852					-£57,519,405
20%	75%	-£59,654,633	-£59,009,448	-£59,623,168	-£58,978,430	-£59,562,411	-£59,530,947
25%	75%	-£61,708,394	-£60,895,409	-£61,669,064	-£60,856,079		-£61,553,788
30%	75%	-£63,762,156	-£62,786,574				-£63,576,628
35%	75%	-£65,815,918	-£64,677,739				-£65,599,469
40%	75%	-£67,869,680	-£66,568,904				-£67,622,310
45%	75%	-£69,925,609	-£68,460,069	-£69,853,658	-£68,389,275	-£69,715,944	-£69,645,150
50%	75%	-£72,003,019			-£70,272,574		-£71,688,749
10%	60%	-£55,409,173	-£54,943,726	-£55,397,239	-£54,931,793	-£55,343,175	-£55,331,241
15%	60%	-£57,367,962					-£57,251,065
20%	60%	-£59,326,752	-£58,395,859			-£59,194,757	-£59,170,889
25%	60%	-£61,297,750					-£61,100,117
30%	60%	-£63,269,383	-£61,852,939	-£63,233,067		-£63,068,540	-£63,032,223
35%	60%	-£65,241,016					-£64,964,330
40%	60%	-£67,212,649		-£67,164,227		-£66,944,858	-£66,896,436
45%	60%	-£69,184,282					-£68,828,543
50%	60%	-£71,168,300		-£71,106,782			-£70,766,568

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£36,468,219	-£36,468,219	-£36,468,219	-£36,468,219	-£36,468,219	-£36,468,219
10%	71%	-£40,505,618	-£40,147,376	-£40,490,982	-£40,132,741	-£40,454,821	-£40,440,185
15%	71%	-£42,524,317	-£41,986,955		-£41,965,000	-£42,448,122	
20%	71%	-£44,545,831	-£43,826,533			-£44,442,776	
25%	71%	-£46,578,236	-£45,669,739			-£46,449,416	
30%	71%	-£48,610,641	-£47,520,444	-£48,566,101	-£47,475,903	-£48,456,058	-£48,411,518
35%	71%	-£50,643,046	-£49,371,150				
40%	71%	-£52,675,451	-£51,221,856				
45%	71%	-£54,707,857	-£53,072,561	-£54,641,047			
50%	71%	-£56,762,585	-£54,923,267				-£56,425,284
100%	71%	-£77,578,771	-£73,824,939				-£76,893,136
10%	75%	-£40,547,725	-£40,227,147				
15%	75%	-£42.587.478	-£42,106,609				
20%	75%	-£44,631,258	-£43,986,073	-£44,599,794	-£43,955,056	-£44,539,036	
25%	75%	-£46,685,019	-£45,872,035				
30%	75%	-£48,738,781	-£47,763,200		-£47,716,004		
35%	75%	-£50.792.543	-£49.654.365				-£50.576.094
40%	75%	-£52,846,306	-£51,545,529	-£52,783,378			
45%	75%	-£54.902.235	-£53.436.694				
50%	75%	-£56,979,644	-£55,327,859				
10%	60%	-£40.385.798	-£39.920.352				
15%	60%	-£42,344,588	-£41,646,418	-£42,326,687			-£42,227,691
20%	60%	-£44,303,378	-£43,372,484				
25%	60%	-£46,274,375	-£45,098,550	-£46,244,112		-£46,107,006	
30%	60%	-£48,246,009	-£46,829,564				
35%	60%	-£50,217,642	-£48,565,123		-£48,522,754	-£49,983,324	-£49,940,955
40%	60%	-£52.189.275	-£50.300.683			-£51.921.484	
45%	60%	-£54,160,908	-£52,036,242	-£54,106,433	-£51,981,766		-£53,805,168
50%	60%	-£56.144.925	-£53,771,800		-£53,711,272		-£55,743,194

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%	-£10,311,823	-£10,311,823	-£10,311,823	-£10,311,823	-£10,311,823	-£10,311,823
10%	71%	-£14,349,222	-£13,990,980		-£13,976,344		
15%	71%	-£16,367,921	-£15,830,559	-£16,345,967	-£15,808,604	-£16,291,726	-£16,269,772
20%	71%	-£18,389,434	-£17,670,137				
25%	71%	-£20,421,840	-£19,513,343				
30%	71%	-£22,454,245	-£21,364,048				
35%	71%	-£24,486,650	-£23,214,754	-£24,434,687	-£23,162,790	-£24,306,303	-£24,254,339
40%	71%	-£26,519,055	-£25,065,459				
45%	71%	-£28,551,461	-£26,916,165	-£28,484,651	-£26,849,354	-£28,319,585	-£28,252,775
50%	71%	-£30,606,188	-£28,766,871				
100%	71%	-£51,422,375	-£47,668,543	-£51,269,010	-£47,515,179	-£50,890,103	-£50,736,740
10%	75%	-£14,391,329	-£14,070,751	-£14,375,820	-£14,055,241	-£14,345,872	-£14,330,364
15%	75%	-£16,431,082	-£15,950,213	-£16,407,819			
20%	75%	-£18,474,862	-£17,829,677	-£18,443,398	-£17,798,660	-£18,382,640	-£18,351,177
25%	75%	-£20,528,623	-£19,715,639	-£20,489,294			
30%	75%	-£22,582,385	-£21,606,804			-£22,444,054	
35%	75%	-£24,636,147	-£23,497,968		-£23,442,906		
40%	75%	-£26,689,909	-£25,389,133				
45%	75%	-£28,745,839	-£27,280,298		-£27,209,504	-£28,536,174	
50%	75%	-£30,823,248	-£29,171,463	-£30,743,302			-£30,508,979
10%	60%	-£14,229,402	-£13,763,956			-£14,163,404	
15%	60%	-£16,188,192	-£15,490,022	-£16,170,291	-£15,472,121	-£16,089,196	-£16,071,295
20%	60%	-£18,146,982	-£17,216,088				
25%	60%	-£20,117,979	-£18,942,153	-£20,087,716	-£18,912,319	-£19,950,610	-£19,920,346
30%	60%	-£22,089,612	-£20,673,168				
35%	60%	-£24,061,246	-£22,408,727	-£24,018,877	-£22,366,358	-£23,826,928	-£23,784,559
40%	60%	-£26,032,879	-£24,144,287				
45%	60%	-£28,004,512	-£25,879,846	-£27,950,037		-£27,703,247	-£27,648,772

£90,000,000

£72,325,000

£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%	£1,526,681	£1,526,681	£1,526,681	£1,526,681	£1,526,681	£1,526,681
10%	71%	-£2,510,718	-£2,152,476	-£2,496,082	-£2,137,840	-£2,459,921	-£2,445,285
15%	71%	-£4,529,417	-£3,992,055	-£4,507,463	-£3,970,100	-£4,453,222	-£4,431,268
20%	71%	-£6,550,930	-£5,831,633	-£6,521,238	-£5,802,361	-£6,447,876	-£6,418,182
25%	71%	-£8,583,336	-£7,674,839	-£8,546,220	-£7,637,722	-£8,454,516	-£8,417,399
30%	71%	-£10,615,741	-£9,525,544	-£10,571,201	-£9,481,003	-£10,461,158	-£10,416,618
35%	71%	-£12,648,146	-£11,376,250	-£12,596,183	-£11,324,286	-£12,467,799	-£12,415,835
40%	71%	-£14,680,551	-£13,226,955	-£14,621,164	-£13,167,569	-£14,474,440	-£14,415,053
45%	71%	-£16,712,957					
50%	71%	-£18,767,684	-£16,928,367	-£18,692,237	-£16,854,133	-£18,505,832	-£18,430,384
100%	71%	-£39,583,871					
10%	75%	-£2,552,825	-£2,232,246	-£2,537,316	-£2,216,737	-£2,507,368	-£2,491,860
15%	75%	-£4,592,578	-£4,111,709	-£4,569,315	-£4,088,447	-£4,524,393	-£4,501,131
20%	75%	-£6,636,358	-£5,991,173	-£6,604,894	-£5,960,156	-£6,544,136	-£6,512,673
25%	75%	-£8,690,119	-£7,877,135	-£8,650,790	-£7,837,804	-£8,574,843	-£8,535,514
30%	75%	-£10,743,881	-£9,768,300	-£10,696,686	-£9,721,103	-£10,605,550	-£10,558,353
35%	75%	-£12,797,643	-£11,659,464	-£12,742,581	-£11,604,402	-£12,636,256	-£12,581,194
40%	75%	-£14,851,405	-£13,550,629	-£14,788,477	-£13,487,701	-£14,666,963	-£14,604,035
45%	75%	-£16,907,334	-£15,441,794				
50%	75%	-£18,984,744		-£18,904,798			
10%	60%	-£2,390,898	-£1,925,452	-£2,378,965	-£1,913,518	-£2,324,900	-£2,312,967
15%	60%	-£4,349,688	-£3,651,518	-£4,331,787	-£3,633,617	-£4,250,692	-£4,232,791
20%	60%	-£6,308,478	-£5,377,584	-£6,284,611	-£5,353,716	-£6,176,483	-£6,152,615
25%	60%	-£8,279,475	-£7,103,649	-£8,249,212	-£7,073,815	-£8,112,106	-£8,081,842
30%	60%	-£10,251,108	-£8,834,664	-£10,214,792	-£8,798,348	-£10,050,265	-£10,013,949
35%	60%	-£12,222,742	-£10,570,223	-£12,180,373	-£10,527,854	-£11,988,424	-£11,946,055
40%	60%	-£14,194,375	-£12,305,783	-£14,145,953	-£12,257,361	-£13,926,584	-£13,878,162
45%	60%	-£16,166,008	-£14,041,342		-£13,986,866		
50%	60%	-£18,150,025					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,302,712	£10,302,712	£10,302,712	£10,302,712	£10,302,712	£10,302,712
10%	71%	£6,265,313	£6,623,554	£6,279,949	£6,638,190	£6,316,110	£6,330,746
15%	71%	£4,246,614	£4,783,976	£4,268,568	£4,805,930	£4,322,809	£4,344,763
20%	71%	£2,225,100	£2,944,398	£2,254,793	£2,973,670	£2,328,155	£2,357,849
25%	71%	£192,695	£1,101,192	£229,811	£1,138,309	£321,514	£358,631
30%	71%	-£1,839,710	-£749,514	-£1,795,170	-£704,973	-£1,685,127	-£1,640,587
35%	71%	-£3,872,115	-£2,600,219	-£3,820,153	-£2,548,255	-£3,691,769	-£3,639,805
40%	71%	-£5,904,521	-£4,450,925	-£5,845,134	-£4,391,538	-£5,698,409	-£5,639,022
45%	71%	-£7.936.926	-£6.301.630	-£7.870.116	-£6.234.820	-£7.705.051	-£7.638.241
50%	71%	-£9,991,654	-£8,152,336	-£9,916,206	-£8,078,102	-£9,729,802	-£9,654,353
100%	71%	-£30.807.840	-£27.054.008	-£30.654.476	-£26.900.644		
10%	75%	£6,223,206	£6,543,784	£6,238,715	£6,559,293	£6,268,662	£6,284,171
15%	75%	£4.183.453	£4.664.321	£4.206.716	£4,687,584	£4,251,638	£4,274,900
20%	75%	£2,139,673	£2,784,858	£2,171,137	£2,815,875	£2,231,894	£2,263,358
25%	75%	£85.911	£898.896	£125.241	£938.226	£201.188	£240.517
30%	75%	-£1,967,851	-£992,269	-£1,920,655	-£945,073	-£1,829,519	-£1,782,323
35%	75%	-£4.021.613	-£2.883.434	-£3.966.551	-£2.828.372	-£3.860.226	-£3.805.164
40%	75%	-£6,075,375	-£4,774,599	-£6,012,447	-£4,711,671	-£5,890,932	-£5,828,004
45%	75%	-£8.131.304	-£6.665.764	-£8.059.353	-£6.594.970	-£7.921.639	-£7.850.845
50%	75%	-£10,208,714	-£8,556,928	-£10,128,767	-£8,478,269	-£9,974,390	-£9,894,444
10%	60%	£6.385.132	£6.850.579	£6.397.066	£6.862.512	£6.451.130	£6.463.064
15%	60%	£4,426,343	£5,124,513	£4,444,243	£5,142,413	£4,525,339	£4,543,240
20%	60%	£2,467,553	£3,398,446	£2,491,420	£3,422,314	£2,599,548	£2,623,416
25%	60%	£496,555	£1,672,381	£526,818	£1,702,215	£663,924	£694,188
30%	60%	-£1,475,078	-£58,634	-£1,438,761	-£22,317	-£1,274,235	-£1,237,918
35%	60%	-£3,446,711	-£1,794,192	-£3,404,342	-£1,751,824	-£3,212,393	-£3,170,025
40%	60%	-£5.418.344	-£3.529.752	-£5,369,922	-£3.481.330	-£5.150.553	-£5.102.131
45%	60%	-£7,389,977	-£5,265,311	-£7,335,503	-£5,210,835	-£7,088,712	-£7,034,238
50%	60%	-£9.373.994	-£7.000.870	-£9.312.476	-£6.940.342	-£9.033.780	-£8.972.263

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%	£19,240,238	£19,240,238	£19,240,238	£19,240,238	£19,240,238	£19,240,238
10%	71%	£15,202,840	£15,561,081	£15,217,476	£15,575,717	£15,253,636	£15,268,272
15%	71%	£13,184,140	£13,721,502	£13,206,094	£13,743,457	£13,260,335	£13,282,289
20%	71%	£11,162,627	£11,881,925	£11,192,320	£11,911,196	£11,265,681	£11,295,375
25%	71%	£9,130,222	£10,038,719	£9,167,337	£10,075,835	£9,259,041	£9,296,158
30%	71%	£7,097,816	£8,188,013	£7,142,356	£8,232,554	£7,252,399	£7,296,939
35%	71%	£5,065,411	£6,337,307	£5,117,374	£6,389,271	£5,245,758	£5,297,722
40%	71%	£3,033,006	£4,486,602	£3,092,393	£4,545,989	£3,239,117	£3,298,504
45%	71%	£1,000,601	£2,635,896	£1,067,411	£2,702,707	£1,232,476	£1,299,286
50%	71%	-£1,054,127	£785,190	-£978,680	£859,424	-£792,275	-£716,827
100%	71%	-£21,870,313	-£18,116,482				
10%	75%	£15,160,732	£15,481,311	£15,176,241	£15,496,820	£15,206,189	£15,221,697
15%	75%	£13,120,979	£13,601,848	£13,144,243	£13,625,110	£13,189,164	£13,212,427
20%	75%	£11,077,199	£11,722,384	£11,108,664	£11,753,402	£11,169,421	£11,200,884
25%	75%	£9,023,438	£9,836,422	£9,062,767	£9,875,753	£9,138,714	£9,178,044
30%	75%	£6,969,676	£7,945,258	£7,016,871	£7,992,454	£7,108,008	£7,155,204
35%	75%	£4,915,914	£6,054,093	£4,970,976	£6,109,155	£5,077,301	£5,132,363
40%	75%	£2,862,152	£4,162,928	£2,925,080	£4,225,856	£3,046,594	£3,109,522
45%	75%	£806,223	£2,271,763	£878,174	£2,342,557	£1,015,888	£1,086,681
50%	75%	-£1,271,187	£380,598	-£1,191,241	£459,258	-£1,036,864	-£956,918
10%	60%	£15,322,659	£15,788,106	£15,334,592	£15,800,039	£15,388,657	£15,400,590
15%	60%	£13,363,869	£14,062,039	£13,381,770	£14,079,940	£13,462,866	£13,480,766
20%	60%	£11,405,080	£12,335,973	£11,428,946	£12,359,841	£11,537,074	£11,560,942
25%	60%	£9,434,082	£10,609,908	£9,464,345	£10,639,742	£9,601,451	£9,631,715
30%	60%	£7,462,449	£8,878,893	£7,498,765	£8,915,209	£7,663,292	£7,699,608
35%	60%	£5,490,816	£7,143,334	£5,533,184	£7,185,703	£5,725,133	£5,767,502
40%	60%	£3,519,183	£5,407,774	£3,567,605	£5,456,197	£3,786,973	£3,835,395
45%	60%	£1,547,549	£3,672,216	£1,602,024	£3,726,691	£1,848,814	£1,903,289
E00/	600/	C406 460	04 000 057	C274 0E0	C4 007 40F	COC OE 4	CO 4 707

£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%	£1,255,538	£1,255,538	£1,255,538	£1,255,538	£1,255,538	£1,255,538
10%	71%	-£2,781,861	-£2,423,620	-£2,767,225	-£2,408,984	-£2,731,064	-£2,716,428
15%	71%	-£4,800,560	-£4,263,198	-£4,778,606	-£4,241,243	-£4,724,365	-£4,702,411
20%	71%	-£6,822,074	-£6,102,776	-£6,792,381	-£6,073,504	-£6,719,019	-£6,689,325
25%	71%	-£8,854,479	-£7,945,982	-£8,817,363	-£7,908,865	-£8,725,659	-£8,688,542
30%	71%	-£10,886,884	-£9,796,687	-£10,842,344	-£9,752,147	-£10,732,301	-£10,687,761
35%	71%	-£12,919,289	-£11,647,393	-£12,867,326	-£11,595,429	-£12,738,942	-£12,686,979
40%	71%	-£14,951,695			-£13,438,712		-£14,686,196
45%	71%	-£16.984.100					
50%	71%	-£19,038,828					
100%	71%	-£39,855,014					
10%	75%	-£2,823,968	-£2,503,390	-£2,808,459	-£2,487,881	-£2,778,511	-£2,763,003
15%	75%	-£4.863.721	-£4.382.852	-£4.840.458	-£4.359.590	-£4.795.536	-£4.772.274
20%	75%	-£6,907,501	-£6,262,316	-£6,876,037	-£6,231,299	-£6,815,279	-£6,783,816
25%	75%	-£8.961.262	-£8.148.278	-£8.921.933	-£8.108.948	-£8.845.986	-£8.806.657
30%	75%	-£11.015.024	-£10.039.443	-£10.967.829	-£9.992.247	-£10.876.693	-£10.829.497
35%	75%	-£13.068.787	-£11.930.608	-£13.013.724	-£11.875.546		
40%	75%	-£15.122.549	-£13.821.773		-£13.758.845	-£14.938.106	
45%	75%	-£17.178.478					
50%	75%	-£19,255,887				-£19,021,564	-£18,941,618
10%	60%	-£2.662.042	-£2.196.595	-£2.650.108	-£2.184.661	-£2.596.044	-£2.584.110
15%	60%	-£4,620,831	-£3,922,661	-£4,602,930	-£3,904,760	-£4,521,835	-£4,503,934
20%	60%	-£6,579,621	-£5,648,727	-£6,555,754	-£5,624,860	-£6,447,626	-£6,423,758
25%	60%	-£8,550,618	-£7,374,793	-£8,520,356	-£7,344,959	-£8,383,249	-£8,352,985
30%	60%	-£10,522,252	-£9,105,807	-£10,485,935	-£9,069,491	-£10,321,408	-£10,285,092
35%	60%	-£12,493,885	-£10,841,366	-£12,451,516	-£10,798,997	-£12,259,567	-£12,217,198
40%	60%	-£14,465,518	-£12.576.926	-£14.417.096	-£12.528.504	-£14.197.727	-£14.149.305
45%	60%	-£16,437,151	-£14,312,485		-£14,258,009		-£16,081,412
50%	60%	-£18,421,168		-£18,359,650		-£18,080,954	-£18,019,437

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%	£13,553,880	£13,553,880	£13,553,880	£13,553,880	£13,553,880	£13,553,880
10%	71%	£9,516,482	£9,874,723	£9,531,118	£9,889,359	£9,567,278	£9,581,914
15%	71%	£7,497,783	£8,035,144	£7,519,736	£8,057,099	£7,573,978	£7,595,931
20%	71%	£5,476,269	£6,195,567	£5,505,962	£6,224,839	£5,579,324	£5,609,018
25%	71%	£3,443,864	£4,352,361	£3,480,980	£4,389,478	£3,572,683	£3,609,800
30%	71%	£1,411,458	£2,501,655	£1,455,998	£2,546,196	£1,566,042	£1,610,582
35%	71%	-£620,947	£650,949	-£568,984	£702,913	-£440,600	-£388,636
40%	71%	-£2,653,352	-£1,199,756	-£2,593,965	-£1,140,369	-£2,447,240	-£2,387,854
45%	71%	-£4,685,757	-£3,050,462	-£4,618,947	-£2,983,651	-£4,453,882	-£4,387,072
50%	71%	-£6,740,485	-£4,901,167	-£6,665,038	-£4,826,933	-£6,478,633	-£6,403,184
100%	71%	-£27,556,671	-£23,802,839	-£27,403,307	-£23,649,475	-£27,024,400	
10%	75%	£9,474,374	£9,794,953	£9,489,884	£9,810,462	£9,519,831	£9,535,339
15%	75%	£7,434,622	£7,915,490	£7,457,885	£7,938,752	£7,502,807	£7,526,069
20%	75%	£5,390,841	£6,036,026	£5,422,306	£6,067,044	£5,483,063	£5,514,527
25%	75%	£3,337,080	£4,150,065	£3,376,410	£4,189,395	£3,452,356	£3,491,686
30%	75%	£1,283,318	£2,258,900	£1,330,513	£2,306,096	£1,421,650	£1,468,846
35%	75%	-£770,444	£367,735	-£715,382	£422,797	-£609,057	-£553,995
40%	75%	-£2,824,206	-£1,523,430	-£2,761,278	-£1,460,502	-£2,639,764	-£2,576,836
45%	75%	-£4,880,135	-£3,414,595	-£4,808,184	-£3,343,801	-£4,670,470	-£4,599,676
50%	75%	-£6,957,545	-£5,305,760	-£6,877,599	-£5,227,100	-£6,723,222	-£6,643,276
10%	60%	£9,636,301	£10,101,748	£9,648,234	£10,113,681	£9,702,299	£9,714,232
15%	60%	£7,677,511	£8,375,681	£7,695,412	£8,393,582	£7,776,508	£7,794,408
20%	60%	£5,718,722	£6,649,615	£5,742,589	£6,673,483	£5,850,717	£5,874,584
25%	60%	£3,747,724	£4,923,550	£3,777,987	£4,953,384	£3,915,093	£3,945,357
30%	60%	£1,776,091	£3,192,535	£1,812,407	£3,228,851	£1,976,934	£2,013,251
35%	60%	-£195,542	£1,456,976	-£153,173	£1,499,345	£38,775	£81,144
40%	60%	-£2,167,175	-£278,583	-£2,118,753	-£230,161	-£1,899,385	-£1,850,962
45%	60%	-£4,138,808	-£2,014,142	-£4,084,334	-£1,959,667	-£3,837,544	-£3,783,069
50%	60%	-£6.122.826	-£3,749,701	-£6.061.308	-£3.689.173	-£5.782.611	-£5.721.094

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%	£19,240,238	£19,240,238	£19,240,238	£19,240,238	£19,240,238	£19,240,238
10%	71%	£15,202,840	£15,561,081	£15,217,476	£15,575,717	£15,253,636	£15,268,272
15%	71%	£13,184,140	£13,721,502	£13,206,094	£13,743,457	£13,260,335	£13,282,289
20%	71%	£11,162,627	£11,881,925	£11,192,320	£11,911,196	£11,265,681	£11,295,375
25%	71%	£9,130,222	£10,038,719	£9,167,337	£10,075,835	£9,259,041	£9,296,158
30%	71%	£7.097.816	£8.188.013	£7.142.356	£8.232.554	£7,252,399	£7,296,939
35%	71%	£5,065,411	£6,337,307	£5,117,374	£6,389,271	£5,245,758	£5,297,722
40%	71%	£3.033.006	£4,486,602	£3.092.393	£4.545,989	£3,239,117	£3,298,504
45%	71%	£1,000,601	£2,635,896	£1,067,411	£2,702,707	£1,232,476	£1,299,286
50%	71%	-£1.054.127	£785.190	-£978.680	£859.424	-£792.275	-£716.827
100%	71%	-£21,870,313	-£18,116,482		-£17,963,117		-£21,184,679
10%	75%	£15.160.732	£15.481.311	£15.176.241	£15.496.820	£15,206,189	£15.221.697
15%	75%	£13,120,979	£13,601,848	£13,144,243	£13,625,110	£13,189,164	£13,212,427
20%	75%	£11.077.199	£11.722.384	£11.108.664	£11.753.402	£11.169.421	£11,200,884
25%	75%	£9,023,438	£9,836,422	£9,062,767	£9,875,753	£9,138,714	£9,178,044
30%	75%	£6,969,676	£7.945.258	£7.016.871	£7.992.454	£7,108,008	£7.155.204
35%	75%	£4.915.914	£6.054.093	£4.970.976	£6.109.155	£5.077.301	£5,132,363
40%	75%	£2.862.152	£4.162.928	£2.925.080	£4,225,856	£3.046.594	£3,109,522
45%	75%	£806,223	£2,271,763	£878,174	£2,342,557	£1,015,888	£1,086,681
50%	75%	-£1,271,187	£380.598	-£1.191.241	£459.258	-£1.036.864	-£956.918
10%	60%	£15.322.659	£15.788.106	£15.334.592	£15.800.039	£15.388.657	£15,400,590
15%	60%	£13,363,869	£14.062.039	£13.381.770	£14.079.940	£13,462,866	£13,480,766
20%	60%	£11.405.080	£12.335.973	£11.428.946	£12.359.841	£11.537.074	£11,560,942
25%	60%	£9.434.082	£10,609,908	£9.464.345	£10.639.742	£9.601.451	£9.631.715
30%	60%	£7.462.449	£8.878.893	£7,498,765	£8.915.209	£7.663.292	£7,699,608
35%	60%	£5,490,816	£7.143.334	£5.533.184	£7.185.703	£5.725.133	£5,767,502
40%	60%	£3,519,183	£5.407.774	£3,567,605	£5,456,197	£3,786,973	£3,835,395
45%	60%	£1.547.549	£3.672.216	£1,602,024	£3.726.691	£1.848.814	£1,903,289
50%	60%	-5436 468	£1 936 657	-£374 950	£1 997 185	-F96 254	-£34 737

£13,474,000

 No Units
 100

 Site Area
 0.85 Ha

	CIL Zone	2
	Value Area	High
es value inflation		0%
ld 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%	£27,204,708	£27,204,708	£27,204,708	£27,204,708	£27,204,708	£27,204,708
10%	71%	£22,947,489	£23,312,627	£22,962,125	£23,327,263	£22,895,651	£22,910,287
15%	71%	£20,818,879	£21,366,587	£20,840,833	£21,388,541	£20,741,122	£20,763,075
20%	71%	£18,690,268	£19,420,545	£18,719,541	£19,449,818	£18,586,593	£18,615,865
25%	71%	£16,561,659	£17,474,505	£16,598,249	£17,511,095	£16,432,064	£16,468,654
30%	71%	£14,421,962	£15,528,464	£14,466,502	£15,572,372	£14,264,209	£14,308,749
35%	71%	£12,278,279	£13,574,663	£12,330,243	£13,626,627	£12,094,234	£12,146,198
40%	71%	£10,134,596	£11,616,178	£10,193,983	£11,675,565	£9,924,258	£9,983,645
45%	71%	£7,990,913	£9,657,693	£8,057,722	£9,724,502	£7,754,284	£7,821,094
50%	71%	£5,840,954	£7,699,207	£5,916,401	£7,773,440	£5,573,733	£5,649,181
100%	71%	-£16,104,058	-£12,277,955	-£15,950,693	-£12,124,591	-£16,647,240	-£16,493,877
10%	75%	£22,905,382	£23,232,132	£22,920,890	£23,247,640	£22,858,993	£22,874,502
15%	75%	£20,755,718	£21,245,844	£20,778,981	£21,269,107	£20,686,136	£20,709,399
20%	75%	£18,606,055	£19,259,555	£18,637,072	£19,290,572	£18,513,279	£18,544,296
25%	75%	£16,456,391	£17,273,267	£16,495,162	£17,312,039	£16,340,421	£16,379,193
30%	75%	£14,293,821	£15,286,979	£14,341,018	£15,333,504	£14,152,654	£14,199,849
35%	75%	£12,128,781	£13,288,874	£12,183,844	£13,343,935	£11,964,087	£12,019,148
40%	75%	£9,963,743	£11,289,561	£10,026,669	£11,352,489	£9,775,519	£9,838,446
45%	75%	£7,798,703	£9,290,249	£7,869,496	£9,361,042	£7,586,952	£7,657,744
50%	75%	£5,623,894	£7,290,936	£5,703,840	£7,369,596	£5,384,767	£5,464,713
10%	60%	£23,067,308	£23,541,716	£23,079,242	£23,553,649	£22,999,958	£23,011,891
15%	60%	£20,998,608	£21,710,220	£21,016,508	£21,728,120	£20,897,582	£20,915,482
20%	60%	£18,929,907	£19,878,723	£18,953,775	£19,902,591	£18,795,206	£18,819,074
25%	60%	£16,861,206	£18,047,227	£16,891,040	£18,077,061	£16,692,830	£16,722,664
30%	60%	£14,786,594	£16,215,730	£14,822,911	£16,251,532	£14,581,633	£14,617,950
35%	60%	£12,703,683	£14,384,234	£12,746,053	£14,426,002	£12,464,562	£12,506,931
40%	60%	£10,620,772	£12,545,725	£10,669,194	£12,594,147	£10,347,491	£10,395,913
45%	60%	£8,537,861	£10,703,433	£8,592,336	£10,757,908	£8,230,420	£8,284,895
50%	60%	£6.454.950	£8.861.141	£6.515.478	£8.921.669	£6.111.426	£6.172.944

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%	-£49,293,379	-£49,293,379	-£49,293,379	-£49,293,379	-£49,293,379	-£49,293,379
10%	71%	-£53,550,599	-£53,185,460	-£53,535,963	-£53,170,824	-£53,602,437	-£53,587,801
15%	71%	-£55,679,209					
20%	71%	-£57,807,819					
25%	71%	-£59,936,428					
30%	71%	-£62,076,126					
35%	71%	-£64,219,809					
40%	71%	-£66,363,492	-£64,881,910	-£66,304,105	-£64,822,523	-£66,573,829	-£66,514,442
45%	71%	-£68,507,175				-£68,743,804	-£68,676,994
50%	71%	-£70,657,134	-£68,798,881		-£68,724,647		-£70,848,907
100%	71%	-£92,602,145					-£92,991,964
10%	75%	-£53,592,706		-£53,577,198	-£53,250,447	-£53,639,094	
15%	75%	-£55,742,370	-£55,252,244				
20%	75%	-£57,892,033		-£57,861,015		-£57,984,809	
25%	75%	-£60,041,697			-£59,186,049	-£60,157,667	
30%	75%	-£62,204,266					
35%	75%	-£64,369,306	-£63,209,214	-£64,314,244	-£63,154,153	-£64,534,001	-£64,478,940
40%	75%	-£66,534,345		-£66,471,418	-£65,145,599		
45%	75%	-£68,699,385			-£67,137,046	-£68,911,136	-£68,840,343
50%	75%	-£70,874,193					
10%	60%	-£53,430,779					
15%	60%	-£55,499,480					
20%	60%	-£57,568,181					
25%	60%	-£59,636,881					
30%	60%	-£61,711,493			-£60,246,556	-£61,916,454	
35%	60%	-£63,794,404					
40%	60%	-£65,877,315	-£63,952,362		-£63,903,940	-£66,150,596	-£66,102,174
45%	60%	-£67,960,226					
50%	60%	-£70.043.137					-£70.325.144

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%	-£34,270,005	-£34,270,005				
10%	71%	-£38,527,224	-£38,162,086	-£38,512,588	-£38,147,450	-£38,579,062	-£38,564,426
15%	71%	-£40,655,834	-£40,108,126				
20%	71%	-£42,784,445	-£42,054,168	-£42,755,172			
25%	71%	-£44,913,054	-£44,000,208				
30%	71%	-£47,052,751	-£45,946,249	-£47,008,211	-£45,902,341	-£47,210,504	-£47,165,964
35%	71%	-£49,196,434	-£47,900,050	-£49,144,471			
40%	71%	-£51,340,117	-£49,858,535		-£49,799,149	-£51,550,455	-£51,491,068
45%	71%	-£53,483,801	-£51,817,021				
50%	71%	-£55,633,759	-£53,775,507	-£55,558,312	-£53,701,273	-£55,900,980	-£55,825,533
100%	71%	-£77,578,771	-£73,752,668				
10%	75%	-£38,569,332	-£38,242,581				
15%	75%	-£40,718,995	-£40,228,870		-£40,205,606		-£40,765,314
20%	75%	-£42,868,658	-£42,215,158	-£42,837,641	-£42,184,141	-£42,961,434	-£42,930,417
25%	75%	-£45,018,322	-£44,201,446		-£44,162,674		
30%	75%	-£47,180,892	-£46,187,734	-£47,133,696	-£46,141,209	-£47,322,059	-£47,274,864
35%	75%	-£49,345,932	-£48,185,839				
40%	75%	-£51,510,971	-£50,185,152	-£51,448,044	-£50,122,224	-£51,699,194	-£51,636,267
45%	75%	-£53,676,011	-£52,184,464				
50%	75%	-£55,850,819	-£54,183,777		-£54,105,117	-£56,089,946	
10%	60%	-£38,407,405	-£37,932,997				
15%	60%	-£40,476,106	-£39,764,493			-£40,577,131	
20%	60%	-£42,544,806	-£41,595,990				
25%	60%	-£44,613,507	-£43,427,486	-£44,583,673	-£43,397,652	-£44,781,883	-£44,752,049
30%	60%	-£46,688,119	-£45,258,983	-£46,651,803	-£45,223,182	-£46,893,080	-£46,856,764
35%	60%	-£48,771,030	-£47,090,479				
40%	60%	-£50,853,941	-£48,928,988	-£50,805,519	-£48,880,566		
45%	60%	-£52,936,852	-£50,771,280				
50%	60%	-£55.019.763	-£52.613.572				

Residual Land values compared to benchmark land values

Residual 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%	-£8,113,609	-£8,113,609	-£8,113,609	-£8,113,609	-£8,113,609	-£8,113,609
10%	71%	-£12,370,828	-£12,005,690	-£12,356,192	-£11,991,054	-£12,422,666	-£12,408,030
15%	71%	-£14,499,438	-£13,951,730	-£14,477,485	-£13,929,776	-£14,577,195	-£14,555,242
20%	71%	-£16,628,049	-£15,897,772				
25%	71%	-£18,756,658	-£17,843,812	-£18,720,068	-£17,807,222	-£18,886,253	-£18,849,663
30%	71%	-£20,896,355	-£19,789,853				
35%	71%	-£23,040,038	-£21,743,654	-£22,988,074	-£21,691,690	-£23,224,083	-£23,172,119
40%	71%	-£25,183,721	-£23,702,139				
45%	71%	-£27,327,404	-£25,660,624	-£27,260,595	-£25,593,815	-£27,564,033	-£27,497,223
50%	71%	-£29,477,363	-£27,619,110			-£29,744,584	-£29,669,136
100%	71%	-£51,422,375	-£47,596,272		-£47,442,908	-£51,965,557	-£51,812,194
10%	75%	-£12,412,935	-£12,086,185	-£12,397,427	-£12,070,677	-£12,459,324	-£12,443,815
15%	75%	-£14,562,599	-£14,072,473	-£14,539,336	-£14,049,210	-£14,632,181	-£14,608,918
20%	75%	-£16,712,262	-£16,058,762		-£16,027,745		
25%	75%	-£18,861,926	-£18,045,050				
30%	75%	-£21,024,496	-£20,031,338		-£19,984,813		-£21,118,468
35%	75%	-£23,189,536	-£22,029,443				
40%	75%	-£25,354,575	-£24,028,756			-£25,542,798	
45%	75%	-£27,519,614	-£26,028,068				
50%	75%	-£29.694.423	-£28.027.381				
10%	60%	-£12,251,009	-£11,776,601	-£12,239,075	-£11,764,668	-£12,318,359	-£12,306,426
15%	60%	-£14.319.709	-£13.608.097				
20%	60%	-£16.388.410	-£15.439.594		-£15.415.726		-£16,499,243
25%	60%	-£18.457.111	-£17.271.090		-£17.241.256		-£18,595,653
30%	60%	-£20.531.723	-£19.102.587	-£20,495,406	-£19.066.785		-£20,700,368
35%	60%	-£22.614.634	-£20.934.083		-£20.892.315		-£22.811.386
40%	60%	-£24 697 545	-£22 772 592		-£22,724,170		-£24 922 404
45%	60%	-£26.780.456	-£24.614.884		-£24.560.409		-£27,033,422
E00/	60%	£20 962 367	626 467 176		626 206 649		£20 14E 272

£90,000,000

£72,325,000

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

£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 LLR
0%	71%	£3,724,895	£3,724,895	£3,724,895	£3,724,895	£3,724,895	£3,724,895
10%	71%	-£532,324	-£167,186	-£517,688	-£152,550	-£584,162	-£569,526
15%	71%	-£2,660,934	-£2,113,226	-£2,638,980	-£2,091,272	-£2,738,691	-£2,716,738
20%	71%	-£4,789,545	-£4,059,268	-£4,760,272	-£4,029,995	-£4,893,220	-£4,863,948
25%	71%	-£6,918,154	-£6,005,308	-£6,881,564	-£5,968,718	-£7,047,749	-£7,011,159
30%	71%	-£9,057,851	-£7,951,349	-£9,013,311	-£7,907,441	-£9,215,604	-£9,171,064
35%	71%	-£11,201,534	-£9,905,150	-£11,149,570	-£9,853,186	-£11,385,579	-£11,333,615
40%	71%	-£13,345,217	-£11,863,635	-£13,285,830	-£11,804,248	-£13,555,555	-£13,496,168
45%	71%						
50%	71%	-£17,638,859	-£15,780,606	-£17,563,412	-£15,706,373	-£17,906,080	-£17,830,632
100%	71%			-£39,430,506	-£35,604,404		
10%	75%	-£574,431	-£247,681	-£558,923	-£232,173	-£620,820	-£605,311
15%	75%	-£2,724,095	-£2,233,969	-£2,700,832	-£2,210,706	-£2,793,677	-£2,770,414
20%	75%	-£4,873,758	-£4,220,258	-£4,842,741	-£4,189,241	-£4,966,534	-£4,935,517
25%	75%	-£7,023,422	-£6,206,546	-£6,984,651	-£6,167,774	-£7,139,392	-£7,100,620
30%	75%	-£9,185,992	-£8,192,834	-£9,138,795	-£8,146,309	-£9,327,159	-£9,279,964
35%	75%	-£11,351,032	-£10,190,939	-£11,295,969	-£10,135,878	-£11,515,726	-£11,460,665
40%	75%	-£13,516,070	-£12,190,252	-£13,453,144	-£12,127,324	-£13,704,294	-£13,641,367
45%	75%	-£15,681,110	-£14,189,564	-£15,610,317	-£14,118,771	-£15,892,861	-£15,822,069
50%	75%	-£17,855,919				-£18,095,046	
10%	60%	-£412,505	£61,903	-£400,571	£73,836	-£479,855	-£467,922
15%	60%	-£2,481,205	-£1,769,593	-£2,463,305	-£1,751,693	-£2,582,231	-£2,564,331
20%	60%	-£4,549,906	-£3,601,090	-£4,526,038	-£3,577,222	-£4,684,607	-£4,660,739
25%	60%	-£6,618,607	-£5,432,586	-£6,588,773	-£5,402,752	-£6,786,983	-£6,757,149
30%	60%	-£8,693,219	-£7,264,083	-£8,656,902	-£7,228,281	-£8,898,180	-£8,861,863
35%	60%	-£10,776,130	-£9,095,579	-£10,733,760	-£9,053,811	-£11,015,251	-£10,972,882
40%	60%	-£12,859,041	-£10,934,088	-£12,810,619	-£10,885,666	-£13,132,322	-£13,083,900
45%	60%				-£12,721,905		
50%	60%				-£14 558 144		

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

% 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%	£12,500,926	£12,500,926	£12,500,926	£12,500,926	£12,500,926	£12,500,926
10%	71%	£8,243,707	£8,608,845	£8,258,342	£8,623,481	£8,191,868	£8,206,504
15%	71%	£6,115,096	£6,662,805	£6,137,050	£6,684,758	£6,037,339	£6,059,293
20%	71%	£3,986,486	£4,716,763	£4,015,759	£4,746,036	£3,882,811	£3,912,083
25%	71%	£1,857,877	£2,770,723	£1,894,467	£2,807,312	£1,728,282	£1,764,871
30%	71%	-£281,821	£824,682	-£237,281	£868,590	-£439,573	-£395,033
35%	71%	-£2,425,504	-£1,129,120	-£2,373,540	-£1,077,156	-£2,609,549	-£2,557,585
40%	71%	-£4,569,187	-£3,087,605	-£4,509,800	-£3,028,218	-£4,779,524	-£4,720,137
45%	71%	-£6,712,870	-£5,046,090	-£6,646,060	-£4,979,280	-£6,949,498	-£6,882,689
50%	71%	-£8,862,829	-£7,004,576	-£8,787,381	-£6,930,342	-£9,130,049	-£9,054,602
100%	71%	-£30,807,840	-£26,981,738		-£26,828,374		
10%	75%	£8,201,599	£8,528,350	£8,217,107	£8,543,858	£8,155,211	£8,170,720
15%	75%	£6,051,935	£6,542,061	£6,075,199	£6,565,324	£5,982,353	£6,005,617
20%	75%	£3,902,272	£4,555,773	£3,933,290	£4,586,790	£3,809,496	£3,840,514
25%	75%	£1,752,609	£2,569,485	£1,791,380	£2,608,256	£1,636,638	£1,675,411
30%	75%	-£409,961	£583,196	-£362,765	£629,722	-£551,128	-£503,933
35%	75%	-£2,575,001	-£1,414,909	-£2,519,939	-£1,359,847	-£2,739,696	-£2,684,635
40%	75%	-£4,740,040	-£3,414,221	-£4,677,113	-£3,351,293	-£4,928,263	-£4,865,336
45%	75%	-£6,905,080	-£5,413,533	-£6,834,286	-£5,342,740	-£7,116,831	-£7,046,038
50%	75%	-£9,079,888	-£7,412,846	-£8,999,942	-£7,334,186	-£9,319,016	-£9,239,070
10%	60%	£8,363,526	£8,837,933	£8,375,459	£8,849,867	£8,296,175	£8,308,109
15%	60%	£6,294,825	£7,006,437	£6,312,726	£7,024,338	£6,193,799	£6,211,700
20%	60%	£4,226,125	£5,174,941	£4,249,992	£5,198,808	£4,091,423	£4,115,291
25%	60%	£2,157,424	£3,343,445	£2,187,258	£3,373,279	£1,989,047	£2,018,882
30%	60%	£82,812	£1,511,948	£119,128	£1,547,749	-£122,149	-£85,833
35%	60%	-£2,000,099	-£319,548	-£1,957,729	-£277,780	-£2,239,221	-£2,196,851
40%	60%	-£4,083,010	-£2,158,057	-£4,034,588	-£2,109,635	-£4,356,291	-£4,307,869
45%	60%	-£6,165,921	-£4,000,349	-£6,111,447	-£3,945,875	-£6,473,363	-£6,418,887
50%	60%	-£8.248.832	-£5.842.641	-£8.188.304	-£5.782.113	-£8,592,357	-£8 530 839

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%	£21,438,453	£21,438,453	£21,438,453	£21,438,453	£21,438,453	£21,438,453
10%	71%	£17,181,233	£17,546,372	£17,195,869	£17,561,007	£17,129,395	£17,144,031
15%	71%	£15,052,623	£15,600,331	£15,074,577	£15,622,285	£14,974,866	£14,996,820
20%	71%	£12,924,013	£13,654,290	£12,953,285	£13,683,562	£12,820,338	£12,849,609
25%	71%	£10,795,403	£11,708,249	£10,831,993	£11,744,839	£10,665,808	£10,702,398
30%	71%	£8,655,706	£9,762,209	£8,700,246	£9,806,116	£8,497,953	£8,542,493
35%	71%	£6,512,023	£7,808,407	£6,563,987	£7,860,371	£6,327,978	£6,379,942
40%	71%	£4,368,340	£5,849,922	£4,427,727	£5,909,309	£4,158,003	£4,217,389
45%	71%	£2,224,657	£3,891,437	£2,291,467	£3,958,247	£1,988,028	£2,054,838
50%	71%	£74,698	£1,932,951	£150,146	£2,007,185	-£192,523	-£117,075
100%	71%	-£21,870,313				-£22,413,496	
10%	75%	£17,139,126	£17,465,876	£17,154,634	£17,481,385	£17,092,737	£17,108,246
15%	75%	£14,989,462	£15,479,588	£15,012,725	£15,502,851	£14,919,880	£14,943,143
20%	75%	£12,839,799	£13,493,299	£12,870,816	£13,524,317	£12,747,023	£12,778,040
25%	75%	£10,690,135	£11,507,012	£10,728,907	£11,545,783	£10,574,165	£10,612,937
30%	75%	£8,527,566	£9,520,723	£8,574,762	£9,567,249	£8,386,398	£8,433,593
35%	75%	£6,362,526	£7,522,618	£6,417,588	£7,577,679	£6,197,831	£6,252,892
40%	75%	£4,197,487	£5,523,305	£4,260,414	£5,586,233	£4,009,263	£4,072,190
45%	75%	£2,032,447	£3,523,993	£2,103,241	£3,594,786	£1,820,696	£1,891,489
50%	75%	-£142,362	£1,524,680	-£62,416	£1,603,340	-£381,489	-£301,543
10%	60%	£17,301,052	£17,775,460	£17,312,986	£17,787,393	£17,233,702	£17,245,635
15%	60%	£15,232,352	£15,943,964	£15,250,252	£15,961,865	£15,131,326	£15,149,226
20%	60%	£13,163,651	£14,112,467	£13,187,519	£14,136,335	£13,028,950	£13,052,818
25%	60%	£11,094,951	£12,280,971	£11,124,785	£12,310,805	£10,926,574	£10,956,408
30%	60%	£9,020,338	£10,449,474	£9,056,655	£10,485,276	£8,815,377	£8,851,694
35%	60%	£6,937,427	£8,617,979	£6,979,797	£8,659,746	£6,698,306	£6,740,676
40%	60%	£4,854,516	£6,779,469	£4,902,939	£6,827,891	£4,581,235	£4,629,658
45%	60%	£2,771,605	£4,937,177	£2,826,080	£4,991,652	£2,464,164	£2,518,639
50%	60%	£688.695	£3.094.885	£749.222	£3,155,413	£345.170	£406.688

£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%	£3,453,752	£3,453,752	£3,453,752	£3,453,752	£3.453.752	£3,453,752
10%	71%	-£803.467	-£438.329	-£788.831	-£423.693	-£855.305	-£840.669
15%	71%	-£2.932.078	-£2.384.369	-£2.910.124	-£2.362.415	-£3.009.835	-£2,987,881
20%	71%	-£5.060.688	-£4.330.411	-£5.031.415	-£4.301.138	-£5.164.363	-£5,135,091
25%	71%	-£7.189.297	-£6.276.451	-£7.152.707	-£6.239.862	-£7.318.892	-£7,282,302
30%	71%	-£9.328.994	-£8,222,492	-£9.284.455	-£8.178.584	-£9.486.747	-£9.442.207
35%	71%	-£11,472,678	-£10,176,294	-£11,420,714	-£10,124,330	-£11,656,722	-£11,604,758
40%	71%	-£13.616.361	-£12.134.779	-£13.556.974	-£12.075.392		
45%	71%	-£15.760.044	-£14.093.264	-£15.693.234	-£14.026.454	-£15.996.672	
50%	71%	-£17,910,002	-£16,051,750				
100%	71%	-£39,855,014	-£36,028,911			-£40,398,196	
10%	75%	-£845,575	-£518,824	-£830,066	-£503,316	-£891,963	-£876,454
15%	75%	-£2,995,239	-£2,505,113	-£2,971,975	-£2,481,849	-£3,064,820	-£3,041,557
20%	75%	-£5,144,901	-£4,491,401	-£5,113,884	-£4,460,384	-£5,237,677	-£5,206,660
25%	75%	-£7,294,565	-£6,477,689	-£7,255,794	-£6,438,917	-£7,410,536	-£7,371,763
30%	75%	-£9,457,135	-£8,463,977	-£9,409,939	-£8,417,452	-£9,598,302	-£9,551,107
35%	75%	-£11,622,175	-£10,462,082	-£11,567,113	-£10,407,021	-£11,786,870	-£11,731,809
40%	75%	-£13,787,214	-£12,461,395		-£12,398,467	-£13,975,437	-£13,912,510
45%	75%	-£15,952,254	-£14,460,707		-£14,389,914		
50%	75%	-£18,127,062	-£16,460,020	-£18,047,116	-£16,381,360	-£18,366,189	-£18,286,243
10%	60%	-£683,648	-£209,241	-£671,715	-£197,307	-£750,999	-£739,065
15%	60%	-£2,752,349	-£2,040,736	-£2,734,448	-£2,022,836	-£2,853,375	-£2,835,474
20%	60%	-£4,821,049	-£3,872,233	-£4,797,181	-£3,848,365	-£4,955,750	-£4,931,883
25%	60%	-£6,889,750	-£5,703,729	-£6,859,916	-£5,673,895	-£7,058,126	-£7,028,292
30%	60%	-£8,964,362	-£7,535,226	-£8,928,046	-£7,499,425	-£9,169,323	-£9,133,007
35%	60%	-£11,047,273	-£9,366,722	-£11,004,903	-£9,324,954	-£11,286,395	-£11,244,025
40%	60%	-£13,130,184	-£11,205,231		-£11,156,809	-£13,403,465	
45%	60%	-£15,213,095	-£13,047,523				
50%	60%	-£17,296,006	-£14,889,815	-£17,235,478	-£14.829.287	-£17.639.531	-£17.578.013

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%	£15,752,095	£15,752,095	£15,752,095	£15,752,095	£15,752,095	£15,752,095
10%	71%	£11,494,875	£11,860,014	£11,509,511	£11,874,650	£11,443,037	£11,457,673
15%	71%	£9,366,265	£9,913,973	£9,388,219	£9,935,927	£9,288,508	£9,310,462
20%	71%	£7,237,655	£7,967,932	£7,266,928	£7,997,205	£7,133,980	£7,163,251
25%	71%	£5,109,046	£6,021,891	£5,145,635	£6,058,481	£4,979,450	£5,016,040
30%	71%	£2,969,348	£4,075,851	£3,013,888	£4,119,758	£2,811,596	£2,856,136
35%	71%	£825,665	£2,122,049	£877,629	£2,174,013	£641,620	£693,584
40%	71%	-£1,318,018	£163,564	-£1,258,631	£222,951	-£1,528,355	-£1,468,968
45%	71%	-£3,461,701	-£1,794,921	-£3,394,891	-£1,728,111	-£3,698,330	-£3,631,520
50%	71%	-£5,611,660	-£3,753,407	-£5,536,212	-£3,679,173	-£5,878,881	-£5,803,433
100%	71%	-£27,556,671	-£23,730,569	-£27,403,307	-£23,577,205	-£28,099,854	-£27,946,490
10%	75%	£11,452,768	£11,779,519	£11,468,276	£11,795,027	£11,406,379	£11,421,889
15%	75%	£9,303,104	£9,793,230	£9,326,367	£9,816,493	£9,233,522	£9,256,785
20%	75%	£7,153,441	£7,806,941	£7,184,458	£7,837,959	£7,060,665	£7,091,682
25%	75%	£5,003,777	£5,820,654	£5,042,549	£5,859,425	£4,887,807	£4,926,579
30%	75%	£2,841,208	£3,834,365	£2,888,404	£3,880,891	£2,700,040	£2,747,236
35%	75%	£676,168	£1,836,260	£731,230	£1,891,321	£511,473	£566,534
40%	75%	-£1,488,871	-£163,053	-£1,425,944	-£100,125	-£1,677,095	-£1,614,168
45%	75%	-£3,653,911	-£2,162,365	-£3,583,117	-£2,091,572	-£3,865,662	-£3,794,869
50%	75%	-£5,828,720	-£4,161,677	-£5,748,773	-£4,083,018	-£6,067,847	-£5,987,901
10%	60%	£11,614,695	£12,089,102	£11,626,628	£12,101,035	£11,547,344	£11,559,277
15%	60%	£9,545,994	£10,257,606	£9,563,895	£10,275,507	£9,444,968	£9,462,869
20%	60%	£7,477,293	£8,426,109	£7,501,161	£8,449,977	£7,342,592	£7,366,460
25%	60%	£5,408,593	£6,594,613	£5,438,427	£6,624,448	£5,240,216	£5,270,050
30%	60%	£3,333,981	£4,763,117	£3,370,297	£4,798,918	£3,129,019	£3,165,336
35%	60%	£1,251,070	£2,931,621	£1,293,439	£2,973,388	£1,011,948	£1,054,318
40%	60%	-£831,841	£1,093,111	-£783,419	£1,141,534	-£1,105,122	-£1,056,700
45%	60%	-£2,914,752	-£749,181	-£2,860,278	-£694,706	-£3,222,194	-£3,167,718
50%	60%	-FA 997 663	-F2 501 473	-FA 937 135	-F2 530 Q45	-F5 341 188	-F5 279 670

 50%
 60%
 -£4 997,653

 50%
 -£4 997,663

 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%	£21,438,453	£21,438,453	£21,438,453	£21,438,453	£21,438,453	£21,438,453
10%	71%	£17,181,233	£17,546,372	£17,195,869	£17,561,007	£17,129,395	£17,144,031
15%	71%	£15,052,623	£15,600,331	£15,074,577	£15,622,285	£14,974,866	£14,996,820
20%	71%	£12,924,013	£13,654,290	£12,953,285	£13,683,562	£12,820,338	£12,849,609
25%	71%	£10,795,403	£11,708,249	£10,831,993	£11,744,839	£10,665,808	£10,702,398
30%	71%	£8,655,706	£9,762,209	£8,700,246	£9,806,116	£8,497,953	£8,542,493
35%	71%	£6,512,023	£7,808,407	£6,563,987	£7,860,371	£6,327,978	£6,379,942
40%	71%	£4,368,340	£5,849,922	£4,427,727	£5,909,309	£4,158,003	£4,217,389
45%	71%	£2,224,657	£3,891,437	£2,291,467	£3,958,247	£1,988,028	£2,054,838
50%	71%	£74,698	£1,932,951	£150,146	£2,007,185	-£192,523	-£117,075
100%	71%	-£21,870,313	-£18,044,211		-£17,890,847	-£22,413,496	
10%	75%	£17,139,126	£17,465,876	£17,154,634	£17,481,385	£17,092,737	£17,108,246
15%	75%	£14,989,462	£15,479,588	£15,012,725	£15,502,851	£14,919,880	£14,943,143
20%	75%	£12,839,799	£13,493,299	£12,870,816	£13,524,317	£12,747,023	£12,778,040
25%	75%	£10,690,135	£11,507,012	£10,728,907	£11,545,783	£10,574,165	£10,612,937
30%	75%	£8,527,566	£9,520,723	£8,574,762	£9,567,249	£8,386,398	£8,433,593
35%	75%	£6,362,526	£7,522,618	£6,417,588	£7,577,679	£6,197,831	£6,252,892
40%	75%	£4,197,487	£5,523,305	£4,260,414	£5,586,233	£4,009,263	£4,072,190
45%	75%	£2,032,447	£3,523,993	£2,103,241	£3,594,786	£1,820,696	£1,891,489
50%	75%	-£142,362	£1,524,680	-£62,416	£1,603,340	-£381,489	-£301,543
10%	60%	£17,301,052	£17,775,460	£17,312,986	£17,787,393	£17,233,702	£17,245,635
15%	60%	£15,232,352	£15,943,964	£15,250,252	£15,961,865	£15,131,326	£15,149,226
20%	60%	£13.163.651	£14.112.467	£13.187.519	£14.136.335	£13.028.950	£13.052.818
25%	60%	£11,094,951	£12,280,971	£11,124,785	£12,310,805	£10,926,574	£10,956,408
30%	60%	£9,020,338	£10,449,474	£9,056,655	£10,485,276	£8,815,377	£8,851,694
35%	60%	£6,937,427	£8,617,979	£6,979,797	£8,659,746	£6,698,306	£6,740,676
40%	60%	£4.854.516	£6,779,469	£4.902.939	£6.827.891	£4.581.235	£4,629,658
45%	60%	£2,771,605	£4,937,177	£2,826,080	£4,991,652	£2,464,164	£2,518,639
50%	60%	£688 605	£3,094,885	£740 222	£3 155 413	£345.170	£406 688

£13,474,000

CIL Zone	2
Value Area	Med
	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%	£13,428,005	£13,428,005	£13,428,005	£13,428,005	£13,428,005	£13,428,005
10%	71%	£10,518,048	£10,797,491	£10,541,092	£10,820,534	£10,434,671	£10,457,714
15%	71%	£9,063,070	£9,482,234	£9,097,634	£9,516,799	£8,938,004	£8,972,569
20%	71%	£7,608,091	£8,166,978	£7,654,178	£8,213,064	£7,441,337	£7,487,423
25%	71%	£6,143,030	£6,851,721	£6,201,579	£6,909,329	£5,931,178	£5,989,727
30%	71%	£4,671,614	£5,523,654	£4,741,873	£5,593,913	£4,417,391	£4,487,651
35%	71%	£3,200,197	£4,194,244	£3,282,167	£4,276,214	£2,903,605	£2,985,574
40%	71%	£1,728,781	£2,864,835	£1,822,460	£2,958,515	£1,389,818	£1,483,497
45%	71%	£257,364	£1,535,425	£362,754	£1,640,815	-£125,996	-£18,883
50%	71%	-£1,233,907	£206,016	-£1,114,893	£323,115	-£1,664,541	-£1,545,526
100%	71%	-£16,188,723	-£13,302,137	-£15,950,693	-£13,064,108	-£17,049,989	-£16,811,960
10%	75%	£10,474,846	£10,724,911	£10,499,263	£10,749,327	£10,400,235	£10,424,651
15%	75%	£8,998,267	£9,373,364	£9,034,892	£9,409,989	£8,886,350	£8,922,974
20%	75%	£7,521,687	£8,021,816	£7,570,521	£8,070,650	£7,372,465	£7,421,298
25%	75%	£6,033,258	£6,668,645	£6,095,299	£6,730,685	£5,843,679	£5,905,720
30%	75%	£4,539,888	£5,302,351	£4,614,336	£5,376,799	£4,312,393	£4,386,841
35%	75%	£3,046,517	£3,936,058	£3,133,374	£4,022,914	£2,781,107	£2,867,962
40%	75%	£1,553,146	£2,569,764	£1,652,411	£2,669,029	£1,249,819	£1,349,085
45%	75%	£59,776	£1,203,471	£171,449	£1,315,143	-£286,070	-£172,571
50%	75%	-£1,457,041	-£165,486	-£1,330,931	-£39,375	-£1,842,401	-£1,716,291
10%	60%	£10,641,105	£11,004,173	£10,659,894	£11,022,963	£10,532,777	£10,551,566
15%	60%	£9,247,656	£9,792,258	£9,275,839	£9,820,440	£9,085,164	£9,113,347
20%	60%	£7,854,206	£8,580,342	£7,891,784	£8,617,919	£7,637,550	£7,675,127
25%	60%	£6,455,705	£7,368,426	£6,503,445	£7,415,397	£6,180,455	£6,228,195
30%	60%	£5,046,824	£6,153,841	£5,104,111	£6,211,129	£4,716,524	£4,773,811
35%	60%	£3,637,943	£4,929,464	£3,704,777	£4,996,299	£3,252,593	£3,319,428
40%	60%	£2,229,061	£3,705,085	£2,305,445	£3,781,468	£1,788,662	£1,865,045
45%	60%	£820,180	£2,480,707	£906,111	£2,566,638	£324,731	£410,662
50%	60%	-£598.330	£1.256.329	-£501.289	£1.351.807	-£1.157.832	-£1.060.791

100 0.85 Ha

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 rented 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

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 40% 45% 50% 1009 10%

£90,000,000

£72,325,000

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%	-£10.051.808	-£10.051.808	-£10.051.808	-£10.051.808	-£10.051.808	-£10.051.808
10%	71%	-£12,961,765	-£12,682,322	-£12,938,721	-£12,659,279	-£13,045,142	-£13,022,099
15%	71%	-£14,416,743	-£13,997,579	-£14,382,179	-£13,963,014		-£14,507,244
20%	71%	-£15.871.722	-£15,312,835	-£15,825,635	-£15,266,749		-£15,992,390
25%	71%	-£17,336,783	-£16,628,092	-£17,278,234	-£16,570,484		-£17,490,086
30%	71%	-£18.808.199	-£17.956.159	-£18,737,940	-£17.885.900		-£18,992,162
35%	71%	-£20,279,616	-£19,285,569	-£20,197,646	-£19,203,599		-£20,494,239
40%	71%		-£20.614.978		-£20.521.298		-£21,996,316
45%	71%	-£23,222,449	-£21 944 388	-£23 117 059	-F21 838 998		-£23,498,696
50%	71%		-£23,273,797				-£25.025.339
100%	71%		-£36 781 950		-£36 543 921		-£40 291 773
10%	75%		-£12.754.902		-£12.730.486		-£13.055.162
15%	75%		-£14.106.449		-£14.069.825		-£14.556.839
20%	75%	-£15,958,126	-£15,457,997				-£16,058,515
25%	75%		-£16,811,168	-£17.384.514		-£17,636,134	-£17,574,093
30%	75%		-£18,177,462	-£18,865,477	-£18,103,014		-£19,092,972
35%	75%		-£19,543,755			-£20,698,706	-£20,611,851
40%	75%		-£20,910,049				-£22,130,728
45%	75%		-£22,276,342	-£23.308.364			-£23.652.384
50%	75%		-£23,645,299				-£25,196,104
10%	60%	-£12,838,708	-£12,475,640	-£12,819,919	-£12,456,850	-£12,947,036	-£12,928,247
15%	60%		-£13,687,555	-£14,203,974	-£13,659,373		-£14,366,466
20%	60%	-£15,625,607	-£14,899,471	-£15,588,029	-£14,861,894	-£15,842,263	-£15,804,686
25%	60%		-£16,111,387				-£17,251,618
30%	60%	-£18,432,989	-£17,325,972	-£18,375,702	-£17,268,684	-£18,763,289	-£18,706,002
35%	60%		-£18,550,349				-£20,160,385
40%	60%		-£19,774,728	-£21,174,368		-£21,691,151	-£21,614,768
45%	60%		-£20,999,106				-£23,069,151
50%	60%		-£22,223,484				-£24,540,604

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,275,778	-£1,275,778	-£1,275,778	-£1,275,778	-£1,275,778	-£1,275,778
10%	71%	-£4,185,734	-£3,906,291	-£4,162,691	-£3,883,248	-£4,269,111	-£4,246,068
15%	71%	-£5,640,713	-£5,221,548	-£5,606,148	-£5,186,984	-£5,765,778	-£5,731,214
20%	71%	-£7,095,691	-£6,536,805	-£7,049,605	-£6,490,718	-£7,262,445	-£7,216,360
25%	71%	-£8,560,753	-£7,852,061	-£8,502,203	-£7,794,454	-£8,772,604	-£8,714,055
30%	71%	-£10,032,169	-£9,180,128	-£9,961,910	-£9,109,869	-£10,286,391	-£10,216,131
35%	71%	-£11,503,585	-£10,509,538	-£11,421,615	-£10,427,568	-£11,800,178	-£11,718,209
40%	71%	-£12,975,001	-£11,838,947	-£12,881,322	-£11,745,268	-£13,313,964	
45%	71%	-£14,446,418					
50%	71%	-£15,937,690	-£14,497,766	-£15,818,676	-£14,380,667	-£16,368,323	-£16,249,309
100%	71%	-£30,892,505	-£28,005,919	-£30,654,476	-£27,767,890		-£31,515,743
10%	75%	-£4,228,936	-£3,978,872	-£4,204,520	-£3,954,455	-£4,303,547	-£4,279,131
15%	75%	-£5,705,516	-£5,330,418	-£5,668,890	-£5,293,794	-£5,817,432	-£5,780,808
20%	75%	-£7,182,095	-£6,681,966	-£7,133,262	-£6,633,133	-£7,331,318	-£7,282,484
25%	75%	-£8,670,524	-£8,035,138	-£8,608,483	-£7,973,098	-£8,860,103	-£8,798,063
30%	75%	-£10,163,894	-£9,401,432	-£10,089,446	-£9,326,983	-£10,391,390	-£10,316,941
35%	75%	-£11,657,265	-£10,767,725	-£11,570,408	-£10,680,868	-£11,922,676	-£11,835,820
40%	75%	-£13,150,636	-£12,134,019	-£13,051,371	-£12,034,754	-£13,453,963	-£13,354,698
45%	75%	-£14,644,006		-£14,532,334			
50%	75%	-£16,160,823		-£16,034,713	-£14,743,158	-£16,546,183	
10%	60%	-£4,062,677	-£3,699,609	-£4,043,889	-£3,680,820	-£4,171,005	-£4,152,217
15%	60%	-£5,456,127	-£4,911,525	-£5,427,944	-£4,883,342	-£5,618,619	-£5,590,436
20%	60%	-£6,849,576	-£6,123,441	-£6,811,999	-£6,085,863	-£7,066,232	-£7,028,655
25%	60%	-£8,248,077	-£7,335,356	-£8,200,338	-£7,288,385	-£8,523,327	-£8,475,588
30%	60%	-£9,656,959	-£8,549,941	-£9,599,671	-£8,492,654	-£9,987,258	-£9,929,971
35%	60%	-£11,065,840	-£9,774,318	-£10,999,005	-£9,707,484	-£11,451,190	-£11,384,354
40%	60%	-£12,474,721	-£10,998,697	-£12,398,338	-£10,922,314	-£12,915,120	
45%	60%	-£13,883,602	-£12,223,076		-£12,137,144		
50%	60%	-£15,302,112	-£13,447,453	-£15,205,071	-£13,351,975	-£15,861,615	-£15,764,574

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%	£7,661,749	£7,661,749	£7,661,749	£7,661,749	£7,661,749	£7,661,749
10%	71%	£4,751,793	£5,031,235	£4,774,836	£5,054,279	£4,668,415	£4,691,458
15%	71%	£3,296,814	£3,715,979	£3,331,378	£3,750,543	£3,171,748	£3,206,313
20%	71%	£1,841,835	£2,400,722	£1,887,922	£2,446,808	£1,675,082	£1,721,167
25%	71%	£376,774	£1,085,465	£435,323	£1,143,073	£164,922	£223,472
30%	71%	-£1,094,642	-£242,601	-£1,024,383	-£172,343	-£1,348,864	-£1,278,605
35%	71%	-£2,566,059	-£1,572,011	-£2,484,089	-£1,490,041	-£2,862,651	-£2,780,682
40%	71%	-£4,037,475	-£2,901,420	-£3,943,795	-£2,807,741	-£4,376,438	-£4,282,758
45%	71%	-£5,508,891	-£4,230,831	-£5,403,502	-£4,125,441	-£5,892,252	-£5,785,139
50%	71%	-£7,000,163	-£5,560,240	-£6,881,149	-£5,443,141	-£7,430,797	-£7,311,782
100%	71%	-£21,954,979					-£22,578,216
10%	75%	£4,708,590	£4,958,655	£4,733,007	£4,983,071	£4,633,979	£4,658,396
15%	75%	£3,232,011	£3,607,108	£3,268,636	£3,643,733	£3,120,094	£3,156,719
20%	75%	£1,755,431	£2,255,560	£1,804,265	£2,304,394	£1,606,209	£1,655,042
25%	75%	£267,002	£902,389	£329,043	£964,429	£77,423	£139,464
30%	75%	-£1,226,368	-£463,905	-£1,151,919	-£389,457	-£1,453,863	-£1,379,415
35%	75%	-£2,719,739	-£1,830,198	-£2,632,882	-£1,743,341	-£2,985,149	-£2,898,294
40%	75%	-£4,213,110	-£3,196,492	-£4,113,844	-£3,097,227	-£4,516,436	-£4,417,171
45%	75%	-£5,706,480	-£4,562,785	-£5,594,807	-£4,451,113	-£6,052,326	-£5,938,827
50%	75%	-£7,223,297	-£5,931,742	-£7,097,187	-£5,805,631	-£7,608,657	-£7,482,546
10%	60%	£4,874,849	£5,237,917	£4,893,638	£5,256,707	£4,766,522	£4,785,310
15%	60%	£3,481,400	£4,026,002	£3,509,583	£4,054,185	£3,318,908	£3,347,091
20%	60%	£2,087,950	£2,814,086	£2,125,528	£2,851,664	£1,871,294	£1,908,871
25%	60%	£689,449	£1,602,170	£737,189	£1,649,142	£414,199	£461,939
30%	60%	-£719,432	£387,586	-£662,145	£444,873	-£1,049,731	-£992,444
35%	60%	-£2,128,313	-£836,792	-£2,061,479	-£769,957	-£2,513,663	-£2,446,827
40%	60%	-£3,537,194	-£2,061,170	-£3,460,811	-£1,984,787	-£3,977,594	-£3,901,211
45%	60%	-£4,946,076	-£3,285,549	-£4,860,145	-£3,199,617	-£5,441,525	-£5,355,594
50%	60%	-£6,364,585	-£4,509,927	-£6,267,545	-£4,414,448	-£6,924,088	-£6,827,047

£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%	-£10,322,952	-£10,322,952	-£10,322,952	-£10,322,952	-£10,322,952	-£10,322,952
10%	71%	-£13,232,908	-£12,953,465	-£13,209,865	-£12,930,422	-£13,316,285	-£13,293,242
15%	71%	-£14,687,886					-£14,778,388
20%	71%	-£16,142,865	-£15,583,978	-£16,096,779	-£15,537,892	-£16,309,619	-£16,263,533
25%	71%	-£17,607,927					-£17,761,229
30%	71%	-£19,079,342	-£18,227,302	-£19,009,084	-£18,157,043	-£19,333,565	-£19,263,305
35%	71%	-£20,550,759					-£20,765,382
40%	71%	-£22,022,175		-£21,928,496			-£22,267,459
45%	71%	-£23,493,592					-£23,769,839
50%	71%	-£24,984,863	-£23,544,940	-£24,865,850	-£23,427,841	-£25,415,497	-£25,296,482
100%	71%	-£39,939,679			-£36,815,064		-£40,562,916
10%	75%	-£13,276,110	-£13,026,045	-£13,251,694	-£13,001,629	-£13,350,721	-£13,326,305
15%	75%	-£14,752,690		-£14,716,064		-£14,864,606	-£14,827,982
20%	75%	-£16,229,269	-£15,729,140	-£16,180,436	-£15,680,306	-£16,378,492	-£16,329,658
25%	75%	-£17,717,698	-£17,082,312		-£17,020,272		-£17,845,236
30%	75%	-£19,211,068	-£18,448,606	-£19,136,620	-£18,374,157	-£19,438,563	-£19,364,115
35%	75%	-£20,704,439					-£20,882,994
40%	75%	-£22,197,810			-£21,081,927		-£22,401,872
45%	75%	-£23,691,180					-£23,923,527
50%	75%	-£25,207,997	-£23,916,442		-£23,790,332		-£25,467,247
10%	60%	-£13,109,851	-£12,746,783		-£12,727,994		-£13,199,390
15%	60%	-£14,503,301	-£13,958,699		-£13,930,516		-£14,637,609
20%	60%	-£15,896,750	-£15,170,614			-£16,113,406	-£16,075,829
25%	60%	-£17,295,251					-£17,522,762
30%	60%	-£18,704,132	-£17,597,115	-£18,646,845	-£17,539,828	-£19,034,432	-£18,977,145
35%	60%	-£20,113,014					-£20,431,528
40%	60%	-£21,521,895		-£21,445,512	-£19,969,488		-£21,885,911
45%	60%	-£22,930,776					-£23,340,294
50%	60%	-£24.349.286					-£24.811.748

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%	£1,975,391	£1,975,391	£1,975,391	£1,975,391	£1,975,391	£1,975,391
10%	71%	-£934,565	-£655,123	-£911,522	-£632,079	-£1,017,943	-£994,899
15%	71%	-£2,389,544	-£1,970,379	-£2,354,980	-£1,935,815	-£2,514,609	-£2,480,045
20%	71%	-£3,844,522	-£3,285,636	-£3,798,436	-£3,239,550	-£4,011,276	-£3,965,191
25%	71%	-£5,309,584	-£4,600,893	-£5,251,035	-£4,543,285	-£5,521,436	-£5,462,886
30%	71%	-£6,781,000	-£5,928,959	-£6,710,741	-£5,858,700	-£7,035,222	-£6,964,963
35%	71%	-£8,252,417	-£7,258,369	-£8,170,447	-£7,176,399	-£8,549,009	-£8,467,040
40%	71%	-£9,723,832	-£8,587,778	-£9,630,153	-£8,494,099	-£10,062,795	-£9,969,116
45%	71%	-£11,195,249	-£9,917,188	-£11,089,860	-£9,811,799	-£11,578,610	-£11,471,497
50%	71%	-£12,686,521	-£11,246,597	-£12,567,507	-£11,129,499		
100%	71%	-£27,641,337	-£24,754,750	-£27,403,307	-£24,516,722	-£28,502,602	-£28,264,574
10%	75%	-£977,767	-£727,703		-£703,286	-£1,052,379	-£1,027,962
15%	75%	-£2,454,347	-£2,079,250	-£2,417,722	-£2,042,625	-£2,566,264	-£2,529,639
20%	75%	-£3,930,927	-£3,430,797	-£3,882,093	-£3,381,964	-£4,080,149	-£4,031,315
25%	75%	-£5,419,356	-£4,783,969	-£5,357,315	-£4,721,929	-£5,608,935	-£5,546,894
30%	75%	-£6,912,726	-£6,150,263	-£6,838,277	-£6,075,815	-£7,140,221	-£7,065,773
35%	75%	-£8,406,097	-£7,516,556	-£8,319,240	-£7,429,699	-£8,671,507	-£8,584,651
40%	75%	-£9,899,467	-£8,882,850	-£9,800,202	-£8,783,585	-£10,202,794	-£10,103,529
45%	75%	-£11,392,837	-£10,249,143	-£11,281,165	-£10,137,471	-£11,738,684	-£11,625,185
50%	75%	-£12,909,655	-£11,618,099		-£11,491,989		-£13,168,904
10%	60%	-£811,508	-£448,440	-£792,720	-£429,651	-£919,836	-£901,048
15%	60%	-£2,204,958	-£1,660,356	-£2,176,775	-£1,632,173	-£2,367,450	-£2,339,267
20%	60%	-£3,598,408	-£2,872,272	-£3,560,830	-£2,834,694	-£3,815,063	-£3,777,487
25%	60%	-£4,996,909	-£4,084,188	-£4,949,169	-£4,037,216	-£5,272,159	-£5,224,419
30%	60%	-£6,405,790	-£5,298,772	-£6,348,503	-£5,241,485	-£6,736,089	-£6,678,802
35%	60%	-£7,814,671	-£6,523,150	-£7,747,836	-£6,456,315	-£8,200,021	-£8,133,185
40%	60%	-£9,223,552	-£7,747,528	-£9,147,169	-£7,671,145	-£9,663,951	-£9,587,568
45%	60%	-£10,632,433	-£8,971,907	-£10,546,503	-£8,885,975	-£11,127,883	-£11,041,951
50%	60%	-£12.050.943	-£10.196.284	-£11.953.903	-£10.100.806	-£12.610.446	-£12.513.405

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%	£7,661,749	£7,661,749	£7,661,749	£7,661,749	£7,661,749	£7,661,749
10%	71%	£4,751,793	£5,031,235	£4,774,836	£5,054,279	£4,668,415	£4,691,458
15%	71%	£3,296,814	£3,715,979	£3,331,378	£3,750,543	£3,171,748	£3,206,313
20%	71%	£1,841,835	£2,400,722	£1,887,922	£2,446,808	£1,675,082	£1,721,167
25%	71%	£376,774	£1,085,465	£435,323	£1,143,073	£164,922	£223,472
30%	71%	-£1,094,642	-£242,601	-£1,024,383	-£172,343	-£1,348,864	-£1,278,605
35%	71%	-£2,566,059	-£1,572,011	-£2,484,089	-£1,490,041	-£2,862,651	-£2,780,682
40%	71%	-£4,037,475	-£2,901,420	-£3,943,795	-£2,807,741	-£4,376,438	-£4,282,758
45%	71%	-£5,508,891	-£4,230,831	-£5,403,502	-£4,125,441	-£5,892,252	-£5,785,139
50%	71%	-£7,000,163	-£5,560,240	-£6,881,149	-£5,443,141	-£7,430,797	-£7,311,782
100%	71%	-£21,954,979	-£19,068,392	-£21,716,949	-£18,830,364	-£22,816,245	-£22,578,216
10%	75%	£4,708,590	£4,958,655	£4,733,007	£4,983,071	£4,633,979	£4,658,396
15%	75%	£3,232,011	£3,607,108	£3,268,636	£3,643,733	£3,120,094	£3,156,719
20%	75%	£1,755,431	£2,255,560	£1,804,265	£2,304,394	£1,606,209	£1,655,042
25%	75%	£267,002	£902,389	£329,043	£964,429	£77,423	£139,464
30%	75%	-£1,226,368	-£463,905	-£1,151,919	-£389,457	-£1,453,863	-£1,379,415
35%	75%	-£2,719,739	-£1,830,198	-£2,632,882	-£1,743,341	-£2,985,149	-£2,898,294
40%	75%	-£4,213,110	-£3,196,492	-£4,113,844	-£3,097,227	-£4,516,436	-£4,417,171
45%	75%	-£5,706,480	-£4,562,785	-£5,594,807	-£4,451,113	-£6,052,326	-£5,938,827
50%	75%	-£7,223,297	-£5,931,742	-£7,097,187	-£5,805,631	-£7,608,657	-£7,482,546
10%	60%	£4.874.849	£5.237.917	£4.893.638	£5.256.707	£4.766.522	£4,785,310
15%	60%	£3,481,400	£4,026,002	£3,509,583	£4,054,185	£3,318,908	£3,347,091
20%	60%	£2,087,950	£2,814,086	£2,125,528	£2,851,664	£1,871,294	£1,908,871
25%	60%	£689,449	£1,602,170	£737,189	£1,649,142	£414,199	£461,939
30%	60%	-£719,432	£387,586	-£662,145	£444,873	-£1,049,731	-£992,444
35%	60%	-£2,128,313	-£836,792	-£2,061,479	-£769,957	-£2,513,663	-£2,446,827
40%	60%	-£3.537.194	-£2.061.170	-£3.460.811	-£1.984.787	-£3.977.594	-£3,901,211
45%	60%	-£4,946,076	-£3,285,549	-£4,860,145	-£3,199,617	-£5,441,525	-£5,355,594
50%	609/	-F6 364 585	£4 £00 027	CC 267 E4E	CA A1A AA9	-F6 924 088	£6 927 047

£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%	£7,457,837	£7,457,837	£7,457,837	£7,457,837	£7,457,837	£7,457,837
10%	71%	£5,056,631	£5,282,336	£5,142,652	£5,368,357	£4,922,060	£5,008,081
15%	71%	£3,856,029	£4,194,586	£3,985,059	£4,323,617	£3,654,172	£3,783,202
20%	71%	£2,655,425	£3,106,837	£2,827,466	£3,278,877	£2,386,283	£2,558,324
25%	71%	£1,454,823	£2,019,087	£1,669,874	£2,234,137	£1,118,395	£1,333,446
30%	71%	£254,220	£931,336	£512,281	£1,189,397	-£151,938	£108,568
35%	71%	-£961,861	-£158,972	-£655,866	£144,658	-£1,440,564	-£1,134,568
40%	71%	-£2,182,100	-£1,264,512	-£1,832,391	-£914,804	-£2,729,189	-£2,379,480
45%	71%	-£3,402,339	-£2,370,053	-£3,008,916	-£1,976,630	-£4,017,813	-£3,624,391
50%	71%	-£4,622,577	-£3,475,593	-£4,185,441	-£3,038,458	-£5,306,438	-£4,869,302
100%	71%	-£16,824,965	-£14,530,997	-£15,950,693	-£13,656,726	-£18,192,687	-£17,318,416
10%	75%	£5,008,990	£5,210,967	£5,100,140	£5,302,115	£4,888,567	£4,979,716
15%	75%	£3,784,567	£4,087,531	£3,921,290	£4,224,255	£3,603,932	£3,740,656
20%	75%	£2,560,143	£2,964,096	£2,742,442	£3,146,395	£2,319,297	£2,501,595
25%	75%	£1,335,721	£1,840,662	£1,563,593	£2,068,534	£1,034,662	£1,262,535
30%	75%	£111,298	£717,226	£384,745	£990,673	-£254,061	£23,474
35%	75%	-£1,131,332	-£412,853	-£807,092	-£88,614	-£1,559,707	-£1,235,468
40%	75%	-£2,375,780	-£1,554,662	-£2,005,221	-£1,184,102	-£2,865,352	-£2,494,793
45%	75%	-£3,620,229	-£2,696,471	-£3,203,350	-£2,279,592	-£4,170,997	-£3,754,118
50%	75%	-£4,864,678	-£3,838,280	-£4,401,479	-£3,375,081	-£5,476,643	-£5,013,444
10%	60%	£5,193,260	£5,486,508	£5,263,397	£5,556,646	£5,018,417	£5,088,555
15%	60%	£4,060,971	£4,500,844	£4,166,178	£4,606,051	£3,798,707	£3,903,914
20%	60%	£2,928,682	£3,515,180	£3,068,959	£3,655,456	£2,578,997	£2,719,274
25%	60%	£1,796,394	£2,529,515	£1,971,738	£2,704,861	£1,359,288	£1,534,633
30%	60%	£664,104	£1,543,851	£874,519	£1,754,265	£139,577	£349,992
35%	60%	-£475,842	£558,187	-£226,343	£803,670	-£1,097,798	-£848,300
40%	60%	-£1,626,649	-£434,470	-£1,341,508	-£149,328	-£2,337,457	-£2,052,315
45%	60%	-£2,777,457	-£1,436,254	-£2,456,673	-£1,115,471	-£3,577,115	-£3,256,332
50%	60%	-£3.928.263	-£2.438.039	-£3.571.838	-£2.081.613	-£4.816.774	-£4.460.347

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%	-£69,040,251					
10%	71%	-£71,441,456	-£71,215,751	-£71,355,436	-£71,129,731	-£71,576,027	-£71,490,007
15%	71%	-£72,642,059					
20%	71%	-£73,842,662	-£73,391,251		-£73,219,210	-£74,111,805	-£73,939,764
25%	71%	-£75,043,265		-£74,828,214			
30%	71%	-£76,243,867			-£75,308,690	-£76,650,026	
35%	71%	-£77,459,948					
40%	71%	-£78,680,187	-£77,762,600	-£78,330,478	-£77,412,892	-£79,227,276	-£78,877,567
45%	71%	-£79,900,426	-£78,868,141		-£78,474,718		-£80,122,478
50%	71%	-£81,120,664	-£79,973,681		-£79,536,545	-£81,804,526	-£81,367,390
100%	71%	-£93,323,053			-£90,154,814		
10%	75%	-£71,489,097	-£71,287,121	-£71,397,948	-£71,195,972	-£71,609,521	-£71,518,372
15%	75%	-£72,713,520					
20%	75%	-£73,937,944	-£73,533,992	-£73,755,645	-£73,351,693	-£74,178,790	-£73,996,493
25%	75%	-£75,162,367	-£74,657,426	-£74,934,495	-£74,429,554	-£75,463,425	-£75,235,553
30%	75%	-£76,386,790					
35%	75%	-£77,629,419	-£76,910,940	-£77,305,179	-£76,586,701	-£78,057,794	
40%	75%	-£78,873,868					
45%	75%	-£80,118,317	-£79,194,558	-£79,701,438	-£78,777,680	-£80,669,084	-£80,252,206
50%	75%	-£81,362,765					
10%	60%	-£71,304,828	-£71,011,579	-£71,234,690	-£70,941,442	-£71,479,671	-£71,409,532
15%	60%	-£72,437,117					
20%	60%	-£73,569,406	-£72,982,908	-£73,429,129	-£72,842,631	-£73,919,090	-£73,778,814
25%	60%	-£74,701,694					
30%	60%	-£75,833,983	-£74,954,236	-£75,623,568	-£74,743,822		-£76,148,096
35%	60%	-£76,973,929					
40%	60%	-£78,124,736	-£76,932,557	-£77,839,596	-£76,647,416	-£78,835,544	-£78,550,403
45%	60%	-£79,275,544					
50%	60%	-£80,426,351					

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%	-£54,016,876	-£54,016,876				
10%	71%	-£56,418,082	-£56,192,377	-£56,332,062	-£56,106,356		-£56,466,632
15%	71%	-£57,618,684	-£57,280,127				
20%	71%	-£58,819,288	-£58,367,877	-£58,647,247	-£58,195,836		
25%	71%	-£60,019,890	-£59,455,626				
30%	71%	-£61,220,493	-£60,543,377	-£60,962,432	-£60,285,316		-£61,366,146
35%	71%	-£62,436,574	-£61,633,685				
40%	71%	-£63,656,813	-£62,739,225	-£63,307,104	-£62,389,517	-£64,203,902	-£63,854,193
45%	71%	-£64,877,052	-£63,844,766				
50%	71%	-£66,097,290	-£64,950,306	-£65,660,154	-£64,513,171	-£66,781,151	-£66,344,015
100%	71%	-£78,299,678	-£76,005,710				
10%	75%	-£56,465,723	-£56,263,746	-£56,374,574	-£56,172,598	-£56,586,147	-£56,494,997
15%	75%	-£57,690,146	-£57,387,182				
20%	75%	-£58,914,570	-£58,510,617	-£58,732,271	-£58,328,318	-£59,155,416	-£58,973,118
25%	75%	-£60,138,993	-£59,634,052				
30%	75%	-£61,363,415	-£60,757,487	-£61,089,968	-£60,484,040	-£61,728,774	-£61,451,239
35%	75%	-£62,606,045	-£61,887,566				
40%	75%	-£63,850,494	-£63,029,375	-£63,479,934	-£62,658,816	-£64,340,065	-£63,969,506
45%	75%	-£65,094,942	-£64,171,184				
50%	75%	-£66,339,391	-£65,312,993	-£65,876,192	-£64,849,794	-£66,951,356	-£66,488,157
10%	60%	-£56,281,453	-£55,988,205				
15%	60%	-£57,413,742	-£56,973,869			-£57,676,006	-£57,570,799
20%	60%	-£58,546,032	-£57,959,533				
25%	60%	-£59,678,320	-£58,945,198			-£60,115,425	-£59,940,080
30%	60%	-£60,810,609	-£59,930,862	-£60,600,194	-£59,720,448	-£61,335,136	-£61,124,721
35%	60%	-£61,950,555	-£60,916,526				
40%	60%	-£63,101,362	-£61,909,183		-£61,624,041		-£63,527,028
45%	60%	-£64,252,170	-£62,910,967				
50%	60%	-£65,402,977	-£63.912.752				

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

Delicilliark 21 - L							
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£27,860,480	-£27,860,480	-£27,860,480	-£27,860,480	-£27,860,480	-£27,860,480
10%	71%	-£30,261,686					
15%	71%	-£31,462,288	-£31,123,731	-£31,333,258	-£30,994,700	-£31,664,145	
20%	71%	-£32,662,892					
25%	71%	-£33,863,494					
30%	71%	-£35,064,097					
35%	71%	-£36,280,178	-£35,477,289	-£35,974,183	-£35,173,660	-£36,758,881	-£36,452,885
40%	71%	-£37,500,417					
45%	71%	-£38,720,656	-£37,688,370		-£37,294,947	-£39,336,130	-£38,942,708
50%	71%	-£39,940,894					
100%	71%	-£52,143,282	-£49,849,314			-£53,511,004	-£52,636,733
10%	75%	-£30,309,327	-£30,107,350	-£30,218,178	-£30,016,202	-£30,429,750	-£30,338,601
15%	75%	-£31,533,750					
20%	75%	-£32,758,174	-£32,354,221	-£32,575,875	-£32,171,922	-£32,999,020	-£32,816,722
25%	75%	-£33,982,596					
30%	75%	-£35,207,019	-£34,601,091	-£34,933,572	-£34,327,644	-£35,572,378	-£35,294,843
35%	75%	-£36,449,649					
40%	75%	-£37,694,097	-£36,872,979	-£37,323,538	-£36,502,419	-£38,183,669	-£37,813,110
45%	75%	-£38,938,546					
50%	75%	-£40,182,995		-£39,719,796	-£38,693,398	-£40,794,960	-£40,331,761
10%	60%	-£30,125,057					
15%	60%	-£31,257,346					-£31,414,403
20%	60%	-£32,389,635					
25%	60%	-£32,389,635 -£33,521,924			-£32,613,456		
30%	60%	-£34,654,213		-£34,443,798			
35%	60%	-£35,794,159	-£34,760,130	-£35,544,660	-£34,514,647	-£36,416,115	-£36,166,617
40%	60%	-£36,944,966					
45%	60%	-£38,095,774	-£36,754,571	-£37,774,990	-£36,433,788		-£38,574,649
50%	60%	-£39,246,581					

£90,000,000

£72,325,000

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

£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%	-£16,021,976	-£16,021,976	-£16,021,976	-£16,021,976	-£16,021,976	-£16,021,976
10%	71%	-£18,423,182	-£18,197,477	-£18,337,161	-£18,111,456	-£18,557,753	-£18,471,732
15%	71%	-£19,623,784					
20%	71%	-£20,824,388	-£20,372,976	-£20,652,347	-£20,200,936		-£20,921,489
25%	71%	-£22,024,990					-£22,146,367
30%	71%	-£23,225,593		-£22,967,532	-£22,290,416		-£23,371,245
35%	71%	-£24,441,674					
40%	71%	-£25,661,913	-£24,744,325	-£25,312,204	-£24,394,617	-£26,209,002	
45%	71%	-£26,882,152					
50%	71%	-£28,102,390	-£26,955,406	-£27,665,254		-£28,786,251	
100%	71%	-£40,304,778		-£39,430,506			
10%	75%	-£18,470,823		-£18,379,674			
15%	75%	-£19,695,246					
20%	75%	-£20,919,670			-£20,333,418		-£20,978,218
25%	75%	-£22,144,092					
30%	75%	-£23,368,515		-£23,095,068	-£22,489,140	-£23,733,874	-£23,456,339
35%	75%	-£24,611,145					
40%	75%	-£25,855,593	-£25,034,475	-£25,485,034	-£24,663,915	-£26,345,165	-£25,974,606
45%	75%	-£27,100,042	-£26,176,284	-£26,683,163	-£25,759,405	-£27,650,810	-£27,233,931
50%	75%	-£28,344,491					
10%	60%	-£18,286,553	-£17,993,305	-£18,216,416	-£17,923,167	-£18,461,396	-£18,391,258
15%	60%	-£19,418,842					
20%	60%	-£20,551,131					
25%	60%	-£21,683,419					
30%	60%	-£22,815,709					
35%	60%	-£23,955,655					
40%	60%	-£25,106,462	-£23,914,283		-£23,629,141		-£25,532,128
45%	60%	-£26,257,270					
50%	60%	-£27,408,076					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,245,945	-£7,245,945	-£7,245,945	-£7,245,945	-£7,245,945	-£7,245,945
10%	71%	-£9,647,151	-£9,421,446	-£9,561,131	-£9,335,426	-£9,781,722	-£9,695,702
15%	71%	-£10,847,754	-£10,509,196	-£10,718,723	-£10,380,165	-£11,049,610	-£10,920,581
20%	71%	-£12,048,357	-£11,596,946	-£11,876,316	-£11,424,905	-£12,317,500	-£12,145,459
25%	71%	-£13,248,960	-£12,684,696		-£12,469,646		-£13,370,337
30%	71%	-£14,449,562	-£13,772,447		-£13,514,385		-£14,595,215
35%	71%	-£15,665,643	-£14,862,754	-£15,359,648			-£15,838,350
40%	71%	-£16,885,882	-£15,968,294	-£16,536,173			-£17,083,262
45%	71%	-£18,106,121	-£17,073,836			-£18,721,596	-£18,328,173
50%	71%	-£19,326,359	-£18,179,376		-£17,742,240		-£19,573,085
100%	71%	-£31,528,747	-£29,234,779	-£30,654,476	-£28,360,509	-£32,896,470	-£32,022,198
10%	75%	-£9,694,792	-£9,492,815	-£9,603,643	-£9,401,667	-£9,815,216	-£9,724,067
15%	75%	-£10,919,215	-£10,616,251	-£10,782,492	-£10,479,527	-£11,099,851	-£10,963,127
20%	75%	-£12,143,639	-£11,739,686	-£11,961,340	-£11,557,388	-£12,384,485	-£12,202,188
25%	75%	-£13,368,062	-£12,863,121		-£12,635,249		-£13,441,248
30%	75%	-£14,592,485	-£13,986,556	-£14,319,038	-£13,713,109		-£14,680,309
35%	75%	-£15,835,114	-£15,116,635	-£15,510,874	-£14,792,396		-£15,939,250
40%	75%	-£17,079,563	-£16,258,444		-£15,887,885	-£17,569,134	-£17,198,575
45%	75%	-£18,324,011	-£17,400,253		-£16,983,374		-£18,457,901
50%	75%	-£19,568,460	-£18,542,062		-£18,078,863	-£20,180,425	-£19,717,226
10%	60%	-£9,510,523	-£9,217,274	-£9,440,385	-£9,147,136	-£9,685,366	-£9,615,227
15%	60%	-£10,642,812	-£10,202,939	-£10,537,604	-£10,097,731	-£10,905,075	-£10,799,868
20%	60%	-£11,775,101	-£11,188,602	-£11,634,824	-£11,048,326	-£12,124,785	-£11,984,509
25%	60%	-£12,907,389	-£12,174,267	-£12,732,044	-£11,998,921		-£13,169,150
30%	60%	-£14,039,678	-£13,159,931				-£14,353,791
35%	60%	-£15,179,624	-£14,145,596				-£15,552,082
40%	60%	-£16,330,431	-£15,138,252	-£16,045,290	-£14,853,111	-£17,041,239	-£16,756,098
45%	60%	-£17,481,239	-£16,140,037				-£17,960,114
50%	60%	-£18.632.046	-£17.141.821				-£19.164.130

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%	£1,691,581	£1,691,581	£1,691,581	£1,691,581	£1,691,581	£1,691,581
10%	71%	-£709,625	-£483,920	-£623,604	-£397,899	-£844,195	-£758,175
15%	71%	-£1,910,227	-£1,571,669	-£1,781,197	-£1,442,639	-£2,112,084	-£1,983,054
20%	71%	-£3,110,831	-£2,659,419	-£2,938,790	-£2,487,378	-£3,379,973	-£3,207,932
25%	71%	-£4,311,433	-£3,747,169	-£4,096,382	-£3,532,119	-£4,647,861	-£4,432,810
30%	71%	-£5,512,035	-£4,834,920	-£5,253,975	-£4,576,859	-£5,918,194	-£5,657,688
35%	71%	-£6,728,116	-£5,925,228	-£6,422,122	-£5,621,598	-£7,206,820	-£6,900,824
40%	71%	-£7,948,355	-£7,030,768	-£7,598,647	-£6,681,060	-£8,495,444	-£8,145,736
45%	71%	-£9,168,595	-£8,136,309	-£8,775,172	-£7,742,886	-£9,784,069	-£9,390,646
50%	71%	-£10,388,833	-£9,241,849	-£9,951,697	-£8,804,713	-£11,072,694	-£10,635,558
100%	71%	-£22,591,221					-£23,084,672
10%	75%	-£757,266	-£555,289	-£666,116	-£464,141	-£877,689	-£786,540
15%	75%	-£1,981,689	-£1,678,724	-£1,844,966	-£1,542,000	-£2,162,324	-£2,025,600
20%	75%	-£3,206,112	-£2,802,160	-£3,023,814	-£2,619,861	-£3,446,959	-£3,264,661
25%	75%	-£4,430,535	-£3,925,594	-£4,202,663	-£3,697,722	-£4,731,593	-£4,503,721
30%	75%	-£5,654,958	-£5,049,030	-£5,381,511	-£4,775,583	-£6,020,317	-£5,742,782
35%	75%	-£6,897,588	-£6,179,109	-£6,573,348	-£5,854,870	-£7,325,963	-£7,001,724
40%	75%	-£8,142,036	-£7,320,918	-£7,771,477	-£6,950,358	-£8,631,608	-£8,261,048
45%	75%	-£9,386,485	-£8,462,727	-£8,969,606	-£8,045,848	-£9,937,253	-£9,520,374
50%	75%	-£10,630,933	-£9,604,536	-£10,167,735	-£9,141,336	-£11,242,899	-£10,779,700
10%	60%	-£572,996	-£279,747	-£502,859	-£209,610	-£747,839	-£677,701
15%	60%	-£1,705,285	-£1,265,412	-£1,600,078	-£1,160,205	-£1,967,549	-£1,862,341
20%	60%	-£2,837,574	-£2,251,076	-£2,697,297	-£2,110,800	-£3,187,258	-£3,046,982
25%	60%	-£3,969,862	-£3,236,741	-£3,794,517	-£3,061,395	-£4,406,968	-£4,231,623
30%	60%	-£5,102,151	-£4,222,404	-£4,891,737	-£4,011,991	-£5,626,679	-£5,416,264
35%	60%	-£6,242,097	-£5,208,069	-£5,992,599	-£4,962,586	-£6,864,054	-£6,614,556
40%	60%	-£7,392,904	-£6,200,725	-£7,107,764	-£5,915,584	-£8,103,713	-£7,818,571
45%	60%	-£8,543,712	-£7,202,510	-£8,222,929	-£6,881,726	-£9,343,371	-£9,022,588
50%	60%	-£9.694.519	-£8.204.295	-£9.338.093	-£7.847.869	-£10.583.030	-£10.226.603

£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%	-£16,293,119	-£16,293,119	-£16,293,119	-£16,293,119	-£16,293,119	-£16,293,119
10%	71%	-£18,694,325	-£18,468,620	-£18,608,305	-£18,382,600	-£18,828,896	-£18,742,875
15%	71%	-£19,894,928	-£19,556,370			-£20,096,784	-£19,967,754
20%	71%	-£21,095,531	-£20,644,120	-£20,923,490	-£20,472,079	-£21,364,673	
25%	71%	-£22,296,133	-£21,731,870				
30%	71%	-£23,496,736	-£22,819,620		-£22,561,559	-£23,902,894	-£23,642,389
35%	71%	-£24,712,817	-£23,909,928				
40%	71%	-£25,933,056	-£25,015,468	-£25,583,347	-£24,665,760	-£26,480,145	-£26,130,436
45%	71%	-£27,153,295	-£26,121,009				
50%	71%	-£28,373,533	-£27,226,550	-£27,936,397	-£26,789,414	-£29,057,394	-£28,620,259
100%	71%	-£40,575,921	-£38,281,953				
10%	75%	-£18,741,966	-£18,539,989	-£18,650,817	-£18,448,841	-£18,862,390	-£18,771,240
15%	75%	-£19,966,389	-£19,663,425				
20%	75%	-£21,190,813	-£20,786,860	-£21,008,514	-£20,604,562	-£21,431,659	-£21,249,361
25%	75%	-£22,415,236	-£21,910,295				
30%	75%	-£23,639,659	-£23,033,730	-£23,366,212	-£22,760,283	-£24,005,017	-£23,727,482
35%	75%	-£24,882,288	-£24,163,809				
40%	75%	-£26,126,737	-£25,305,618	-£25,756,177	-£24,935,059	-£26,616,308	-£26,245,749
45%	75%	-£27,371,185	-£26,447,427				
50%	75%	-£28,615,634	-£27,589,236	-£28,152,436	-£27,126,037	-£29,227,599	-£28,764,400
10%	60%	-£18,557,696	-£18,264,448	-£18,487,559	-£18,194,310	-£18,732,540	-£18,662,401
15%	60%	-£19,689,986	-£19,250,113				
20%	60%	-£20,822,275	-£20,235,776	-£20,681,998	-£20,095,500		
25%	60%	-£21,954,563	-£21,221,441				
30%	60%	-£23,086,852	-£22,207,105				
35%	60%	-£24,226,798	-£23,192,769				
40%	60%	-£25,377,605	-£24,185,426	-£25,092,464	-£23,900,284	-£26,088,413	
45%	60%	-£26,528,413	-£25,187,210				
50%	60%	-£27.679.220	-£26.188.995				

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%	-£3,994,777	-£3,994,777	-£3,994,777	-£3,994,777	-£3,994,777	-£3,994,777
10%	71%	-£6,395,983	-£6,170,277	-£6,309,962	-£6,084,257	-£6,530,553	-£6,444,533
15%	71%	-£7,596,585	-£7,258,027	-£7,467,554	-£7,128,997	-£7,798,442	-£7,669,412
20%	71%	-£8,797,188	-£8,345,777	-£8,625,148	-£8,173,736	-£9,066,331	-£8,894,290
25%	71%	-£9,997,791	-£9,433,527	-£9,782,740	-£9,218,477	-£10,334,219	-£10,119,168
30%	71%	-£11,198,393	-£10,521,278	-£10,940,333	-£10,263,217	-£11,604,552	-£11,344,046
35%	71%	-£12,414,474	-£11,611,586	-£12,108,479	-£11,307,956	-£12,893,178	-£12,587,182
40%	71%	-£13,634,713	-£12,717,126		-£12,367,418		
45%	71%	-£14,854,952	-£13,822,667	-£14,461,530	-£13,429,244	-£15,470,427	-£15,077,004
50%	71%	-£16,075,191	-£14,928,207				
100%	71%	-£28,277,579	-£25,983,611	-£27,403,307	-£25,109,340	-£29,645,301	-£28,771,030
10%	75%	-£6,443,624	-£6,241,647	-£6,352,474	-£6,150,498	-£6,564,047	-£6,472,898
15%	75%	-£7,668,046	-£7,365,082	-£7,531,323	-£7,228,358	-£7,848,682	-£7,711,958
20%	75%	-£8,892,470	-£8,488,518	-£8,710,172	-£8,306,219	-£9,133,317	-£8,951,019
25%	75%	-£10,116,893	-£9,611,952	-£9,889,021	-£9,384,080	-£10,417,951	-£10,190,079
30%	75%	-£11,341,316	-£10,735,388	-£11,067,869	-£10,461,941	-£11,706,675	-£11,429,140
35%	75%	-£12,583,945	-£11,865,466	-£12,259,706	-£11,541,227	-£13,012,321	-£12,688,082
40%	75%	-£13,828,394	-£13,007,275		-£12,636,716		
45%	75%	-£15,072,843	-£14,149,084	-£14,655,964	-£13,732,206	-£15,623,611	-£15,206,732
50%	75%	-£16,317,291	-£15,290,893				
10%	60%	-£6,259,354	-£5,966,105	-£6,189,216	-£5,895,968	-£6,434,197	-£6,364,058
15%	60%	-£7,391,643	-£6,951,770	-£7,286,436	-£6,846,563	-£7,653,907	-£7,548,699
20%	60%	-£8,523,932	-£7,937,434	-£8,383,655	-£7,797,158	-£8,873,616	-£8,733,340
25%	60%	-£9,656,220	-£8,923,098	-£9,480,875	-£8,747,753	-£10,093,326	-£9,917,981
30%	60%	-£10,788,509	-£9,908,762	-£10,578,095	-£9,698,349	-£11,313,037	-£11,102,622
35%	60%	-£11,928,455	-£10,894,427	-£11,678,957	-£10,648,944	-£12,550,412	-£12,300,914
40%	60%	-£13,079,262	-£11,887,083		-£11,601,942		
45%	60%	-£14,230,070	-£12,888,868	-£13,909,287	-£12,568,084	-£15,029,729	-£14,708,945
E00/	600/	C4E 200 077	042,000,052				

45% 60% -£14,230,070
50% 60% -£15,380,877

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%	£1,691,581	£1,691,581	£1,691,581	£1,691,581	£1,691,581	£1,691,581
10%	71%	-£709,625	-£483,920	-£623,604	-£397,899	-£844,195	-£758,175
15%	71%	-£1,910,227	-£1,571,669	-£1,781,197	-£1,442,639	-£2,112,084	-£1,983,054
20%	71%	-£3,110,831	-£2,659,419	-£2,938,790	-£2,487,378	-£3,379,973	-£3,207,932
25%	71%	-£4,311,433	-£3,747,169	-£4,096,382	-£3,532,119	-£4,647,861	-£4,432,810
30%	71%	-£5,512,035	-£4,834,920	-£5,253,975	-£4,576,859	-£5,918,194	-£5,657,688
35%	71%	-£6,728,116	-£5,925,228	-£6,422,122	-£5,621,598	-£7,206,820	-£6,900,824
40%	71%	-£7,948,355	-£7,030,768	-£7,598,647	-£6,681,060	-£8,495,444	-£8,145,736
45%	71%	-£9,168,595	-£8,136,309	-£8,775,172	-£7,742,886	-£9,784,069	-£9,390,646
50%	71%	-£10,388,833	-£9,241,849	-£9,951,697	-£8,804,713	-£11,072,694	-£10,635,558
100%	71%	-£22,591,221	-£20,297,253	-£21,716,949	-£19,422,982	-£23,958,943	-£23,084,672
10%	75%	-£757,266	-£555,289	-£666,116	-£464,141	-£877,689	-£786,540
15%	75%	-£1,981,689	-£1,678,724	-£1,844,966	-£1,542,000	-£2,162,324	-£2,025,600
20%	75%	-£3,206,112	-£2,802,160	-£3,023,814	-£2,619,861	-£3,446,959	-£3,264,661
25%	75%	-£4,430,535	-£3,925,594	-£4,202,663	-£3,697,722	-£4,731,593	-£4,503,721
30%	75%	-£5,654,958	-£5,049,030	-£5,381,511	-£4,775,583	-£6,020,317	-£5,742,782
35%	75%	-£6,897,588	-£6,179,109	-£6,573,348	-£5,854,870	-£7,325,963	-£7,001,724
40%	75%	-£8,142,036	-£7,320,918	-£7,771,477	-£6,950,358	-£8,631,608	-£8,261,048
45%	75%	-£9,386,485	-£8,462,727	-£8,969,606	-£8,045,848	-£9,937,253	-£9,520,374
50%	75%	-£10,630,933	-£9,604,536	-£10,167,735	-£9,141,336	-£11,242,899	-£10,779,700
10%	60%	-£572.996	-£279.747	-£502.859	-£209.610	-£747.839	-£677.701
15%	60%	-£1,705,285	-£1,265,412	-£1,600,078	-£1,160,205	-£1,967,549	-£1,862,341
20%	60%	-£2,837,574	-£2,251,076	-£2,697,297	-£2,110,800	-£3,187,258	-£3,046,982
25%	60%	-£3,969,862	-£3,236,741	-£3,794,517	-£3,061,395	-£4,406,968	-£4,231,623
30%	60%	-£5,102,151	-£4,222,404	-£4,891,737	-£4,011,991	-£5,626,679	-£5,416,264
35%	60%	-£6,242,097	-£5,208,069	-£5,992,599	-£4,962,586	-£6,864,054	-£6,614,556
40%	60%	-£7.392.904	-£6,200,725	-£7.107.764	-£5.915.584	-£8.103.713	-£7.818.571
45%	60%	-£8,543,712	-£7,202,510	-£8,222,929	-£6,881,726	-£9,343,371	-£9,022,588
50%	60%	-F9 694 519	-F8 204 205	-FQ 338 0Q3	-£7 847 860	-£10 583 030	-£10 226 603

£13,474,000

 No Units
 100

 Site Area
 0.85 Ha

	CIL Zone	3
	Value Area	High
es value inflation		0%
ld 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%	£11,106,914	£11,106,914	£11,106,914	£11,106,914	£11,106,914	£11,106,914
10%	71%	£8,396,070	£8,654,524	£8,452,109	£8,710,563	£8,326,477	£8,382,516
15%	71%	£7,040,648	£7,428,330	£7,124,707	£7,512,389	£6,935,244	£7,020,317
20%	71%	£5,670,464	£6,195,826	£5,784,375	£6,309,738	£5,529,001	£5,642,912
25%	71%	£4,299,586	£4,956,289	£4,441,976	£5,098,679	£4,122,758	£4,265,147
30%	71%	£2,928,709	£3,716,753	£3,099,577	£3,887,620	£2,716,514	£2,887,382
35%	71%	£1,557,831	£2,477,216	£1,757,177	£2,676,561	£1,310,271	£1,509,616
40%	71%	£186,955	£1,237,679	£414,777	£1,465,503	-£97,541	£131,851
45%	71%	-£1,203,287	-£1,887	-£942,794	£254,443	-£1,526,784	-£1,266,291
50%	71%	-£2,596,585	-£1,261,697	-£2,307,148	-£972,261	-£2,956,026	-£2,666,590
100%	71%	-£16,529,567	-£13,859,793	-£15,950,693	-£13,280,919	-£17,248,451	-£16,669,578
10%	75%	£8,350,901	£8,582,183	£8,410,281	£8,641,564	£8,288,624	£8,348,004
15%	75%	£6,972,479	£7,319,817	£7,061,964	£7,408,888	£6,877,537	£6,968,064
20%	75%	£5,578,648	£6,048,778	£5,699,351	£6,169,480	£5,452,057	£5,572,760
25%	75%	£4,184,816	£4,772,478	£4,335,696	£4,923,357	£4,026,578	£4,177,457
30%	75%	£2,790,985	£3,496,180	£2,972,040	£3,677,234	£2,601,099	£2,782,153
35%	75%	£1,397,154	£2,219,880	£1,608,384	£2,431,111	£1,175,620	£1,386,850
40%	75%	£3,323	£943,582	£244,728	£1,184,988	-£253,946	-£8,591
45%	75%	-£1,413,251	-£338,159	-£1,137,227	-£62,136	-£1,702,739	-£1,426,715
50%	75%	-£2,829,879	-£1,635,332	-£2,523,186	-£1,328,639	-£3,151,532	-£2,844,839
10%	60%	£8,525,219	£8,861,018	£8,570,912	£8,906,710	£8,434,800	£8,480,493
15%	60%	£7,234,372	£7,738,070	£7,302,912	£7,806,608	£7,098,743	£7,167,282
20%	60%	£5,932,988	£6,615,122	£6,025,867	£6,706,506	£5,749,191	£5,842,070
25%	60%	£4,627,742	£5,480,966	£4,743,841	£5,597,066	£4,397,995	£4,514,095
30%	60%	£3,322,495	£4,346,364	£3,461,814	£4,485,684	£3,046,799	£3,186,119
35%	60%	£2,017,249	£3,211,763	£2,179,788	£3,374,303	£1,695,604	£1,858,143
40%	60%	£712,002	£2,077,161	£897,761	£2,262,921	£344,408	£530,168
45%	60%	-£602,947	£942,560	-£390,550	£1,151,540	-£1,023,253	-£810,856
50%	60%	-£1.929.541	-£195.182	-£1.693.544	£40.159	-£2.396.548	-£2.160.551

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%	-£65,391,174	-£65,391,174	-£65,391,174	-£65,391,174	-£65,391,174	-£65,391,174
10%	71%	-£68,102,018		-£68,045,979	-£67,787,524		
15%	71%	-£69,457,439					
20%	71%	-£70,827,624	-£70,302,261	-£70,713,712	-£70,188,349	-£70,969,086	-£70,855,176
25%	71%	-£72,198,501					
30%	71%	-£73,569,379					
35%	71%	-£74,940,256					
40%	71%	-£76,311,133					
45%	71%	-£77,701,374					
50%	71%	-£79,094,672			-£77,470,349	-£79,454,114	-£79,164,678
100%	71%	-£93,027,654					
10%	75%	-£68,147,187	-£67,915,905	-£68,087,807	-£67,856,524	-£68,209,463	
15%	75%	-£69,525,609					-£69,530,024
20%	75%	-£70,919,440	-£70,449,310	-£70,798,736	-£70,328,607	-£71,046,031	
25%	75%	-£72,313,271	-£71,725,609	-£72,162,392	-£71,574,730	-£72,471,510	-£72,320,631
30%	75%	-£73,707,103				-£73,896,989	
35%	75%	-£75,100,934			-£74,066,976		
40%	75%	-£76,494,765					
45%	75%	-£77,911,339	-£76,836,246	-£77,635,315	-£76,560,223		-£77,924,803
50%	75%	-£79,327,966					
10%	60%	-£67,972,868		-£67,927,176		-£68,063,288	-£68,017,594
15%	60%	-£69,263,715					
20%	60%	-£70,565,100	-£69,882,966	-£70,472,220			
25%	60%	-£71,870,346					
30%	60%	-£73,175,593	-£72,151,723	-£73,036,273	-£72,012,403	-£73,451,288	-£73,311,969
35%	60%	-£74,480,839					
40%	60%	-£75,786,086					
45%	60%	-£77,101,035					
50%	60%	-£78.427.629					

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%	-£50,367,799	-£50,367,799				-£50,367,799
10%	71%	-£53,078,643	-£52,820,189	-£53,022,604	-£52,764,150	-£53,148,236	-£53,092,197
15%	71%	-£54,434,065	-£54,046,384				-£54,454,396
20%	71%	-£55,804,249	-£55,278,887	-£55,690,338	-£55,164,975		-£55,831,801
25%	71%	-£57,175,127	-£56,518,424				-£57,209,566
30%	71%	-£58,546,004	-£57,757,960	-£58,375,136		-£58,758,199	-£58,587,331
35%	71%	-£59,916,882	-£58,997,497				-£59,965,097
40%	71%	-£61,287,758	-£60,237,034	-£61,059,936	-£60,009,210	-£61,572,254	-£61,342,862
45%	71%	-£62,678,000	-£61,476,600				-£62,741,005
50%	71%	-£64,071,298	-£62,736,410	-£63,781,861	-£62,446,974	-£64,430,739	-£64,141,303
100%	71%	-£78,004,280	-£75,334,506				-£78,144,292
10%	75%	-£53,123,812	-£52,892,530	-£53,064,432	-£52,833,149	-£53,186,089	-£53,126,709
15%	75%	-£54,502,234	-£54,154,896				-£54,506,649
20%	75%	-£55,896,066	-£55,425,936	-£55,775,362			-£55,901,953
25%	75%	-£57,289,897	-£56,702,235				-£57,297,256
30%	75%	-£58,683,728	-£57,978,534	-£58,502,673	-£57,797,479	-£58,873,615	-£58,692,560
35%	75%	-£60,077,559	-£59,254,833				-£60,087,863
40%	75%	-£61,471,391	-£60,531,132				-£61,483,304
45%	75%	-£62,887,964	-£61,812,872				-£62,901,428
50%	75%	-£64,304,592	-£63,110,045	-£63,997,899	-£62,803,352	-£64,626,245	-£64,319,552
10%	60%	-£52,949,494	-£52,613,695				-£52,994,220
15%	60%	-£54,240,341	-£53,736,643				-£54,307,431
20%	60%	-£55,541,726	-£54,859,592				-£55,632,643
25%	60%	-£56,846,972	-£55,993,747				-£56,960,619
30%	60%	-£58,152,219	-£57,128,349		-£56,989,029	-£58,427,914	-£58,288,594
35%	60%	-£59,457,465	-£58,262,950				-£59,616,570
40%	60%	-£60,762,712	-£59,397,552				-£60,944,545
45%	60%	-£62,077,660	-£60,532,153				-£62,285,569
50%	60%	-£63,404,254	-£61.669.895				-F63 635 264

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%	-£24,211,403	-£24,211,403	-£24,211,403	-£24,211,403	-£24,211,403	-£24,211,403
10%	71%	-£26,922,247	-£26,663,793				-£26,935,801
15%	71%	-£28,277,669	-£27,889,987				-£28,298,000
20%	71%	-£29,647,853	-£29,122,491				-£29,675,405
25%	71%	-£31,018,731	-£30,362,028				-£31,053,170
30%	71%	-£32,389,608	-£31,601,564	-£32,218,740			-£32,430,935
35%	71%	-£33,760,486	-£32,841,101		-£32,641,756	-£34,008,046	-£33,808,701
40%	71%	-£35,131,362	-£34,080,638		-£33,852,814		-£35,186,466
45%	71%	-£36,521,604	-£35,320,204	-£36,261,111		-£36,845,101	-£36,584,609
50%	71%	-£37,914,902	-£36,580,014		-£36,290,578 -£48,599,236		-£37,984,907
100%	71%	-£51,847,884	-£49,178,110		-£48,599,236	-£52,566,768	-£51,987,895
10%	75%	-£26,967,416	-£26,736,134	-£26,908,036	-£26,676,753	-£27,029,693	-£26,970,313
15%	75%	-£28,345,838	-£27,998,500				-£28,350,253
20%	75%	-£29,739,669	-£29,269,539	-£29,618,966	-£29,148,837	-£29,866,260	-£29,745,557
25%	75%	-£31,133,501	-£30,545,839				-£31,140,860
30%	75%	-£32,527,332	-£31,822,137	-£32,346,277	-£31,641,083	-£32,717,219	-£32,536,164
35%	75%	-£33,921,163	-£33,098,437				-£33,931,467
40%	75%	-£35,314,995	-£34,374,736		-£34,133,329		-£35,326,908
45%	75%	-£36,731,568	-£35,656,476	-£36,455,544			-£36,745,032
50%	75%	-£38,148,196	-£36,953,649	-£37,841,503	-£36,646,956	-£38,469,849	-£38,163,156
10%	60%	-£26,793,098	-£26,457,299				-£26,837,824
15%	60%	-£28,083,945	-£27,580,247	-£28,015,405	-£27,511,709	-£28,219,574	-£28,151,035
20%	60%	-£29,385,329	-£28,703,195				-£29,476,247
25%	60%	-£30,690,575	-£29,837,351	-£30,574,476	-£29,721,251		-£30,804,222
30%	60%	-£31,995,822	-£30,971,953				-£32,132,198
35%	60%	-£33,301,069	-£32,106,554	-£33,138,529	-£31,944,014		-£33,460,174
40%	60%	-£34,606,316	-£33,241,156		-£33,055,396		-£34,788,149
45%	60%	-£35,921,264	-£34,375,757		-£34,166,777	-£36,341,570	-£36,129,173
50%	60%	-£37 247 858	-£35 513 499				-£37,478,868

£90,000,000

£72,325,000

£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%	-£12,372,899	-£12,372,899	-£12,372,899	-£12,372,899	-£12,372,899	-£12,372,899
10%	71%	-£15,083,743	-£14,825,289	-£15,027,704	-£14,769,250	-£15,153,336	-£15,097,297
15%	71%	-£16,439,165	-£16,051,483	-£16,355,106	-£15,967,424		-£16,459,496
20%	71%	-£17,809,349	-£17,283,987	-£17,695,438	-£17,170,075	-£17,950,812	-£17,836,901
25%	71%	-£19,180,227	-£18,523,524				
30%	71%	-£20,551,104	-£19,763,060	-£20,380,236			
35%	71%	-£21,921,982	-£21,002,597				
40%	71%	-£23,292,858	-£22,242,134				
45%	71%	-£24,683,100	-£23,481,700				
50%	71%	-£26,076,398	-£24,741,510	-£25,786,961	-£24,452,074	-£26,435,839	-£26,146,403
100%	71%	-£40,009,380	-£37,339,606	-£39,430,506		-£40,728,264	
10%	75%	-£15,128,912	-£14,897,630		-£14,838,249	-£15,191,189	-£15,131,809
15%	75%	-£16,507,334	-£16,159,996				
20%	75%	-£17,901,165	-£17,431,035				-£17,907,053
25%	75%	-£19,294,997	-£18,707,335				
30%	75%	-£20,688,828	-£19,983,633		-£19,802,579	-£20,878,714	
35%	75%	-£22,082,659	-£21,259,933				
40%	75%	-£23,476,490	-£22,536,231				-£23,488,404
45%	75%	-£24,893,064	-£23,817,972	-£24,617,040	-£23,541,949		-£24,906,528
50%	75%	-£26,309,692	-£25,115,145				
10%	60%	-£14,954,594	-£14,618,795	-£14,908,901	-£14,573,103	-£15,045,013	-£14,999,320
15%	60%	-£16,245,441	-£15,741,743				
20%	60%	-£17,546,825	-£16,864,691	-£17,453,946			
25%	60%	-£18,852,071	-£17,998,847				
30%	60%	-£20,157,318	-£19,133,449		-£18,994,129	-£20,433,014	-£20,293,694
35%	60%	-£21,462,564	-£20,268,050				
40%	60%	-£22,767,811	-£21,402,652		-£21,216,892	-£23,135,405	
45%	60%	-£24,082,760	-£22,537,253				
50%	60%	-£25,409,354	-£23,674,995		-£23,439,654	-£25,876,361	-£25.640.364

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,596,869	-£3,596,869	-£3,596,869	-£3,596,869	-£3,596,869	-£3,596,869
10%	71%	-£6,307,712	-£6,049,258	-£6,251,674	-£5,993,219	-£6,377,306	-£6,321,267
15%	71%	-£7,663,134	-£7,275,453	-£7,579,075	-£7,191,394	-£7,768,539	-£7,683,465
20%	71%	-£9,033,319	-£8,507,956	-£8,919,407	-£8,394,044	-£9,174,781	-£9,060,870
25%	71%	-£10,404,196	-£9,747,493	-£10,261,807	-£9,605,104	-£10,581,025	-£10,438,635
30%	71%	-£11,775,074	-£10,987,029	-£11,604,205	-£10,816,162	-£11,987,268	-£11,816,400
35%	71%	-£13,145,951	-£12,226,566		-£12,027,221		
40%	71%	-£14,516,827	-£13,466,103	-£14,289,005	-£13,238,280	-£14,801,324	-£14,571,931
45%	71%	-£15,907,069	-£14,705,670				-£15,970,074
50%	71%	-£17,300,367	-£15,965,480	-£17,010,930	-£15,676,043	-£17,659,809	-£17,370,372
100%	71%	-£31,233,349	-£28,563,575				-£31,373,361
10%	75%	-£6,352,881	-£6,121,600	-£6,293,502	-£6,062,219	-£6,415,158	-£6,355,778
15%	75%	-£7,731,304	-£7,383,965	-£7,641,818	-£7,294,895	-£7,826,246	-£7,735,718
20%	75%	-£9,125,135	-£8,655,005	-£9,004,431	-£8,534,302	-£9,251,726	-£9,131,022
25%	75%	-£10,518,966	-£9,931,304	-£10,368,087	-£9,780,425	-£10,677,205	-£10,526,326
30%	75%	-£11,912,797	-£11,207,603	-£11,731,743	-£11,026,548	-£12,102,684	-£11,921,629
35%	75%	-£13,306,629	-£12,483,902	-£13,095,398	-£12,272,671		
40%	75%	-£14,700,460	-£13,760,201	-£14,459,054	-£13,518,794	-£14,957,729	-£14,712,374
45%	75%	-£16,117,033	-£15,041,941		-£14,765,918		
50%	75%	-£17,533,661	-£16,339,115	-£17,226,968	-£16,032,422	-£17,855,314	-£17,548,621
10%	60%	-£6,178,563	-£5,842,765	-£6,132,871	-£5,797,072	-£6,268,983	-£6,223,289
15%	60%	-£7,469,410	-£6,965,713	-£7,400,871	-£6,897,174	-£7,605,039	-£7,536,501
20%	60%	-£8,770,795	-£8,088,661	-£8,677,915	-£7,997,276	-£8,954,592	-£8,861,712
25%	60%	-£10,076,041	-£9,222,816	-£9,959,941	-£9,106,717	-£10,305,787	-£10,189,688
30%	60%	-£11,381,288	-£10,357,418	-£11,241,968	-£10,218,098	-£11,656,983	-£11,517,663
35%	60%	-£12,686,534	-£11,492,019	-£12,523,994	-£11,329,480		
40%	60%	-£13,991,781	-£12,626,621	-£13,806,021	-£12,440,861	-£14,359,375	-£14,173,615
45%	60%	-£15,306,729	-£13,761,223				
50%	60%	-£16,633,323	-£14,898,964		-£14,663,624		

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%	£5,340,658	£5,340,658	£5,340,658	£5,340,658	£5,340,658	£5,340,658
10%	71%	£2,629,814	£2,888,268	£2,685,853	£2,944,307	£2,560,221	£2,616,260
15%	71%	£1,274,393	£1,662,074	£1,358,452	£1,746,133	£1,168,988	£1,254,061
20%	71%	-£95,792	£429,571	£18,120	£543,482	-£237,255	-£123,344
25%	71%	-£1,466,670	-£809,966	-£1,324,280	-£667,577	-£1,643,498	-£1,501,109
30%	71%	-£2,837,547	-£2,049,502	-£2,666,679	-£1,878,635	-£3,049,742	-£2,878,874
35%	71%	-£4,208,424	-£3,289,039	-£4,009,079	-£3,089,695	-£4,455,984	-£4,256,640
40%	71%	-£5,579,301	-£4,528,576	-£5,351,478	-£4,300,753	-£5,863,797	-£5,634,405
45%	71%	-£6,969,542	-£5,768,143	-£6,709,050	-£5,511,812	-£7,293,040	-£7,032,547
50%	71%	-£8,362,841	-£7,027,953	-£8,073,403	-£6,738,517	-£8,722,282	-£8,432,846
100%	71%	-£22,295,823					-£22,435,834
10%	75%	£2,584,645	£2,815,927	£2,644,025	£2,875,308	£2,522,368	£2,581,748
15%	75%	£1,206,223	£1,553,562	£1,295,709	£1,642,632	£1,111,281	£1,201,808
20%	75%	-£187,608	£282,522	-£66,904	£403,225	-£314,199	-£193,495
25%	75%	-£1,581,440	-£993,778	-£1,430,560	-£842,898	-£1,739,678	-£1,588,799
30%	75%	-£2,975,271	-£2,270,076	-£2,794,216	-£2,089,021	-£3,165,157	-£2,984,103
35%	75%	-£4,369,102	-£3,546,376	-£4,157,872	-£3,335,145	-£4,590,636	-£4,379,406
40%	75%	-£5,762,933	-£4,822,674	-£5,521,528	-£4,581,268	-£6,020,202	-£5,774,847
45%	75%	-£7,179,507	-£6,104,414	-£6,903,483	-£5,828,391	-£7,468,995	-£7,192,971
50%	75%	-£8,596,135	-£7,401,588	-£8,289,442	-£7,094,895	-£8,917,788	-£8,611,095
10%	60%	£2,758,964	£3,094,762	£2,804,656	£3,140,454	£2,668,544	£2,714,237
15%	60%	£1,468,116	£1,971,814	£1,536,656	£2,040,352	£1,332,487	£1,401,026
20%	60%	£166,732	£848,866	£259,611	£940,251	-£17,065	£75,814
25%	60%	-£1,138,514	-£285,290	-£1,022,415	-£169,190	-£1,368,261	-£1,252,161
30%	60%	-£2,443,761	-£1,419,891	-£2,304,442	-£1,280,572	-£2,719,457	-£2,580,137
35%	60%	-£3,749,007	-£2,554,493	-£3,586,467	-£2,391,953	-£4,070,652	-£3,908,112
40%	60%	-£5,054,254	-£3,689,094	-£4,868,494	-£3,503,334	-£5,421,848	-£5,236,088
45%	60%	-£6,369,203	-£4,823,696	-£6,156,805	-£4,614,716	-£6,789,509	-£6,577,112
E09/		£7 606 707	SE 064 427	£7.460.900	-CE 726 007	£0.462.004	

£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 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%	-£345,700	-£345,700	-£345,700	-£345,700	-£345,700	-£345,700
10%	71%	-£3,056,544	-£2,798,089	-£3,000,505	-£2,742,050	-£3,126,137	-£3,070,098
15%	71%	-£4,411,965	-£4,024,284	-£4,327,906	-£3,940,225	-£4,517,370	-£4,432,297
20%	71%	-£5,782,150	-£5,256,787	-£5,668,238	-£5,142,875	-£5,923,612	-£5,809,702
25%	71%	-£7,153,027	-£6,496,324	-£7,010,638	-£6,353,935	-£7,329,856	-£7,187,467
30%	71%	-£8,523,905	-£7,735,860	-£8,353,037	-£7,564,993	-£8,736,100	-£8,565,232
35%	71%	-£9,894,782	-£8,975,397	-£9,695,437	-£8,776,053	-£10,142,342	-£9,942,997
40%	71%	-£11,265,659	-£10,214,934	-£11,037,836	-£9,987,111	-£11,550,155	-£11,320,762
45%	71%	-£12,655,900	-£11,454,501	-£12,395,407	-£11,198,170	-£12,979,398	-£12,718,905
50%	71%	-£14,049,198	-£12,714,311		-£12,424,875		
100%	71%	-£27,982,181	-£25,312,406	-£27,403,307	-£24,733,533	-£28,701,064	-£28,122,192
10%	75%	-£3,101,713	-£2,870,431	-£3,042,333	-£2,811,050	-£3,163,989	-£3,104,609
15%	75%	-£4,480,135	-£4,132,796	-£4,390,649	-£4,043,726	-£4,575,077	-£4,484,550
20%	75%	-£5,873,966	-£5,403,836	-£5,753,262	-£5,283,133	-£6,000,557	-£5,879,853
25%	75%	-£7,267,797	-£6,680,136	-£7,116,918	-£6,529,256	-£7,426,036	-£7,275,157
30%	75%	-£8,661,629	-£7,956,434	-£8,480,574	-£7,775,379	-£8,851,515	-£8,670,460
35%	75%	-£10,055,460	-£9,232,734	-£9,844,230	-£9,021,502	-£10,276,994	-£10,065,764
40%	75%	-£11,449,291	-£10,509,032	-£11,207,885	-£10,267,625	-£11,706,560	-£11,461,205
45%	75%	-£12,865,865	-£11,790,772	-£12,589,841	-£11,514,749	-£13,155,353	-£12,879,329
50%	75%	-£14,282,493				-£14,604,146	
10%	60%	-£2,927,394	-£2,591,596	-£2,881,702	-£2,545,904	-£3,017,814	-£2,972,121
15%	60%	-£4,218,241	-£3,714,544	-£4,149,702	-£3,646,005	-£4,353,870	-£4,285,332
20%	60%	-£5,519,626	-£4,837,492	-£5,426,747	-£4,746,107	-£5,703,423	-£5,610,543
25%	60%	-£6,824,872	-£5,971,648	-£6,708,773	-£5,855,548	-£7,054,619	-£6,938,519
30%	60%	-£8,130,119	-£7,106,249	-£7,990,799	-£6,966,930	-£8,405,814	-£8,266,495
35%	60%	-£9,435,365	-£8,240,851	-£9,272,825	-£8,078,311	-£9,757,010	-£9,594,470
40%	60%	-£10,740,612	-£9,375,452	-£10,554,852	-£9,189,692	-£11,108,206	-£10,922,446
45%	60%	-£12,055,561	-£10,510,054	-£11,843,163	-£10,301,074	-£12,475,867	-£12,263,470
50%	60%	-£13.382.155	-£11.647.795		-£11.412.455		-£13.613.164

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%	£5,340,658	£5,340,658	£5,340,658	£5,340,658	£5,340,658	£5,340,658
10%	71%	£2,629,814	£2,888,268	£2,685,853	£2,944,307	£2,560,221	£2,616,260
15%	71%	£1,274,393	£1,662,074	£1,358,452	£1,746,133	£1,168,988	£1,254,061
20%	71%	-£95,792	£429,571	£18,120	£543,482	-£237,255	-£123,344
25%	71%	-£1,466,670	-£809,966	-£1,324,280	-£667,577	-£1,643,498	-£1,501,109
30%	71%	-£2,837,547	-£2,049,502	-£2,666,679	-£1,878,635	-£3,049,742	-£2,878,874
35%	71%	-£4,208,424	-£3,289,039	-£4,009,079	-£3,089,695	-£4,455,984	-£4,256,640
40%	71%	-£5,579,301	-£4,528,576	-£5,351,478	-£4,300,753	-£5,863,797	-£5,634,405
45%	71%	-£6,969,542	-£5,768,143	-£6,709,050	-£5,511,812	-£7,293,040	-£7,032,547
50%	71%	-£8,362,841	-£7,027,953	-£8,073,403	-£6,738,517	-£8,722,282	-£8,432,846
100%	71%	-£22,295,823	-£19,626,049			-£23,014,707	-£22,435,834
10%	75%	£2,584,645	£2,815,927	£2,644,025	£2,875,308	£2,522,368	£2,581,748
15%	75%	£1,206,223	£1,553,562	£1,295,709	£1,642,632	£1,111,281	£1,201,808
20%	75%	-£187,608	£282,522	-£66,904	£403,225	-£314,199	-£193,495
25%	75%	-£1,581,440	-£993,778	-£1,430,560	-£842,898	-£1,739,678	-£1,588,799
30%	75%	-£2,975,271	-£2,270,076	-£2,794,216	-£2,089,021	-£3,165,157	-£2,984,103
35%	75%	-£4,369,102	-£3,546,376	-£4,157,872	-£3,335,145	-£4,590,636	-£4,379,406
40%	75%	-£5,762,933	-£4,822,674	-£5,521,528	-£4,581,268	-£6,020,202	-£5,774,847
45%	75%	-£7,179,507	-£6,104,414	-£6,903,483	-£5,828,391	-£7,468,995	-£7,192,971
50%	75%	-£8,596,135	-£7,401,588	-£8,289,442	-£7,094,895	-£8,917,788	-£8,611,095
10%	60%	£2,758,964	£3,094,762	£2,804,656	£3,140,454	£2,668,544	£2,714,237
15%	60%	£1,468,116	£1,971,814	£1,536,656	£2,040,352	£1,332,487	£1,401,026
20%	60%	£166,732	£848,866	£259,611	£940,251	-£17,065	£75,814
25%	60%	-£1,138,514	-£285,290	-£1,022,415	-£169,190	-£1,368,261	-£1,252,161
30%	60%	-£2,443,761	-£1,419,891	-£2,304,442	-£1,280,572	-£2,719,457	-£2,580,137
35%	60%	-£3,749,007	-£2,554,493	-£3,586,467	-£2,391,953	-£4,070,652	-£3,908,112
40%	60%	-£5,054,254	-£3,689,094	-£4,868,494	-£3,503,334	-£5,421,848	-£5,236,088
45%	60%	-£6,369,203	-£4,823,696	-£6,156,805	-£4,614,716	-£6,789,509	-£6,577,112
50%	60%	-£7.695.797	-£5.961.437	-£7,459,800	-£5,726,097	-£8.162.804	-£7.926.806

£27,943,000

£13,474,000

 No Units
 100

 Site Area
 0.85 Ha

	CIL Zone	3
	Value Area	Med
es value inflation		0%
d 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%	£8,975,213	£8,975,213	£8,975,213	£8,975,213	£8,975,213	£8,975,213
10%	71%	£6,447,702	£6,681,940	£6,527,015	£6,761,253	£6,344,369	£6,423,682
15%	71%	£5,173,543	£5,524,901	£5,292,513	£5,643,870	£5,018,544	£5,137,514
20%	71%	£3,899,385	£4,367,862	£4,058,012	£4,526,488	£3,692,719	£3,851,346
25%	71%	£2,625,227	£3,210,823	£2,823,510	£3,409,105	£2,366,894	£2,565,177
30%	71%	£1,351,069	£2,053,783	£1,589,008	£2,291,723	£1,041,070	£1,279,009
35%	71%	£76,911	£896,744	£354,507	£1,174,341	-£289,412	-£7,276
40%	71%	-£1,216,828	-£264,552	-£894,388	£56,957	-£1,636,921	-£1,314,480
45%	71%	-£2,511,827	-£1,440,514	-£2,149,080	-£1,077,769	-£2,984,430	-£2,621,683
50%	71%	-£3,806,824	-£2,616,477	-£3,403,772	-£2,213,426	-£4,331,939	-£3,928,887
100%	71%	-£16,756,796	-£14,376,104	-£15,950,693	-£13,570,001	-£17,807,026	-£17,000,923
10%	75%	£6,400,461	£6,610,073	£6,484,503	£6,694,115	£6,307,991	£6,392,033
15%	75%	£5,102,682	£5,417,100	£5,228,745	£5,543,163	£4,963,978	£5,090,041
20%	75%	£3,804,903	£4,224,128	£3,972,986	£4,392,211	£3,619,964	£3,788,049
25%	75%	£2,507,125	£3,031,155	£2,717,229	£3,241,259	£2,275,951	£2,486,056
30%	75%	£1,209,345	£1,838,182	£1,461,471	£2,090,307	£931,938	£1,184,063
35%	75%	-£89,879	£645,210	£205,713	£939,355	-£418,816	-£119,858
40%	75%	-£1,408,884	-£556,723	-£1,067,218	-£215,057	-£1,784,810	-£1,443,144
45%	75%	-£2,727,888	-£1,769,206	-£2,343,514	-£1,384,833	-£3,150,805	-£2,766,431
50%	75%	-£4,046,892	-£2,981,690	-£3,619,810	-£2,554,608	-£4,516,800	-£4,089,719
10%	60%	£6,583,092	£6,887,427	£6,647,761	£6,951,820	£6,448,836	£6,513,505
15%	60%	£5,376,628	£5,833,131	£5,473,632	£5,930,135	£5,175,244	£5,272,249
20%	60%	£4,170,165	£4,778,836	£4,299,503	£4,908,174	£3,901,653	£4,030,991
25%	60%	£2,963,701	£3,724,539	£3,125,374	£3,886,213	£2,628,062	£2,789,735
30%	60%	£1,757,238	£2,670,243	£1,951,246	£2,864,251	£1,354,470	£1,548,478
35%	60%	£550,775	£1,615,948	£777,117	£1,842,291	£80,879	£307,222
40%	60%	-£666,413	£561,652	-£403,505	£820,330	-£1,212,220	-£949,311
45%	60%	-£1,892,608	-£500,701	-£1,596,837	-£204,929	-£2,506,640	-£2,210,869
50%	60%	-£3.118.803	-£1.572.240	-£2.790.168	-£1.243.605	-£3.801.061	-£3,472,426

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%	-£67,522,874					
10%	71%	-£70,050,386	-£69,816,148	-£69,971,073	-£69,736,834	-£70,153,719	-£70,074,406
15%	71%	-£71,324,544					
20%	71%	-£72,598,703	-£72,130,226	-£72,440,076	-£71,971,600	-£72,805,368	-£72,646,742
25%	71%	-£73,872,860		-£73,674,578			
30%	71%	-£75,147,019	-£74,444,304		-£74,206,365	-£75,457,018	-£75,219,078
35%	71%	-£76,421,177					
40%	71%	-£77,714,916		-£77,392,475	-£76,441,130	-£78,135,008	
45%	71%	-£79,009,914					
50%	71%	-£80,304,911	-£79,114,565	-£79,901,860	-£78,711,513	-£80,830,026	-£80,426,975
100%	71%	-£93,254,884				-£94,305,114	
10%	75%	-£70,097,626				-£70,190,096	-£70,106,055
15%	75%	-£71,395,406					
20%	75%	-£72,693,184	-£72,273,960		-£72,105,877	-£72,878,123	-£72,710,039
25%	75%	-£73,990,963	-£73,466,933		-£73,256,828	-£74,222,137	-£74,012,032
30%	75%	-£75,288,743					
35%	75%	-£76,587,967				-£76,916,903	
40%	75%	-£77,906,971					
45%	75%	-£79,225,976	-£78,267,294				
50%	75%	-£80,544,979					
10%	60%	-£69,914,996			-£69,546,268		
15%	60%	-£71,121,459					
20%	60%	-£72,327,923		-£72,198,584	-£71,589,914	-£72,596,435	-£72,467,096
25%	60%	-£73,534,387					
30%	60%	-£74,740,849			-£73,633,836	-£75,143,617	
35%	60%	-£75,947,313					
40%	60%	-£77,164,501			-£75,677,758		-£77,447,399
45%	60%	-£78,390,696					
50%	60%	-£79.616.891	-£78.070.327	-£79.288.255	-£77.741.692	-£80,299,149	-£79.970.514

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%	-£52,499,500	-£52,499,500	-£52,499,500	-£52,499,500	-£52,499,500	-£52,499,500
10%	71%	-£55,027,011	-£54,792,774			-£55,130,344	
15%	71%	-£56,301,170	-£55,949,812				
20%	71%	-£57.575.328	-£57.106.851			-£57,781,994	
25%	71%	-£58,849,486	-£58,263,890				
30%	71%	-£60.123.645	-£59.420.930				-£60.195.704
35%	71%	-£61,397,802	-£60,577,969				
40%	71%	-£62,691,542	-£61,739,265			-£63.111.634	
45%	71%	-£63,986,540	-£62,915,228				
50%	71%	-£65,281,537	-£64,091,190				
100%	71%	-£78,231,510	-£75,850,817	-£77,425,407	-£75,044,714	-£79,281,740	
10%	75%	-£55,074,252	-£54,864,640				
15%	75%	-£56,372,032	-£56,057,613				-£56,384,672
20%	75%	-£57,669,810	-£57,250,586		-£57,082,502		
25%	75%	-£58.967.589	-£58.443.558		-£58.233.454		
30%	75%	-£60,265,368	-£59,636,531		-£59,384,406		
35%	75%	-£61.564.593	-£60.829.504				
40%	75%	-£62,883,597	-£62,031,436	-£62,541,931		-£63,259,524	-£62,917,858
45%	75%	-£64,202,602	-£63,243,919			-£64,625,518	-£64,241,144
50%	75%	-£65,521,605	-£64,456,404	-£65,094,524	-£64,029,321		-£65,564,432
10%	60%	-£54,891,621	-£54,587,286				-£54,961,208
15%	60%	-£56,098,085	-£55,641,582	-£56,001,081	-£55,544,578	-£56,299,469	-£56,202,464
20%	60%	-£57,304,548	-£56,695,878				
25%	60%	-£58,511,012	-£57,750,174	-£58,349,339	-£57,588,500	-£58,846,652	-£58,684,978
30%	60%	-£59,717,475	-£58,804,470	-£59,523,468	-£58,610,462	-£60,120,243	
35%	60%	-£60,923,938	-£59,858,765				
40%	60%	-£62,141,126	-£60,913,061	-£61,878,218	-£60,654,383	-£62,686,933	-£62,424,024
45%	60%	-£63,367,321	-£61,975,414				
50%	60%	-F64 503 517	-F63 046 053		-F62 718 318	-£65 275 774	

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%	-£26,343,104	-£26,343,104				
10%	71%	-£28,870,615	-£28,636,377				
15%	71%	-£30,144,774	-£29,793,416				
20%	71%	-£31,418,932	-£30,950,455				
25%	71%	-£32,693,090	-£32,107,494	-£32,494,807	-£31,909,212		-£32,753,140
30%	71%	-£33,967,248	-£33,264,534		-£33,026,594		-£34,039,308
35%	71%	-£35,241,406	-£34,421,573	-£34,963,811	-£34,143,976		
40%	71%	-£36,535,146	-£35,582,869				
45%	71%	-£37,830,144	-£36,758,832	-£37,467,397	-£36,396,086	-£38,302,747	-£37,940,000
50%	71%	-£39,125,141	-£37,934,794				
100%	71%	-£52,075,113	-£49,694,421	-£51,269,010	-£48,888,318	-£53,125,343	-£52,319,241
10%	75%	-£28,917,856	-£28,708,244	-£28,833,814	-£28,624,203	-£29,010,326	-£28,926,284
15%	75%	-£30,215,635	-£29,901,217		-£29,775,154		
20%	75%	-£31,513,414	-£31,094,190		-£30,926,106		
25%	75%	-£32,811,193	-£32,287,162				
30%	75%	-£34,108,972	-£33,480,135				-£34,134,254
35%	75%	-£35,408,196	-£34,673,108	-£35,112,604			
40%	75%	-£36,727,201	-£35,875,040		-£35,533,374		
45%	75%	-£38,046,205	-£37,087,523				
50%	75%	-£39,365,209	-£38,300,007		-£37,872,925		-£39,408,036
10%	60%	-£28,735,225	-£28,430,890				
15%	60%	-£29,941,689	-£29,485,186	-£29,844,685	-£29,388,182	-£30,143,073	-£30,046,068
20%	60%	-£31,148,152	-£30,539,481	-£31,018,814		-£31,416,664	
25%	60%	-£32,354,616	-£31,593,778	-£32,192,943	-£31,432,104	-£32,690,255	
30%	60%	-£33,561,079	-£32,648,074	-£33,367,072			
35%	60%	-£34,767,542	-£33,702,369				
40%	60%	-£35.984.730	-£34.756.665				-£36,267,628
45%	60%	-£37,210,925	-£35,819,018	-£36,915,154			

£90,000,000

£72,325,000

£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%	-£14,504,600	-£14,504,600	-£14,504,600	-£14,504,600	-£14,504,600	-£14,504,600
10%	71%	-£17,032,111	-£16,797,873			-£17,135,444	
15%	71%		-£17,954,912				
20%	71%		-£19,111,951			-£19,787,094	
25%	71%		-£20,268,990				
30%	71%	-£22,128,744	-£21,426,030		-£21,188,090	-£22,438,743	-£22,200,804
35%	71%		-£22,583,069	-£23,125,306			
40%	71%	-£24,696,641	-£23,744,365	-£24,374,201	-£23,422,856	-£25,116,734	-£24,794,293
45%	71%		-£24,920,327				-£26,101,496
50%	71%		-£26,096,290		-£25,693,239	-£27,811,752	-£27,408,700
100%	71%		-£37,855,917	-£39,430,506	-£37,049,814		-£40,480,736
10%	75%	-£17,079,352	-£16,869,740	-£16,995,310	-£16,785,698	-£17,171,822	-£17,087,780
15%	75%		-£18,062,713				
20%	75%	-£19,674,910	-£19,255,685	-£19,506,827	-£19,087,602	-£19,859,849	-£19,691,764
25%	75%		-£20,448,658				
30%	75%	-£22,270,468	-£21,641,631	-£22,018,342	-£21,389,506	-£22,547,875	-£22,295,750
35%	75%		-£22,834,603				
40%	75%	-£24,888,697	-£24,036,536	-£24,547,031	-£23,694,870	-£25,264,623	-£24,922,957
45%	75%		-£25,249,019				
50%	75%		-£26,461,503				
10%	60%	-£16,896,721	-£16,592,386	-£16,832,052	-£16,527,993	-£17,030,977	-£16,966,308
15%	60%		-£17,646,682				-£18,207,564
20%	60%	-£19,309,648	-£18,700,977	-£19,180,310	-£18,571,639	-£19,578,160	-£19,448,822
25%	60%		-£19,755,274				
30%	60%		-£20,809,570	-£21,528,567	-£20,615,562	-£22,125,343	
35%	60%		-£21,863,865	-£22,702,696		-£23,398,934	
40%	60%	-£24,146,226	-£22,918,161	-£23,883,318	-£22,659,483		-£24,429,124
45%	60%		-£23,980,514				
50%	60%		-£25.052.053			-£27.280.874	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,728,569	-£5,728,569	-£5,728,569	-£5,728,569	-£5,728,569	-£5,728,569
10%	71%	-£8,256,080	-£8,021,843	-£8,176,768	-£7,942,529	-£8,359,414	-£8,280,101
15%	71%	-£9,530,239	-£9,178,881	-£9,411,269	-£9,059,912	-£9,685,238	-£9,566,269
20%	71%	-£10,804,398	-£10,335,920	-£10,645,771	-£10,177,295	-£11,011,063	-£10,852,436
25%	71%	-£12,078,555	-£11,492,960	-£11,880,273	-£11,294,677	-£12,336,888	-£12,138,605
30%	71%	-£13,352,714	-£12,649,999	-£13,114,774	-£12,412,059		-£13,424,773
35%	71%	-£14,626,871					
40%	71%	-£15,920,611	-£14,968,334	-£15,598,170	-£14,646,825	-£16,340,703	-£16,018,262
45%	71%	-£17,215,609					
50%	71%	-£18,510,606			-£16,917,208		
100%	71%	-£31,460,579		-£30,654,476	-£28,273,784		-£31,704,706
10%	75%	-£8,303,321	-£8,093,710	-£8,219,280	-£8,009,668	-£8,395,791	-£8,311,750
15%	75%	-£9,601,101	-£9,286,682	-£9,475,037	-£9,160,620	-£9,739,805	-£9,613,741
20%	75%	-£10,898,879	-£10,479,655	-£10,730,796	-£10,311,572	-£11,083,818	-£10,915,734
25%	75%	-£12,196,658	-£11,672,628	-£11,986,554	-£11,462,523	-£12,427,832	-£12,217,727
30%	75%	-£13,494,437			-£12,613,475	-£13,771,844	
35%	75%	-£14,793,662					
40%	75%	-£16,112,666	-£15,260,505		-£14,918,839	-£16,488,593	-£16,146,927
45%	75%	-£17,431,671					
50%	75%	-£18,750,674	-£17,685,473	-£18,323,593	-£17,258,390	-£19,220,583	-£18,793,501
10%	60%	-£8,120,691	-£7,816,356	-£8,056,022	-£7,751,963	-£8,254,947	-£8,190,277
15%	60%	-£9,327,154	-£8,870,651	-£9,230,151	-£8,773,648	-£9,528,538	-£9,431,534
20%	60%	-£10,533,618	-£9,924,947	-£10,404,279	-£9,795,608	-£10,802,129	-£10,672,791
25%	60%	-£11,740,081	-£10,979,243	-£11,578,408	-£10,817,569	-£12,075,721	-£11,914,048
30%	60%	-£12,946,544	-£12,033,539		-£11,839,531	-£13,349,312	-£13,155,304
35%	60%	-£14,153,008					
40%	60%	-£15,370,196	-£14,142,130		-£13,883,452	-£15,916,002	-£15,653,094
45%	60%	-£16,596,391					
50%	60%	-£17,822,586	-£16,276,022	-£17,493,950	-£15,947,387	-£18,504,844	-£18,176,209

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%	£3,208,957	£3,208,957	£3,208,957	£3,208,957	£3,208,957	£3,208,957
10%	71%	£681,446	£915,684	£760,759	£994,998	£578,113	£657,426
15%	71%	-£592,712	-£241,355	-£473,743	-£122,386	-£747,712	-£628,742
20%	71%	-£1,866,871	-£1,398,394	-£1,708,244	-£1,239,768	-£2,073,537	-£1,914,910
25%	71%	-£3,141,029	-£2,555,433	-£2,942,746	-£2,357,150	-£3,399,361	-£3,201,079
30%	71%	-£4,415,187	-£3,712,472	-£4,177,248	-£3,474,533	-£4,725,186	-£4,487,246
35%	71%	-£5,689,345	-£4,869,512	-£5,411,749	-£4,591,915	-£6,055,668	-£5,773,532
40%	71%	-£6,983,084	-£6,030,808	-£6,660,644	-£5,709,299	-£7,403,177	-£7,080,736
45%	71%	-£8,278,082	-£7,206,770	-£7,915,336	-£6,844,025	-£8,750,686	-£8,387,939
50%	71%	-£9,573,079	-£8,382,733	-£9,170,028	-£7,979,681	-£10,098,194	-£9,695,143
100%	71%	-£22,523,052					-£22,767,179
10%	75%	£634,205	£843,817	£718,247	£927,859	£541,735	£625,777
15%	75%	-£663,574	-£349,156	-£537,511	-£223,093	-£802,278	-£676,215
20%	75%	-£1,961,353	-£1,542,128	-£1,793,269	-£1,374,045	-£2,146,292	-£1,978,207
25%	75%	-£3,259,131	-£2,735,101	-£3,049,027	-£2,524,997	-£3,490,305	-£3,280,200
30%	75%	-£4,556,911	-£3,928,074	-£4,304,785	-£3,675,949	-£4,834,318	-£4,582,193
35%	75%	-£5,856,135	-£5,121,046	-£5,560,542	-£4,826,900	-£6,185,071	-£5,886,114
40%	75%	-£7,175,140	-£6,322,978	-£6,833,474	-£5,981,312	-£7,551,066	-£7,209,400
45%	75%	-£8,494,144	-£7,535,462	-£8,109,770	-£7,151,089	-£8,917,061	-£8,532,687
50%	75%	-£9,813,148	-£8,747,946	-£9,386,066	-£8,320,864	-£10,283,056	-£9,855,974
10%	60%	£816,836	£1,121,171	£881,505	£1,185,564	£682,580	£747,249
15%	60%	-£389,628	£66,875	-£292,624	£163,879	-£591,012	-£494,007
20%	60%	-£1,596,091	-£987,420	-£1,466,753	-£858,082	-£1,864,603	-£1,735,264
25%	60%	-£2,802,555	-£2,041,717	-£2,640,882	-£1,880,043	-£3,138,194	-£2,976,521
30%	60%	-£4,009,017	-£3,096,012	-£3,815,010	-£2,902,004	-£4,411,786	-£4,217,777
35%	60%	-£5,215,481	-£4,150,308	-£4,989,139	-£3,923,965	-£5,685,377	-£5,459,034
40%	60%	-£6,432,669	-£5,204,604	-£6,169,761	-£4,945,926	-£6,978,475	-£6,715,567
45%	60%	-£7,658,864	-£6,266,957	-£7,363,093	-£5,971,185	-£8,272,896	-£7,977,125
50%	60%	-£8,885,059	-£7,338,495	-£8,556,424	-£7,009,861	-£9,567,317	-£9,238,682

£17,299,000

mark Z3 - Hi	gh						
of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,775,743	-£14,775,743	-£14,775,743	-£14,775,743	-£14,775,743	-£14,775,743
10%	71%	-£17,303,254					-£17,327,275
15%	71%	-£18,577,413					-£18,613,442
20%	71%	-£19,851,571	-£19,383,094	-£19,692,945	-£19,224,468		-£19,899,610
25%	71%	-£21,125,729					-£21,185,779
30%	71%	-£22,399,888	-£21,697,173	-£22,161,948	-£21,459,233	-£22,709,886	-£22,471,947
35%	71%	-£23,674,045					-£23,758,232
40%	71%	-£24,967,785	-£24,015,508	-£24,645,344			-£25,065,436
45%	71%	-£26,262,783		-£25,900,036		-£26,735,386	-£26,372,639
50%	71%	-£27,557,780	-£26,367,433		-£25,964,382	-£28,082,895	-£27,679,843
100%	71%	-£40,507,753					-£40,751,880
10%	75%	-£17,350,495	-£17,140,883			-£17,442,965	-£17,358,923
15%	75%	-£18,648,275					-£18,660,915
20%	75%	-£19,946,053	-£19,526,829		-£19,358,745	-£20,130,992	-£19,962,908
25%	75%	-£21,243,832				-£21,475,006	-£21,264,900
30%	75%	-£22,541,611	-£21,912,774			-£22,819,018	-£22,566,893
35%	75%	-£23,840,836					-£23,870,814
40%	75%	-£25,159,840	-£24,307,679	-£24,818,174	-£23,966,013		-£25,194,101
45%	75%	-£26,478,845					-£26,517,387
50%	75%	-£27,797,848	-£26,732,647		-£26,305,564	-£28,267,756	-£27,840,675
10%	60%	-£17,167,864	-£16,863,529	-£17,103,196	-£16,799,136	-£17,302,121	-£17,237,451
15%	60%	-£18,374,328					-£18,478,707
20%	60%	-£19,580,792					-£19,719,965
25%	60%	-£20,787,255					-£20,961,221
30%	60%	-£21,993,718			-£20,886,705	-£22,396,486	-£22,202,478
35%	60%	-£23,200,181					-£23,443,734

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,477,400	-£2,477,400	-£2,477,400	-£2,477,400	-£2,477,400	-£2,477,400
10%	71%	-£5,004,912	-£4,770,674	-£4,925,599	-£4,691,360	-£5,108,245	-£5,028,932
15%	71%	-£6,279,070	-£5,927,712	-£6,160,101	-£5,808,744	-£6,434,070	-£6,315,100
20%	71%	-£7,553,229	-£7,084,752	-£7,394,602	-£6,926,126	-£7,759,894	-£7,601,268
25%	71%	-£8,827,387	-£8,241,791	-£8,629,104	-£8,043,508	-£9,085,719	-£8,887,437
30%	71%	-£10,101,545	-£9,398,830	-£9,863,605	-£9,160,891	-£10,411,544	-£10,173,604
35%	71%	-£11,375,703	-£10,555,870	-£11,098,107	-£10,278,273	-£11,742,026	-£11,459,890
40%	71%	-£12,669,442	-£11,717,166	-£12,347,001	-£11,395,656		
45%	71%	-£13,964,440	-£12,893,128	-£13,601,694	-£12,530,383	-£14,437,043	
50%	71%	-£15,259,437					
100%	71%	-£28,209,410	-£25,828,718	-£27,403,307	-£25,022,615	-£29,259,640	-£28,453,537
10%	75%	-£5,052,153	-£4,842,541	-£4,968,111	-£4,758,499	-£5,144,623	-£5,060,581
15%	75%	-£6,349,932	-£6,035,514	-£6,223,869	-£5,909,451	-£6,488,636	-£6,362,572
20%	75%	-£7,647,711	-£7,228,486	-£7,479,627	-£7,060,403	-£7,832,650	-£7,664,565
25%	75%	-£8,945,489	-£8,421,459	-£8,735,385	-£8,211,355	-£9,176,663	-£8,966,558
30%	75%	-£10,243,269	-£9,614,431	-£9,991,143	-£9,362,306	-£10,520,676	-£10,268,550
35%	75%	-£11,542,493	-£10,807,404	-£11,246,900	-£10,513,258	-£11,871,429	-£11,572,472
40%	75%	-£12,861,498	-£12,009,336	-£12,519,832	-£11,667,670		
45%	75%	-£14,180,502		-£13,796,128	-£12,837,446		-£14,219,045
50%	75%	-£15,499,506	-£14,434,304		-£14,007,222	-£15,969,414	-£15,542,332
10%	60%	-£4,869,522	-£4,565,187	-£4,804,853	-£4,500,794	-£5,003,778	-£4,939,108
15%	60%	-£6,075,985	-£5,619,482	-£5,978,982	-£5,522,479	-£6,277,369	-£6,180,365
20%	60%	-£7,282,449	-£6,673,778	-£7,153,111	-£6,544,440	-£7,550,961	-£7,421,622
25%	60%	-£8,488,913	-£7,728,075	-£8,327,239	-£7,566,400	-£8,824,552	-£8,662,879
30%	60%	-£9,695,375	-£8,782,370	-£9,501,368	-£8,588,362	-£10,098,143	-£9,904,135
35%	60%	-£10,901,839	-£9,836,666	-£10,675,497	-£9,610,323	-£11,371,735	-£11,145,392
40%	60%	-£12,119,027	-£10,890,962	-£11,856,119	-£10,632,284	-£12,664,833	-£12,401,925
45%	60%	-£13,345,222	-£11,953,314	-£13,049,450	-£11,657,543	-£13,959,254	-£13,663,483
50%	60%	-£14,571,417			-£12,696,218		

% 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%	£3,208,957	£3,208,957	£3,208,957	£3,208,957	£3,208,957	£3,208,957
10%	71%	£681,446	£915,684	£760,759	£994,998	£578,113	£657,426
15%	71%	-£592,712	-£241,355	-£473,743	-£122,386	-£747,712	-£628,742
20%	71%	-£1,866,871	-£1,398,394	-£1,708,244	-£1,239,768	-£2,073,537	-£1,914,910
25%	71%	-£3,141,029	-£2,555,433	-£2,942,746	-£2,357,150	-£3,399,361	-£3,201,079
30%	71%	-£4,415,187	-£3,712,472	-£4,177,248	-£3,474,533	-£4,725,186	-£4,487,246
35%	71%	-£5,689,345	-£4,869,512	-£5,411,749	-£4,591,915	-£6,055,668	-£5,773,532
40%	71%	-£6,983,084	-£6,030,808	-£6,660,644	-£5,709,299	-£7,403,177	-£7,080,736
45%	71%	-£8,278,082	-£7,206,770	-£7,915,336	-£6,844,025	-£8,750,686	-£8,387,939
50%	71%	-£9,573,079	-£8,382,733	-£9,170,028	-£7,979,681	-£10,098,194	-£9,695,143
100%	71%	-£22,523,052	-£20,142,360				-£22,767,179
10%	75%	£634,205	£843,817	£718,247	£927,859	£541,735	£625,777
15%	75%	-£663,574	-£349,156	-£537,511	-£223,093	-£802,278	-£676,215
20%	75%	-£1,961,353	-£1,542,128	-£1,793,269	-£1,374,045	-£2,146,292	-£1,978,207
25%	75%	-£3,259,131	-£2,735,101	-£3,049,027	-£2,524,997	-£3,490,305	-£3,280,200
30%	75%	-£4,556,911	-£3,928,074	-£4,304,785	-£3,675,949	-£4,834,318	-£4,582,193
35%	75%	-£5,856,135	-£5,121,046	-£5,560,542	-£4,826,900	-£6,185,071	-£5,886,114
40%	75%	-£7,175,140	-£6,322,978	-£6,833,474	-£5,981,312	-£7,551,066	-£7,209,400
45%	75%	-£8,494,144	-£7,535,462	-£8,109,770	-£7,151,089	-£8,917,061	-£8,532,687
50%	75%	-£9,813,148	-£8,747,946	-£9,386,066	-£8,320,864	-£10,283,056	-£9,855,974
10%	60%	£816,836	£1,121,171	£881,505	£1,185,564	£682,580	£747,249
15%	60%	-£389,628	£66,875	-£292,624	£163,879	-£591,012	-£494,007
20%	60%	-£1,596,091	-£987,420	-£1,466,753	-£858,082	-£1,864,603	-£1,735,264
25%	60%	-£2,802,555	-£2,041,717	-£2,640,882	-£1,880,043	-£3,138,194	-£2,976,521
30%	60%	-£4,009,017	-£3,096,012	-£3,815,010	-£2,902,004	-£4,411,786	-£4,217,777
35%	60%	-£5,215,481	-£4,150,308	-£4,989,139	-£3,923,965	-£5,685,377	-£5,459,034
40%	60%	-£6,432,669	-£5,204,604	-£6,169,761	-£4,945,926	-£6,978,475	-£6,715,567
45%	60%	-£7,658,864	-£6,266,957	-£7,363,093	-£5,971,185	-£8,272,896	-£7,977,125

£27,943,000

£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%	£5,759,085	£5,759,085	£5,759,085	£5,759,085	£5,759,085	£5,759,085
10%	71%	£3,500,927	£3,692,500	£3,613,775	£3,805,349	£3,342,422	£3,455,271
15%	71%	£2,371,847	£2,659,208	£2,541,120	£2,828,481	£2,134,090	£2,303,363
20%	71%	£1,242,767	£1,625,915	£1,468,466	£1,851,613	£925,758	£1,151,456
25%	71%	£113,687	£592,622	£395,810	£874,744	-£287,195	-£459
30%	71%	-£1,031,999	-£447,878	-£687,915	-£103,794	-£1,515,289	-£1,171,205
35%	71%	-£2,179,544	-£1,498,071	-£1,778,113	-£1,096,639	-£2,743,384	-£2,341,952
40%	71%	-£3,327,091	-£2,548,262	-£2,868,312	-£2,089,484	-£3,971,479	-£3,512,700
45%	71%	-£4,474,636	-£3,598,455	-£3,958,511	-£3,082,329	-£5,199,572	-£4,683,446
50%	71%	-£5,622,182	-£4,648,647	-£5,048,709	-£4,075,174	-£6,427,667	-£5,854,193
100%	71%	-£17,097,641	-£15,150,572	-£15,950,693	-£14,003,624	-£18,708,609	-£17,561,662
10%	75%	£3,451,686	£3,623,119	£3,571,263	£3,742,697	£3,309,845	£3,429,423
15%	75%	£2,297,986	£2,555,136	£2,477,352	£2,734,502	£2,085,225	£2,264,591
20%	75%	£1,144,286	£1,487,152	£1,383,440	£1,726,307	£860,605	£1,099,760
25%	75%	-£9,568	£419,169	£289,530	£718,113	-£369,969	-£66,136
30%	75%	-£1,182,137	-£659,426	-£817,537	-£294,827	-£1,614,617	-£1,250,018
35%	75%	-£2,354,705	-£1,744,876	-£1,929,340	-£1,319,511	-£2,859,266	-£2,433,901
40%	75%	-£3,527,274	-£2,830,326	-£3,041,142	-£2,344,194	-£4,103,916	-£3,617,784
45%	75%	-£4,699,843	-£3,915,777	-£4,152,944	-£3,368,878	-£5,348,564	-£4,801,666
50%	75%	-£5,872,412	-£5,001,228	-£5,264,747	-£4,393,563	-£6,593,213	-£5,985,548
10%	60%	£3,642,508	£3,891,411	£3,734,521	£3,983,425	£3,436,570	£3,528,584
15%	60%	£2,584,219	£2,957,574	£2,722,240	£3,095,594	£2,275,312	£2,413,333
20%	60%	£1,525,930	£2,023,736	£1,709,957	£2,207,764	£1,114,055	£1,298,082
25%	60%	£467,641	£1,089,899	£697,676	£1,319,933	-£47,975	£182,830
30%	60%	-£600,308	£156,062	-£319,752	£432,102	-£1,228,225	-£947,670
35%	60%	-£1,675,905	-£790,495	-£1,348,590	-£463,182	-£2,408,475	-£2,081,162
40%	60%	-£2,751,502	-£1,739,606	-£2,377,429	-£1,365,533	-£3,588,726	-£3,214,653
45%	60%	-£3,827,100	-£2,688,717	-£3,406,267	-£2,267,883	-£4,768,976	-£4,348,143
50%	60%	-£4 902 697	-£3 637 826	-£4 435 105	-£3 170 234	-£5 949 226	-£5 481 634

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

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 SR and LLR % of AH 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% 15%

£90,000,000

£72,325,000

£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%	-£17,720,728	-£17,720,728	-£17,720,728	-£17,720,728	-£17,720,728	-£17,720,728
10%	71%	-£19,978,886	-£19,787,313		-£19,674,464		
15%	71%	-£21,107,966	-£20,820,605				
20%	71%	-£22,237,046	-£21,853,898				
25%	71%	-£23,366,126	-£22,887,191				
30%	71%	-£24,511,812	-£23,927,691	-£24,167,728			-£24,651,018
35%	71%	-£25,659,357	-£24,977,884				
40%	71%	-£26,806,904	-£26,028,075			-£27,451,292	
45%	71%	-£27,954,449	-£27,078,268				
50%	71%	-£29,101,995	-£28,128,460		-£27,554,987	-£29,907,480	-£29,334,006
100%	71%	-£40,577,454	-£38,630,385	-£39,430,506			
10%	75%	-£20,028,127	-£19,856,694	-£19,908,550	-£19,737,116	-£20,169,968	-£20,050,390
15%	75%	-£21,181,827	-£20,924,677				
20%	75%	-£22,335,527	-£21,992,661	-£22,096,373	-£21,753,506	-£22,619,208	
25%	75%	-£23,489,381	-£23,060,644				
30%	75%	-£24,661,950	-£24,139,239	-£24,297,350	-£23,774,640	-£25,094,430	-£24,729,831
35%	75%	-£25,834,518	-£25,224,689				
40%	75%	-£27,007,087	-£26,310,139	-£26,520,955	-£25,824,007	-£27,583,729	-£27,097,597
45%	75%	-£28,179,656	-£27,395,590	-£27,632,757	-£26,848,691	-£28,828,377	-£28,281,479
50%	75%	-£29,352,225	-£28,481,041				
10%	60%	-£19,837,305	-£19,588,402	-£19,745,292	-£19,496,388	-£20,043,243	-£19,951,229
15%	60%	-£20,895,594	-£20,522,239				
20%	60%	-£21,953,883	-£21,456,077				
25%	60%	-£23,012,172	-£22,389,914				
30%	60%	-£24,080,121	-£23,323,751				
35%	60%	-£25,155,718	-£24,270,308				
40%	60%	-£26,231,315	-£25,219,419	-£25,857,242	-£24,845,346	-£27,068,539	-£26,694,466
45%	60%	-£27,306,913	-£26,168,530				
50%	60%	-£28.382.510	-£27.117.639				

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

% 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%	-£8,944,697	-£8.944.697	-£8.944.697	-£8.944.697	-£8.944.697	-£8.944.697
10%	71%	-£11,202,856	-£11.011.282	-£11.090.007	-£10.898.434	-£11.361.361	-£11,248,511
15%	71%	-£12.331.935	-£12.044.575	-£12,162,662	-£11.875.302	-£12,569,692	-£12,400,419
20%	71%	-£13.461.015	-£13.077.868	-£13,235,317	-£12.852.169	-£13,778,025	-£13,552,326
25%	71%	-£14.590.095	-£14.111.161	-£14,307,972	-£13.829.038		-£14.704.241
30%	71%	-£15.735.781	-£15.151.660				-£15.874.987
35%	71%	-£16.883.327	-£16,201,853			-£17.447.166	-£17.045.735
40%	71%	-£18,030,873	-£17,252,045	-£17,572,094	-£16,793,266		-£18,216,482
45%	71%	-£19,178,418	-£18,302,238				-£19,387,228
50%	71%	-£20,325,965	-£19,352,430	-£19,752,491	-£18,778,957	-£21,131,449	-£20,557,975
100%	71%	-£31,801,424	-£29,854,354				-£32,265,445
10%	75%	-£11,252,097	-£11,080,664	-£11,132,519	-£10,961,086	-£11,393,937	-£11,274,359
15%	75%	-£12,405,796	-£12,148,647	-£12,226,430	-£11,969,281	-£12,618,557	-£12,439,191
20%	75%	-£13,559,497	-£13,216,630	-£13,320,342	-£12,977,476	-£13,843,177	-£13,604,023
25%	75%	-£14,713,350	-£14,284,613				-£14,769,919
30%	75%	-£15,885,919	-£15,363,208	-£15,521,320	-£14,998,609	-£16,318,400	-£15,953,801
35%	75%	-£17,058,487	-£16,448,658				-£17,137,683
40%	75%	-£18,231,056	-£17,534,109	-£17,744,924	-£17,047,977	-£18,807,698	-£18,321,566
45%	75%	-£19,403,625	-£18,619,560				-£19,505,448
50%	75%	-£20,576,194	-£19,705,010			-£21,296,995	-£20,689,330
10%	60%	-£11,061,274	-£10,812,372	-£10,969,261	-£10,720,358	-£11,267,212	-£11,175,198
15%	60%	-£12,119,563	-£11,746,209	-£11,981,543	-£11,608,188	-£12,428,470	-£12,290,450
20%	60%	-£13,177,852	-£12,680,046	-£12,993,825	-£12,496,018	-£13,589,728	-£13,405,701
25%	60%	-£14,236,141	-£13,613,883				-£14,520,952
30%	60%	-£15,304,090	-£14,547,721	-£15,023,534	-£14,271,680	-£15,932,008	-£15,651,453
35%	60%	-£16,379,687	-£15,494,278				-£16,784,944
40%	60%	-£17,455,285	-£16,443,388		-£16,069,315		-£17,918,435
45%	60%	-£18,530,882	-£17,392,499				-£19,051,925
50%	60%	-£19 606 480	-F18 341 609		-£17 874 017		-£20 185 416

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%	-£7,170	-£7,170	-£7,170	-£7,170	-£7,170	-£7,170
10%	71%	-£2,265,329	-£2.073.756	-£2.152.480	-£1.960.907	-£2,423,834	-£2.310.985
15%	71%	-£3,394,409	-£3,107,048	-£3,225,136	-£2,937,775	-£3,632,166	-£3,462,893
20%	71%	-£4,523,489	-£4.140.341	-£4,297,790	-£3.914.643	-£4.840.498	-£4,614,800
25%	71%	-£5,652,568	-£5,173,634	-£5,370,446	-£4,891,512	-£6,053,451	-£5,766,715
30%	71%	-£6,798,255	-£6,214,134	-£6,454,171	-£5,870,050	-£7,281,545	-£6,937,461
35%	71%	-£7,945,800	-£7,264,326	-£7,544,369	-£6,862,895	-£8,509,640	-£8,108,208
40%	71%	-£9,093,347	-£8,314,518	-£8,634,568	-£7,855,739	-£9,737,734	-£9,278,955
45%	71%	-£10,240,892	-£9,364,711	-£9,724,766	-£8,848,585	-£10,965,828	-£10,449,702
50%	71%	-£11,388,438	-£10,414,903	-£10,814,964	-£9,841,430	-£12,193,923	-£11,620,449
100%	71%	-£22.863.897	-£20.916.828				-£23.327.918
10%	75%	-£2,314,570	-£2,143,137	-£2,194,992	-£2,023,559	-£2,456,411	-£2,336,833
15%	75%	-£3,468,270	-£3,211,120	-£3,288,904	-£3,031,754	-£3,681,031	-£3,501,665
20%	75%	-£4,621,970	-£4,279,104	-£4,382,815	-£4,039,949	-£4,905,651	-£4,666,496
25%	75%	-£5,775,824	-£5,347,087	-£5,476,726	-£5,048,143	-£6,136,225	-£5,832,392
30%	75%	-£6,948,393	-£6,425,681	-£6,583,793	-£6,061,083	-£7,380,873	-£7,016,274
35%	75%	-£8,120,961	-£7,511,132	-£7,695,596	-£7,085,767	-£8,625,522	-£8,200,156
40%	75%	-£9,293,530	-£8,596,582	-£8,807,398	-£8,110,450	-£9,870,171	-£9,384,039
45%	75%	-£10,466,099	-£9,682,033	-£9,919,200	-£9,135,134	-£11,114,820	-£10,567,922
50%	75%	-£11,638,668	-£10,767,484	-£11,031,003	-£10,159,818	-£12,359,469	-£11,751,804
10%	60%	-£2,123,747	-£1,874,845	-£2,031,735	-£1,782,831	-£2,329,686	-£2,237,672
15%	60%	-£3,182,037	-£2,808,682	-£3,044,016	-£2,670,662	-£3,490,943	-£3,352,923
20%	60%	-£4,240,326	-£3,742,520	-£4,056,299	-£3,558,492	-£4,652,201	-£4,468,174
25%	60%	-£5,298,615	-£4,676,357	-£5,068,580	-£4,446,323	-£5,814,231	-£5,583,425
30%	60%	-£6,366,564	-£5,610,194	-£6,086,008	-£5,334,153	-£6,994,481	-£6,713,926
35%	60%	-£7,442,161	-£6,556,751	-£7,114,846	-£6,229,438	-£8,174,731	-£7,847,417
40%	60%	-£8,517,758	-£7,505,862	-£8,143,685	-£7,131,788	-£9,354,982	-£8,980,908
45%	60%	-£9,593,356	-£8,454,973	-£9,172,522	-£8,034,139	-£10,535,232	-£10,114,399

£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%	-£17,991,871	-£17,991,871				
10%	71%	-£20,250,029	-£20,058,456	-£20,137,181	-£19,945,607	-£20,408,535	
15%	71%	-£21,379,109	-£21,091,748	-£21,209,836			-£21,447,593
20%	71%	-£22,508,189	-£22,125,042	-£22,282,491	-£21,899,343	-£22,825,198	
25%	71%	-£23,637,269	-£23,158,335	-£23,355,146			-£23,751,415
30%	71%	-£24,782,955	-£24,198,834	-£24,438,871	-£23,854,750	-£25,266,245	
35%	71%	-£25,930,501	-£25,249,027				
40%	71%	-£27,078,047	-£26,299,219		-£25,840,440	-£27,722,435	-£27,263,656
45%	71%	-£28,225,592	-£27,349,412				
50%	71%	-£29,373,139	-£28,399,603		-£27,826,130		-£29,605,149
100%	71%	-£40,848,598	-£38,901,528				
10%	75%	-£20,299,271	-£20,127,838	-£20,179,693	-£20,008,260	-£20,441,111	-£20,321,533
15%	75%	-£21,452,970	-£21,195,820				
20%	75%	-£22,606,670	-£22,263,804	-£22,367,516	-£22,024,650	-£22,890,351	-£22,651,196
25%	75%	-£23,760,524	-£23,331,787				
30%	75%	-£24,933,093	-£24,410,382	-£24,568,493	-£24,045,783	-£25,365,573	-£25,000,975
35%	75%	-£26,105,661	-£25,495,832	-£25,680,296			
40%	75%	-£27,278,230	-£26,581,282	-£26,792,098	-£26,095,150	-£27,854,872	-£27,368,740
45%	75%	-£28,450,799	-£27,666,734				
50%	75%	-£29,623,368	-£28,752,184		-£28,144,519	-£30,344,169	-£29,736,504
10%	60%	-£20,108,448	-£19,859,545				-£20,222,372
15%	60%	-£21,166,737	-£20,793,383			-£21,475,644	
20%	60%	-£22,225,026	-£21,727,220			-£22,636,901	
25%	60%	-£23,283,315	-£22,661,057				
30%	60%	-£24,351,264	-£23,594,895				
35%	60%	-£25,426,861	-£24,541,452				
40%	60%	-£26,502,459	-£25,490,562				-£26,965,609
45%	60%	-£27,578,056	-£26,439,673				
50%	60%	-£28.653.653	-£27.388.783				

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%	-£5.693.528	-£5.693.528	-£5.693.528	-£5.693.528	-£5.693.528	-£5,693,528
10%	71%	-£7,951,687	-£7,760,114	-£7,838,838	-£7,647,265	-£8,110,192	-£7,997,342
15%	71%	-£9,080,767	-£8,793,406	-£8,911,494	-£8,624,133	-£9,318,523	-£9,149,250
20%	71%	-£10,209,846	-£9,826,699	-£9,984,148	-£9,601,001	-£10,526,856	-£10,301,158
25%	71%	-£11,338,926	-£10,859,992	-£11,056,804	-£10,577,870	-£11,739,809	-£11,453,073
30%	71%	-£12,484,613	-£11,900,491	-£12,140,529	-£11,556,407	-£12,967,903	-£12,623,819
35%	71%	-£13,632,158	-£12,950,684		-£12,549,253	-£14,195,997	-£13,794,566
40%	71%	-£14,779,704	-£14,000,876		-£13,542,097		-£14,965,313
45%	71%	-£15,927,250	-£15,051,069	-£15,411,124	-£14,534,943	-£16,652,186	-£16,136,059
50%	71%	-£17,074,796	-£16,101,261				-£17,306,807
100%	71%	-£28,550,255	-£26,603,185	-£27,403,307	-£25,456,238		-£29,014,276
10%	75%	-£8,000,928	-£7,829,495	-£7,881,350	-£7,709,917	-£8,142,768	-£8,023,191
15%	75%	-£9,154,627	-£8,897,478	-£8,975,262	-£8,718,112	-£9,367,388	-£9,188,023
20%	75%	-£10,308,328	-£9,965,462	-£10,069,173	-£9,726,307	-£10,592,009	-£10,352,854
25%	75%	-£11,462,181	-£11,033,445	-£11,163,084	-£10,734,501	-£11,822,583	-£11,518,750
30%	75%	-£12,634,751	-£12,112,039	-£12,270,151	-£11,747,440		-£12,702,632
35%	75%	-£13,807,319	-£13,197,490	-£13,381,954	-£12,772,125		-£13,886,514
40%	75%	-£14,979,888	-£14,282,940				-£15,070,397
45%	75%	-£16,152,457	-£15,368,391	-£15,605,558	-£14,821,492	-£16,801,178	-£16,254,279
50%	75%	-£17,325,026	-£16,453,841				-£17,438,162
10%	60%	-£7,810,105	-£7,561,203	-£7,718,092	-£7,469,189	-£8,016,044	-£7,924,030
15%	60%	-£8,868,394	-£8,495,040	-£8,730,374	-£8,357,020	-£9,177,301	-£9,039,281
20%	60%	-£9,926,683	-£9,428,877	-£9,742,657	-£9,244,850	-£10,338,559	-£10,154,532
25%	60%	-£10,984,972	-£10,362,715	-£10,754,938	-£10,132,680	-£11,500,589	-£11,269,783
30%	60%	-£12,052,921	-£11,296,552	-£11,772,366	-£11,020,511	-£12,680,839	-£12,400,284
35%	60%	-£13,128,519	-£12,243,109	-£12,801,204	-£11,915,795	-£13,861,089	-£13,533,775
40%	60%	-£14,204,116	-£13,192,220		-£12,818,146		-£14,667,266
45%	60%	-£15,279,713	-£14,141,330	-£14,858,880	-£13,720,497	-£16,221,590	-£15,800,756
50%	60%	-£16 355 311	-£15,090,440		-£14 622 848		£16 034 248

 50%
 60%
 £16,376,713

 50%
 £6,355,311

 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%	-£7,170	-£7,170	-£7,170	-£7,170	-£7,170	-£7,170
10%	71%	-£2,265,329	-£2,073,756	-£2,152,480	-£1,960,907	-£2,423,834	-£2,310,985
15%	71%	-£3,394,409	-£3,107,048	-£3,225,136	-£2,937,775	-£3,632,166	-£3,462,893
20%	71%	-£4,523,489	-£4,140,341	-£4,297,790	-£3,914,643	-£4,840,498	-£4,614,800
25%	71%	-£5,652,568	-£5,173,634	-£5,370,446	-£4,891,512	-£6,053,451	-£5,766,715
30%	71%	-£6,798,255	-£6,214,134	-£6,454,171	-£5,870,050	-£7,281,545	-£6,937,461
35%	71%	-£7,945,800	-£7,264,326	-£7,544,369	-£6,862,895	-£8,509,640	-£8,108,208
40%	71%	-£9,093,347	-£8,314,518	-£8,634,568	-£7,855,739	-£9,737,734	-£9,278,955
45%	71%	-£10,240,892	-£9,364,711	-£9,724,766	-£8,848,585	-£10,965,828	-£10,449,702
50%	71%	-£11,388,438	-£10,414,903	-£10,814,964	-£9,841,430	-£12,193,923	-£11,620,449
100%	71%	-£22,863,897	-£20,916,828	-£21,716,949	-£19,769,880	-£24,474,865	-£23,327,918
10%	75%	-£2,314,570	-£2,143,137	-£2,194,992	-£2,023,559	-£2,456,411	-£2,336,833
15%	75%	-£3,468,270	-£3,211,120	-£3,288,904	-£3,031,754	-£3,681,031	-£3,501,665
20%	75%	-£4,621,970	-£4,279,104	-£4,382,815	-£4,039,949	-£4,905,651	-£4,666,496
25%	75%	-£5,775,824	-£5,347,087	-£5,476,726	-£5,048,143	-£6,136,225	-£5,832,392
30%	75%	-£6,948,393	-£6,425,681	-£6,583,793	-£6,061,083	-£7,380,873	-£7,016,274
35%	75%	-£8,120,961	-£7,511,132	-£7,695,596	-£7,085,767	-£8,625,522	-£8,200,156
40%	75%	-£9,293,530	-£8,596,582	-£8,807,398	-£8,110,450	-£9,870,171	-£9,384,039
45%	75%	-£10,466,099	-£9,682,033	-£9,919,200	-£9,135,134	-£11,114,820	-£10,567,922
50%	75%	-£11.638.668	-£10.767.484	-£11.031.003	-£10.159.818	-£12.359.469	-£11.751.804
10%	60%	-£2.123.747	-£1.874.845	-£2.031.735	-£1.782.831	-£2.329.686	-£2,237,672
15%	60%	-£3,182,037	-£2,808,682	-£3,044,016	-£2,670,662	-£3,490,943	-£3,352,923
20%	60%	-£4.240.326	-£3.742.520	-£4.056.299	-£3.558.492	-£4.652.201	-£4,468,174
25%	60%	-£5,298,615	-£4,676,357	-£5,068,580	-£4,446,323	-£5,814,231	-£5,583,425
30%	60%	-£6,366,564	-£5.610.194	-£6.086.008	-£5.334.153	-£6,994,481	-£6,713,926
35%	60%	-£7,442,161	-£6,556,751	-£7,114,846	-£6,229,438	-£8,174,731	-£7,847,417
40%	60%	-£8.517.758	-£7,505,862	-£8.143.685	-£7.131.788	-£9.354.982	-£8,980,908
45%	60%	-£9,593,356	-£8,454,973	-£9,172,522	-£8,034,139	-£10,535,232	-£10,114,399
50%	60%	-£10 668 953	-F9 404 082	-£10 201 361	-F8 936 490	-£11 715 482	-£11 247 890

£13,474,000

 No Units
 180

 Site Area
 1.51 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%	£113,071,332	£113,071,332	£113,071,332	£113,071,332	£113,071,332	£113,071,332
10%	71%	£99,074,252	£99,700,223	£99,099,828	£99,725,798	£99,166,889	£99,192,463
15%	71%	£92,075,714	£93,014,669	£92,114,075	£93,053,030	£92,214,667	£92,253,028
20%	71%	£85,077,174	£86,329,114	£85,128,322	£86,380,262	£85,262,446	£85,313,594
25%	71%	£78,078,634	£79,643,560	£78,142,569	£79,707,495	£78,310,224	£78,374,159
30%	71%	£71,080,094	£72,958,005	£71,156,816	£73,034,727	£71,358,002	£71,434,724
35%	71%	£64,081,554	£66,272,450	£64,171,063	£66,361,959	£64,405,780	£64,495,290
40%	71%	£57,083,014	£59,586,895	£57,185,310	£59,689,192	£57,453,558	£57,555,855
45%	71%	£50,084,474	£52,901,341	£50,199,557	£53,016,424	£50,501,337	£50,616,420
50%	71%	£43.085.934	£46,215,786	£43.213.805	£46.343.657	£43.549.115	£43,676,985
100%	71%	-£28,650,112	-£21,983,606	-£28,377,750	-£21,711,245	-£27,663,549	-£27,391,187
10%	75%	£98,996,149	£99,557,234	£99,023,293	£99,584,378	£99,079,183	£99,106,326
15%	75%	£91,958,557	£92,800,185	£91,999,273	£92,840,900	£92,083,108	£92,123,823
20%	75%	£84.920.966	£86.043.136	£84.975.253	£86.097.423	£85.087.033	£85,141,320
25%	75%	£77,883,374	£79,286,086	£77,951,233	£79,353,946	£78,090,958	£78,158,817
30%	75%	£70.845.781	£72.529.038	£70.927.213	£72.610.469	£71.094.884	£71.176.314
35%	75%	£63,808,190	£65,771,988	£63,903,193	£65,866,991	£64,098,809	£64,193,811
40%	75%	£56.770.598	£59.014.939	£56.879.172	£59.123.513	£57.102.734	£57,211,308
45%	75%	£49.733.007	£52.257.890	£49.855.153	£52.380.037	£50.106.659	£50.228.805
50%	75%	£42.695.415	£45.500.840	£42.831.133	£45.636.559	£43.110.585	£43,246,302
10%	60%	£99,297,129	£100,105,957	£99,317,867	£100,126,695	£99,416,826	£99,437,564
15%	60%	£92.410.027	£93.623.269	£92.441.134	£93,654,376	£92.589.573	£92,620,679
20%	60%	£85,522,926	£87,140,582	£85,564,401	£87,182,057	£85,762,319	£85,803,794
25%	60%	£78.635.823	£80.657.893	£78.687.669	£80,709,738	£78.935.066	£78.986.911
30%	60%	£71,748,722	£74,175,206	£71,810,936	£74,237,419	£72,107,812	£72,170,026
35%	60%	£64.861.620	£67.692.518	£64.934.202	£67.765.100	£65,280,559	£65,353,141
40%	60%	£57.974.519	£61,209,831	£58.057.469	£61,292,781	£58.453.306	£58.536.257
45%	60%	£51.087.417	£54.727.143	£51.180.737	£54.820.463	£51.626.052	£51,719,373
50%	60%	£44 200 315	£48 244 454	£44 304 004	£48 348 144	£44 798 799	£44 902 488

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%	71%	-£36,660,980	-£36,035,009	-£36,635,405	-£36,009,435	-£36,568,343	-£36,542,769
15%	71%						
20%	71%		-£49,406,119	-£50,606,911	-£49,354,971	-£50,472,787	-£50,421,639
25%	71%						
30%	71%	-£64,655,139	-£62,777,228	-£64,578,416	-£62,700,505	-£64,377,231	-£64,300,509
35%	71%						
40%	71%	-£78,652,218	-£76,148,337	-£78,549,922	-£76,046,040	-£78,281,675	-£78,179,377
45%	71%						
50%	71%	-£92,649,298	-£89,519,446	-£92,521,428	-£89,391,576	-£92,186,117	-£92,058,247
100%	71%						
10%	75%	-£36,739,084	-£36,177,999	-£36,711,939	-£36,150,855	-£36,656,049	-£36,628,906
15%	75%					-£43,652,124	
20%	75%	-£50,814,267	-£49,692,096		-£49,637,809		
25%	75%		-£56,449,146				
30%	75%				-£63,124,764		
35%	75%					-£71,636,424	
40%	75%	-£78,964,634	-£76,720,294				-£78,523,924
45%	75%				-£83,355,196	-£85,628,574	
50%	75%				-£90,098,674		
10%	60%	-£36,438,104	-£35,629,275	-£36,417,366	-£35,608,538	-£36,318,407	-£36,297,669
15%	60%	-£43,325,206	-£42,111,963				-£43,114,553
20%	60%					-£49,972,914	
25%	60%				-£55.025.494		
30%	60%			-£63,924,297	-£61,497,813	-£63,627,420	
35%	60%	-£70,873,612	-£68,042,714				
40%	60%	-£77,760,714	-£74,525,402		-£74,442,452		
45%	60%						
50%	60%					-£90.936.434	-£90.832.744

Residual Land values compared to benchmark land values Benchmark Z1 - 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%	£3,992,991	£3,992,991	£3,992,991	£3,992,991	£3,992,991	£3,992,991
10%	71%	-£10,004,089	-£9,378,118	-£9,978,513	-£9,352,543	-£9,911,452	-£9,885,878
15%	71%	-£17,002,627	-£16,063,672	-£16,964,266	-£16,025,311	-£16,863,674	-£16,825,313
20%	71%	-£24,001,167	-£22,749,227	-£23,950,019	-£22,698,079	-£23,815,895	-£23,764,747
25%	71%				-£29,370,846		
30%	71%	-£37,998,247	-£36,120,336	-£37,921,525	-£36,043,614	-£37,720,339	-£37,643,617
35%	71%	-£44,996,787		-£44,907,278	-£42,716,382	-£44,672,561	-£44,583,051
40%	71%	-£51,995,327	-£49,491,446	-£51,893,031	-£49,389,149	-£51,624,783	-£51,522,486
45%	71%			-£58,878,784	-£56,061,917	-£58,577,004	-£58,461,921
50%	71%	-£65,992,407	-£62,862,555	-£65,864,536	-£62,734,684	-£65,529,226	-£65,401,356
100%	71%		-£131,061,947		-£130,789,586	-£136,741,890	
10%	75%	-£10,082,192	-£9,521,107	-£10,055,048	-£9,493,963	-£9,999,158	-£9,972,015
15%	75%	-£17.119.784	-£16.278.156	-£17.079.068	-£16.237.441	-£16.995.233	-£16.954.518
20%	75%				-£22,980,918		
25%	75%				-£29,724,395		
30%	75%			-£38,151,128	-£36,467,872	-£37,983,457	
35%	75%				-£43.211.350		
40%	75%		-£50,063,402	-£52,199,169	-£49,954,828		
45%	75%	-£59,345,334			-£56.698.304		
50%	75%				-£63.441.782		
10%	60%	-£9.781.212	-£8.972.384	-£9.760.474	-£8.951.646	-£9.661.515	-£9.640.777
15%	60%	-£16.668.314	-£15.455.072	-£16.637.207	-£15.423.965	-£16.488.768	-£16.457.662
20%	60%		-£21.937.759		-£21.896.284		
25%	60%		-£28.420.448	-£30.390.672	-£28.368.603		
30%	60%		-£34.903.135		-£34.840.922		
35%	60%		-£41.385.823		-£41.313.241		
40%	60%		-£47.868.510	-£51.020.872	-£47.785.560		
45%	60%		-£54.351.198	-£57.897.605	-£54.257.878		-£57.358.968
50%	60%		-£60 833 887	-£64 774 337	-£60.730.197		

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%	£50,403,884	£50,403,884	£50,403,884	£50,403,884	£50,403,884	£50,403,884
10%	71%	£36,406,804	£37,032,775	£36,432,379	£37,058,349	£36,499,441	£36,525,015
15%	71%	£29,408,265	£30,347,220	£29,446,626	£30,385,581	£29,547,218	£29,585,579
20%	71%	£22,409,725	£23,661,665	£22,460,873	£23,712,813	£22,594,997	£22,646,145
25%	71%	£15,411,185	£16,976,111	£15,475,120	£17,040,046	£15,642,776	£15,706,711
30%	71%	£8,412,645	£10,290,556	£8,489,367	£10,367,278	£8,690,553	£8,767,275
35%	71%	£1,414,105	£3,605,001	£1,503,615	£3,694,511	£1,738,332	£1,827,841
40%	71%	-£5,584,435	-£3,080,554	-£5,482,138	-£2,978,256	-£5,213,891	-£5,111,594
45%	71%	-£12,582,974	-£9,766,107	-£12,467,891	-£9,651,024	-£12,166,112	-£12,051,029
50%	71%	-£19,581,514	-£16,451,662	-£19,453,644	-£16,323,792	-£19,118,334	-£18,990,463
100%	71%			-£91,045,198	-£84,378,693	-£90,330,998	-£90,058,636
10%	75%	£36,328,700	£36,889,785	£36,355,844	£36,916,929	£36,411,734	£36,438,878
15%	75%	£29,291,108	£30,132,736	£29,331,824	£30,173,451	£29,415,659	£29,456,374
20%	75%	£22,253,517	£23,375,687	£22,307,804	£23,429,975	£22,419,584	£22,473,871
25%	75%	£15,215,925	£16,618,638	£15,283,784	£16,686,497	£15,423,509	£15,491,368
30%	75%	£8,178,333	£9,861,589	£8,259,764	£9,943,020	£8,427,435	£8,508,865
35%	75%	£1,140,742	£3,104,539	£1,235,744	£3,199,542	£1,431,360	£1,526,362
40%	75%	-£5,896,851	-£3,652,510	-£5,788,276	-£3,543,935	-£5,564,715	-£5,456,141
45%	75%	-£12,934,442	-£10,409,559	-£12,812,295	-£10,287,412	-£12,560,790	-£12,438,644
50%	75%	-£19,972,034	-£17,166,608	-£19,836,315	-£17,030,890	-£19,556,864	-£19,421,147
10%	60%	£36,629,680	£37,438,508	£36,650,418	£37,459,246	£36,749,377	£36,770,115
15%	60%	£29,742,578	£30,955,821	£29,773,685	£30,986,927	£29,922,124	£29,953,230
20%	60%	£22.855.477	£24,473,133	£22.896.953	£24.514.608	£23.094.870	£23.136.346
25%	60%	£15,968,375	£17,990,445	£16,020,220	£18,042,290	£16,267,617	£16,319,462
30%	60%	£9.081.274	£11.507.757	£9.143.487	£11.569.971	£9,440,364	£9.502.577
35%	60%	£2,194,171	£5,025,069	£2,266,753	£5,097,651	£2,613,111	£2,685,693
40%	60%	-£4.692.930	-£1.457.618	-£4.609.979	-£1.374.668	-£4.214.142	-£4.131.192
45%	60%	-£11,580,032	-£7,940,306	-£11,486,712	-£7,846,986	-£11,041,397	-£10,948,076
E00/	600/	C40 407 404	044 400 004	C40 202 44E	C44 240 20E	C47 000 000	C47 704 004

£90,000,000

£72,325,000

£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%	£71,409,665	£71,409,665	£71,409,665	£71,409,665	£71,409,665	£71,409,665
10%	71%	£57,412,585	£58,038,556	£57,438,160	£58,064,130	£57,505,222	£57,530,796
15%	71%	£50,414,046	£51,353,001	£50,452,407	£51,391,362	£50,553,000	£50,591,361
20%	71%	£43,415,506	£44,667,446	£43,466,654	£44,718,594	£43,600,778	£43,651,926
25%	71%	£36,416,966	£37,981,892	£36,480,902	£38,045,828	£36,648,557	£36,712,492
30%	71%	£29,418,427	£31,296,338	£29,495,149	£31,373,060	£29,696,334	£29,773,057
35%	71%	£22,419,887	£24,610,783	£22,509,396	£24,700,292	£22,744,113	£22,833,622
40%	71%	£15,421,347	£17,925,228	£15,523,643	£18,027,525	£15,791,891	£15,894,188
45%	71%	£8,422,807	£11,239,674	£8,537,890	£11,354,757	£8,839,669	£8,954,752
50%	71%	£1,424,267	£4,554,119	£1,552,137	£4,681,989	£1,887,448	£2,015,318
100%	71%				-£63,372,912		-£69,052,854
10%	75%	£57,334,482	£57,895,566	£57,361,626	£57,922,710	£57,417,516	£57,444,659
15%	75%	£50,296,889	£51,138,518	£50,337,606	£51,179,233	£50,421,441	£50,462,156
20%	75%	£43,259,298	£44,381,469	£43,313,586	£44,435,756	£43,425,366	£43,479,653
25%	75%	£36,221,706	£37,624,419	£36,289,565	£37,692,278	£36,429,291	£36,497,150
30%	75%	£29,184,114	£30,867,370	£29,265,545	£30,948,801	£29,433,216	£29,514,647
35%	75%	£22,146,523	£24,110,320	£22,241,525	£24,205,324	£22,437,141	£22,532,144
40%	75%	£15,108,931	£17,353,272	£15,217,505	£17,461,846	£15,441,066	£15,549,641
45%	75%	£8,071,340	£10,596,223	£8,193,486	£10,718,369	£8,444,991	£8,567,138
50%	75%	£1,033,748	£3,839,173	£1,169,466	£3,974,891	£1,448,917	£1,584,635
10%	60%	£57,635,462	£58,444,290	£57,656,199	£58,465,028	£57,755,159	£57,775,896
15%	60%	£50,748,359	£51,961,602	£50,779,467	£51,992,708	£50,927,906	£50,959,012
20%	60%	£43,861,258	£45,478,915	£43,902,734	£45,520,389	£44,100,651	£44,142,127
25%	60%	£36,974,156	£38,996,226	£37,026,001	£39,048,071	£37,273,398	£37,325,243
30%	60%	£30,087,055	£32,513,538	£30,149,268	£32,575,752	£30,446,145	£30,508,359
35%	60%	£23,199,953	£26,030,851	£23,272,535	£26,103,433	£23,618,892	£23,691,474
40%	60%	£16,312,852	£19,548,163	£16,395,802	£19,631,114	£16,791,639	£16,874,589
45%	60%	£9,425,749	£13,065,476	£9,519,069	£13,158,795	£9,964,385	£10,057,705
50%	60%	£2.538.647	£6.582.787	£2.642.336	£6,686,476	£3.137.132	£3,240,821

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£86,981,512	£86,981,512	£86,981,512	£86,981,512	£86,981,512	£86,981,512
10%	71%	£72,984,433	£73,610,404	£73,010,008	£73,635,978	£73,077,070	£73,102,644
15%	71%	£65,985,894	£66,924,849	£66,024,255	£66,963,210	£66,124,847	£66,163,208
20%	71%	£58,987,354	£60,239,294	£59,038,502	£60,290,442	£59,172,626	£59,223,774
25%	71%	£51,988,814	£53,553,740	£52,052,749	£53,617,675	£52,220,404	£52,284,339
30%	71%	£44,990,274	£46,868,185	£45,066,996	£46,944,907	£45,268,182	£45,344,904
35%	71%	£37,991,734	£40,182,630	£38,081,243	£40,272,139	£38,315,961	£38,405,470
40%	71%	£30,993,194	£33,497,075	£31,095,490	£33,599,372	£31,363,738	£31,466,035
45%	71%	£23,994,654	£26,811,521	£24,109,738	£26,926,605	£24,411,517	£24,526,600
50%	71%	£16,996,114	£20,125,967	£17,123,985	£20,253,837	£17,459,295	£17,587,166
100%	71%		-£48,073,426				-£53,481,007
10%	75%	£72,906,329	£73,467,414	£72,933,473	£73,494,558	£72,989,363	£73,016,506
15%	75%	£65,868,737	£66,710,365	£65,909,453	£66,751,080	£65,993,288	£66,034,003
20%	75%	£58,831,146	£59,953,316	£58,885,433	£60,007,603	£58,997,213	£59,051,500
25%	75%	£51,793,554	£53,196,266	£51,861,413	£53,264,126	£52,001,138	£52,068,997
30%	75%	£44,755,962	£46,439,218	£44,837,393	£46,520,649	£45,005,064	£45,086,494
35%	75%	£37,718,370	£39,682,168	£37,813,373	£39,777,171	£38,008,989	£38,103,991
40%	75%	£30,680,778	£32,925,119	£30,789,353	£33,033,693	£31,012,914	£31,121,488
45%	75%	£23,643,187	£26,168,070	£23,765,334	£26,290,217	£24,016,839	£24,138,985
50%	75%	£16,605,595	£19,411,021	£16,741,313	£19,546,739	£17,020,765	£17,156,482
10%	60%	£73,207,309	£74,016,137	£73,228,047	£74,036,875	£73,327,006	£73,347,744
15%	60%	£66,320,207	£67,533,450	£66,351,314	£67,564,556	£66,499,753	£66,530,859
20%	60%	£59,433,106	£61,050,762	£59,474,581	£61,092,237	£59,672,499	£59,713,975
25%	60%	£52,546,004	£54,568,073	£52,597,849	£54,619,919	£52,845,246	£52,897,091
30%	60%	£45,658,902	£48,085,386	£45,721,116	£48,147,599	£46,017,993	£46,080,206
35%	60%	£38,771,800	£41,602,698	£38,844,382	£41,675,280	£39,190,739	£39,263,321
40%	60%	£31,884,699	£35,120,011	£31,967,649	£35,202,961	£32,363,486	£32,446,437
45%	60%	£24,997,597	£28,637,323	£25,090,917	£28,730,643	£25,536,232	£25,629,553
50%	60%	£18.110.495	£22,154,634	£18,214,184	£22,258,324	£18.708.979	£18.812.668

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	council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£102,839,912	£102,839,912	£102,839,912	£102,839,912	£102,839,912	£102,839,912
10%	71%	£88,842,832	£89,468,803	£88,868,407	£89,494,377	£88,935,469	£88,961,043
15%	71%	£81,844,293	£82,783,248	£81,882,654	£82,821,609	£81,983,247	£82,021,608
20%	71%	£74,845,754	£76,097,694	£74,896,902	£76,148,842	£75,031,025	£75,082,174
25%	71%	£67,847,214	£69,412,140	£67,911,149	£69,476,075	£68,078,804	£68,142,739
30%	71%	£60,848,674	£62,726,585	£60,925,396	£62,803,307	£61,126,582	£61,203,304
35%	71%	£53,850,134	£56,041,030	£53,939,643	£56,130,539	£54,174,360	£54,263,869
40%	71%	£46,851,594	£49,355,475	£46,953,890	£49,457,772	£47,222,138	£47,324,435
45%	71%	£39,853,054	£42,669,921	£39,968,137	£42,785,004	£40,269,916	£40,385,000
50%	71%	£32,854,514	£35,984,366	£32,982,384	£36,112,236	£33,317,695	£33,445,565
100%	71%		-£32,215,026				
10%	75%	£88,764,729	£89,325,814	£88,791,873	£89,352,958	£88,847,763	£88,874,906
15%	75%	£81,727,137	£82.568.765	£81.767.853	£82,609,480	£81.851.688	£81.892.403
20%	75%	£74,689,546	£75,811,716	£74,743,833	£75,866,003	£74,855,613	£74,909,900
25%	75%	£67.651.953	£69.054.666	£67.719.813	£69.122.525	£67.859.538	£67.927.397
30%	75%	£60,614,361	£62,297,617	£60,695,792	£62,379,049	£60,863,464	£60,944,894
35%	75%	£53.576.770	£55.540.568	£53.671.772	£55,635,571	£53,867,389	£53,962,391
40%	75%	£46,539,178	£48,783,519	£46,647,752	£48,892,093	£46,871,314	£46,979,888
45%	75%	£39.501.587	£42.026.470	£39.623.733	£42.148.616	£39.875.238	£39,997,385
50%	75%	£32,463,995	£35,269,420	£32,599,713	£35,405,139	£32,879,164	£33,014,882
10%	60%	£89,065,709	£89,874,537	£89,086,447	£89,895,275	£89,185,406	£89,206,144
15%	60%	£82,178,607	£83,391,849	£82,209,714	£83,422,956	£82,358,153	£82,389,259
20%	60%	£75,291,505	£76.909.162	£75.332.981	£76.950.636	£75.530.899	£75.572.374
25%	60%	£68,404,403	£70,426,473	£68,456,248	£70,478,318	£68,703,645	£68,755,491
30%	60%	£61.517.302	£63.943.786	£61,579,516	£64.005.999	£61.876.392	£61.938.606
35%	60%	£54,630,200	£57,461,098	£54,702,782	£57,533,680	£55,049,139	£55,121,721
40%	60%	£47.743.099	£50.978.410	£47.826.049	£51.061.361	£48.221.886	£48.304.836
45%	60%	£40,855,997	£44,495,723	£40,949,316	£44,589,043	£41,394,632	£41,487,953
50%	60%	£33 968 894	£38.013.034	£34.072.584	£38.116.723	£34.567.379	£34.671.068

£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%	£70,928,559	£70,928,559	£70,928,559	£70,928,559	£70,928,559	£70,928,559
10%	71%	£56,931,479	£57,557,450	£56,957,054	£57,583,024	£57,024,116	£57,049,690
15%	71%	£49,932,940	£50,871,895	£49,971,301	£50,910,256	£50,071,894	£50,110,255
20%	71%	£42,934,400	£44,186,340	£42,985,548	£44,237,488	£43,119,672	£43,170,820
25%	71%	£35,935,860	£37,500,786	£35,999,796	£37,564,722	£36,167,451	£36,231,386
30%	71%	£28,937,321	£30,815,232	£29,014,043	£30,891,954	£29,215,228	£29,291,951
35%	71%	£21,938,781	£24,129,677	£22,028,290	£24,219,186	£22,263,007	£22,352,516
40%	71%	£14,940,241	£17,444,122	£15,042,537	£17,546,419	£15,310,785	£15,413,082
45%	71%	£7,941,701	£10,758,568	£8,056,784	£10,873,651	£8,358,563	£8,473,646
50%	71%	£943,161	£4,073,013	£1,071,031	£4,200,883	£1,406,342	£1,534,212
100%	71%						
10%	75%	£56,853,376	£57,414,460	£56,880,520	£57,441,604	£56,936,410	£56,963,553
15%	75%	£49,815,783	£50,657,412	£49,856,500	£50,698,127	£49,940,335	£49,981,050
20%	75%	£42,778,192	£43,900,363	£42,832,480	£43,954,650	£42,944,260	£42,998,547
25%	75%	£35,740,600	£37,143,313	£35,808,459	£37,211,172	£35,948,185	£36,016,044
30%	75%	£28,703,008	£30,386,264	£28,784,439	£30,467,695	£28,952,110	£29,033,541
35%	75%	£21,665,417	£23,629,214	£21,760,419	£23,724,218	£21,956,035	£22,051,038
40%	75%	£14,627,825	£16,872,166	£14,736,399	£16,980,740	£14,959,960	£15,068,535
45%	75%	£7,590,234	£10,115,117	£7,712,380	£10,237,263	£7,963,885	£8,086,032
50%	75%	£552,642	£3,358,067	£688,360	£3,493,785	£967,811	£1,103,529
10%	60%	£57,154,356	£57,963,184	£57,175,093	£57,983,922	£57,274,053	£57,294,790
15%	60%	£50,267,253	£51,480,496	£50,298,361	£51,511,602	£50,446,800	£50,477,906
20%	60%	£43,380,152	£44,997,809	£43,421,628	£45,039,283	£43,619,545	£43,661,021
25%	60%	£36,493,050	£38,515,120	£36,544,895	£38,566,965	£36,792,292	£36,844,137
30%	60%	£29,605,949	£32,032,432	£29,668,162	£32,094,646	£29,965,039	£30,027,253
35%	60%	£22,718,847	£25,549,745	£22,791,429	£25,622,327	£23,137,786	£23,210,368
40%	60%	£15,831,746	£19,067,057	£15,914,696	£19,150,008	£16,310,533	£16,393,483
45%	60%	£8,944,643	£12,584,370	£9,037,963	£12,677,689	£9,483,279	£9,576,600
50%	60%	£2.057.541	£6.101.681	£2.161.230	£6 205 370	£2 656 026	£2 759 715

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%	£92,750,260	£92,750,260	£92,750,260	£92,750,260	£92,750,260	£92,750,260
10%	71%	£78,753,180	£79,379,151	£78,778,755	£79,404,725	£78,845,817	£78,871,391
15%	71%	£71,754,641	£72,693,596	£71,793,002	£72,731,957	£71,893,595	£71,931,956
20%	71%	£64,756,101	£66,008,041	£64,807,249	£66,059,189	£64,941,373	£64,992,521
25%	71%	£57,757,561	£59,322,487	£57,821,496	£59,386,422	£57,989,152	£58,053,087
30%	71%	£50,759,021	£52,636,932	£50,835,744	£52,713,655	£51,036,929	£51,113,651
35%	71%	£43,760,482	£45,951,378	£43,849,991	£46,040,887	£44,084,708	£44,174,217
40%	71%	£36,761,942	£39,265,823	£36,864,238	£39,368,120	£37,132,485	£37,234,783
45%	71%	£29,763,402	£32,580,269	£29,878,485	£32,695,352	£30,180,264	£30,295,347
50%	71%	£22,764,862	£25,894,714	£22,892,732	£26,022,584	£23,228,043	£23,355,913
100%	71%	-£48,971,184	-£42,304,678	-£48,698,822	-£42,032,317	-£47,984,621	-£47,712,259
10%	75%	£78,675,077	£79,236,161	£78,702,221	£79,263,305	£78,758,111	£78,785,254
15%	75%	£71,637,484	£72,479,112	£71,678,201	£72,519,828	£71,762,036	£71,802,751
20%	75%	£64,599,893	£65,722,064	£64,654,180	£65,776,351	£64,765,961	£64,820,248
25%	75%	£57,562,301	£58,965,014	£57,630,160	£59,032,873	£57,769,885	£57,837,745
30%	75%	£50,524,709	£52,207,965	£50,606,140	£52,289,396	£50,773,811	£50,855,242
35%	75%	£43,487,118	£45,450,915	£43,582,120	£45,545,919	£43,777,736	£43,872,739
40%	75%	£36,449,526	£38.693.866	£36,558,100	£38.802.441	£36.781.661	£36.890.236
45%	75%	£29,411,935	£31,936,818	£29,534,081	£32,058,964	£29,785,586	£29,907,733
50%	75%	£22,374,342	£25,179,768	£22,510,061	£25,315,486	£22,789,512	£22,925,229
10%	60%	£78,976,056	£79,784,885	£78,996,794	£79,805,622	£79,095,754	£79,116,491
15%	60%	£72,088,954	£73,302,197	£72,120,062	£73,333,303	£72,268,500	£72,299,607
20%	60%	£65,201,853	£66,819,509	£65,243,329	£66,860,984	£65,441,246	£65,482,722
25%	60%	£58,314,751	£60,336,821	£58,366,596	£60,388,666	£58,613,993	£58,665,838
30%	60%	£51,427,650	£53,854,133	£51,489,863	£53,916,347	£51,786,740	£51,848,954
35%	60%	£44,540,548	£47,371,446	£44,613,130	£47,444,028	£44,959,487	£45,032,069
40%	60%	£37,653,446	£40,888,758	£37,736,397	£40,971,708	£38,132,234	£38,215,184
45%	60%	£30,766,344	£34,406,070	£30,859,664	£34,499,390	£31,304,980	£31,398,300
E00/	600/	COO 070 O40	£27 022 202	£22 092 024	£29 027 074	CO4 477 70C	COA FOA 44C

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%	£102,839,912	£102,839,912	£102,839,912	£102,839,912	£102,839,912	£102,839,912
10%	71%	£88.842.832	£89,468,803	£88.868.407	£89.494.377	£88,935,469	£88.961.043
15%	71%	£81,844,293	£82,783,248	£81,882,654	£82,821,609	£81,983,247	£82,021,608
20%	71%	£74.845.754	£76.097.694	£74.896.902	£76.148.842	£75.031.025	£75,082,174
25%	71%	£67,847,214	£69,412,140	£67,911,149	£69,476,075	£68,078,804	£68,142,739
30%	71%	£60,848,674	£62,726,585	£60,925,396	£62,803,307	£61,126,582	£61,203,304
35%	71%	£53,850,134	£56,041,030	£53,939,643	£56,130,539	£54,174,360	£54,263,869
40%	71%	£46.851.594	£49.355.475	£46.953.890	£49.457.772	£47,222,138	£47,324,435
45%	71%	£39,853,054	£42,669,921	£39,968,137	£42,785,004	£40,269,916	£40,385,000
50%	71%	£32.854.514	£35,984,366	£32.982.384	£36.112.236	£33.317.695	£33,445,565
100%	71%		-£32,215,026			-£37,894,969	
10%	75%	£88.764.729	£89.325.814	£88.791.873	£89.352.958	£88.847.763	£88.874.906
15%	75%	£81,727,137	£82,568,765	£81,767,853	£82,609,480	£81,851,688	£81,892,403
20%	75%	£74,689,546	£75.811.716	£74.743.833	£75.866.003	£74.855.613	£74,909,900
25%	75%	£67,651,953	£69,054,666	£67,719,813	£69,122,525	£67,859,538	£67,927,397
30%	75%	£60,614,361	£62,297,617	£60.695.792	£62.379.049	£60,863,464	£60.944.894
35%	75%	£53.576.770	£55,540,568	£53.671.772	£55.635.571	£53.867.389	£53,962,391
40%	75%	£46.539.178	£48,783,519	£46.647.752	£48.892.093	£46.871.314	£46,979,888
45%	75%	£39,501,587	£42,026,470	£39,623,733	£42,148,616	£39,875,238	£39,997,385
50%	75%	£32,463,995	£35,269,420	£32,599,713	£35,405,139	£32.879.164	£33.014.882
10%	60%	£89.065.709	£89.874.537	£89.086.447	£89.895.275	£89.185.406	£89,206,144
15%	60%	£82,178,607	£83,391,849	£82,209,714	£83.422.956	£82.358.153	£82,389,259
20%	60%	£75,291,505	£76,909,162	£75.332.981	£76.950.636	£75,530,899	£75,572,374
25%	60%	£68.404.403	£70,426,473	£68.456.248	£70.478.318	£68.703.645	£68,755,491
30%	60%	£61.517.302	£63,943,786	£61,579,516	£64.005.999	£61.876.392	£61,938,606
35%	60%	£54.630.200	£57.461.098	£54.702.782	£57.533.680	£55,049,139	£55,121,721
40%	60%	£47,743,099	£50.978.410	£47.826.049	£51.061.361	£48.221.886	£48,304,836
45%	60%	£40 855 997	£44,495,723	£40,949,316	£44.589.043	£41,394,632	£41,487,953
50%	60%	£33 968 894	£38.013.034	£34 072 584	£38 116 723	£34 567 379	£34.671.068

£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%	£59,604,459	£59,604,459	£59,604,459	£59,604,459	£59,604,459	£59,604,459
10%	71%	£50,954,066	£51,580,037	£50,979,641	£51,605,612	£51,042,825	£51,068,399
15%	71%	£46,628,871	£47,567,826	£46,667,232	£47,606,187	£46,762,009	£46,800,370
20%	71%	£42,281,248	£43,551,214	£42,333,132	£43,603,098	£42,461,322	£42,513,206
25%	71%	£37,933,161	£39,520,617	£37,998,017	£39,585,473	£38,158,252	£38,223,109
30%	71%	£33,585,073	£35,490,020	£33,662,900	£35,567,847	£33,855,183	£33,933,010
35%	71%	£29,236,985	£31,459,424	£29,327,784	£31,550,222	£29,552,114	£29,642,912
40%	71%	£24,888,898	£27,428,828	£24,992,667	£27,532,597	£25,249,045	£25,352,814
45%	71%	£20,518,946	£23,398,232	£20,637,595	£23,514,972	£20,930,738	£21,049,387
50%	71%	£16,132,212	£19,359,050	£16,264,045	£19,490,883	£16,589,758	£16,721,592
100%	71%	-£28,650,112	-£21,983,606	-£28,377,750	-£21,711,245	-£27,704,840	-£27,432,479
10%	75%	£50,875,963	£51,437,048	£50,903,106	£51,464,192	£50,955,521	£50,982,665
15%	75%	£46,510,494	£47,353,342	£46,551,795	£47,394,058	£46,631,052	£46,671,768
20%	75%	£42,122,791	£43,261,117	£42,177,860	£43,316,187	£42,284,200	£42,339,268
25%	75%	£37,735,090	£39,157,998	£37,803,926	£39,226,833	£37,936,849	£38,005,686
30%	75%	£33,347,388	£35,054,877	£33,429,991	£35,137,480	£33,589,500	£33,672,103
35%	75%	£28,959,686	£30,951,757	£29,056,056	£31,048,128	£29,242,150	£29,338,520
40%	75%	£24,571,984	£26,848,637	£24,682,121	£26,958,775	£24,894,800	£25,004,937
45%	75%	£20,156,587	£22,745,517	£20,282,518	£22,869,422	£20,525,694	£20,651,626
50%	75%	£15,729,590	£18,621,950	£15,869,514	£18,761,874	£16,139,711	£16,279,634
10%	60%	£51,176,943	£51,985,771	£51,197,681	£52,006,509	£51,291,630	£51,312,367
15%	60%	£46,963,185	£48,176,427	£46,994,291	£48,207,533	£47,135,215	£47,166,322
20%	60%	£42,733,418	£44,367,083	£42,775,490	£44,408,559	£42,966,095	£43,008,167
25%	60%	£38,498,373	£40,549,555	£38,550,964	£40,602,146	£38,789,218	£38,841,809
30%	60%	£34,263,328	£36,724,746	£34,326,437	£36,787,855	£34,612,342	£34,675,451
35%	60%	£30,028,282	£32,899,937	£30,101,909	£32,973,564	£30,435,466	£30,509,094
40%	60%	£25,793,237	£29,075,129	£25,877,383	£29,159,273	£26,258,590	£26,342,736
45%	60%	£21,552,967	£25,250,320	£21,649,178	£25,344,983	£22,081,714	£22,176,377
50%	60%	£17.281.124	£21,425,510	£17.388.026	£21.530.692	£17.872.328	£17.979.231

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%	-£76,130,773	-£76,130,773	-£76,130,773	-£76,130,773	-£76,130,773	-£76,130,773
10%	71%	-£84,781,166	-£84,155,195	-£84,755,592	-£84,129,621	-£84,692,407	-£84,666,833
15%	71%		-£88,167,406				-£88,934,862
20%	71%	-£93,453,984	-£92,184,019	-£93,402,100			-£93,222,026
25%	71%		-£96,214,615		-£96,149,759		-£97,512,124
30%	71%	-£102,150,160	-£100,245,212	-£102,072,332		-£101,880,050	-£101,802,222
35%	71%	-£106,498,248	-£104,275,809	-£106,407,449		-£106,183,119	-£106,092,321
40%	71%	-£110,846,335	-£108,306,405		-£108,202,635	-£110,486,188	-£110,382,418
45%	71%		-£112,337,001				-£114,685,845
50%	71%		-£116,376,182	-£119,471,188		-£119,145,475	-£119,013,641
100%	71%	-£164,385,344	-£157,718,838				-£163,167,712
10%	75%		-£84,298,185	-£84,832,126	-£84,271,041	-£84,779,711	-£84,752,567
15%	75%		-£88,381,890				-£89,063,464
20%	75%	-£93,612,441	-£92,474,115		-£92,419,045	-£93,451,033	-£93,395,964
25%	75%	-£98,000,143	-£96,577,235	-£97,931,307	-£96,508,399	-£97,798,383	-£97,729,547
30%	75%		-£100,680,355	-£102,305,241		-£102,145,733	-£102,063,130
35%	75%	-£106,775,546	-£104,783,476	-£106,679,176	-£104,687,105	-£106,493,082	-£106,396,712
40%	75%		-£108,886,595				-£110,730,295
45%	75%	-£115,578,646	-£112,989,716	-£115,452,714	-£112,865,810	-£115,209,539	-£115,083,607
50%	75%		-£117,113,282				-£119,455,598
10%	60%		-£83,749,461				-£84,422,865
15%	60%		-£87,558,806				-£88,568,911
20%	60%		-£91,368,150				-£92,727,066
25%	60%		-£95,185,678				-£96,893,424
30%	60%	-£101,471,905	-£99,010,487	-£101,408,796	-£98,947,377	-£101,122,890	-£101,059,782
35%	60%		-£102,835,296				-£105,226,139
40%	60%		-£106,660,104				-£109,392,497
45%	60%		-£110,484,913				-£113,558,855
50%	60%		-£114 309 722	-£118.347.206	-£114.204.540	-£117.862.904	-£117 756 001

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%	-£49,473,882	-£49,473,882	-£49,473,882	-£49,473,882	-£49,473,882	-£49,473,882
10%	71%	-£58,124,275	-£57,498,304	-£58,098,701	-£57,472,729	-£58,035,516	-£58,009,942
15%	71%		-£61,510,515	-£62,411,109	-£61,472,154		-£62,277,971
20%	71%		-£65,527,127				-£66,565,135
25%	71%		-£69,557,724	-£71,080,324			-£70,855,232
30%	71%	-£75,493,268	-£73,588,321	-£75,415,441	-£73,510,494	-£75,223,158	-£75,145,331
35%	71%		-£77,618,917				-£79,435,429
40%	71%	-£84,189,443	-£81,649,513	-£84,085,674	-£81,545,744	-£83,829,296	-£83,725,527
45%	71%		-£85,680,109	-£88,440,746		-£88,147,603	-£88,028,954
50%	71%	-£92,946,129	-£89,719,291	-£92,814,296	-£89,587,458	-£92,488,583	-£92,356,749
100%	71%		-£131,061,947	-£137,456,091	-£130,789,586	-£136,783,181	-£136,510,820
10%	75%	-£58,202,378	-£57,641,293		-£57,614,149		-£58,095,676
15%	75%		-£61,724,999		-£61,684,284		-£62,406,573
20%	75%		-£65,817,224	-£66,900,481	-£65,762,154	-£66,794,141	-£66,739,073
25%	75%		-£69,920,343				-£71,072,655
30%	75%	-£75,730,953	-£74,023,464	-£75,648,350	-£73,940,861	-£75,488,841	-£75,406,238
35%	75%		-£78,126,584				-£79,739,821
40%	75%	-£84,506,357	-£82,229,704	-£84,396,220	-£82,119,566	-£84,183,541	-£84,073,404
45%	75%	-£88,921,754	-£86,332,824				-£88,426,715
50%	75%	-£93,348,751	-£90,456,391	-£93,208,827	-£90,316,467	-£92,938,630	-£92,798,707
10%	60%		-£57,092,570				-£57,765,974
15%	60%	-£62,115,156	-£60,901,914		-£60,870,808	-£61,943,126	-£61,912,019
20%	60%		-£64,711,258				-£66,070,174
25%	60%		-£68,528,786				-£70,236,532
30%	60%	-£74,815,013	-£72,353,595	-£74,751,904	-£72,290,486	-£74,465,999	-£74,402,890
35%	60%		-£76,178,404				-£78,569,247
40%	60%	-£83,285,104	-£80,003,212	-£83,200,958			-£82,735,605
45%	60%	-£87,525,374	-£83,828,021				-£86,901,964
50%	60%		-£87.652.831				-£91 099 110

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%	-£3,062,989	-£3,062,989	-£3,062,989	-£3,062,989	-£3,062,989	-£3,062,989
10%	71%	-£11,713,382	-£11,087,411	-£11,687,808	-£11,061,837	-£11,624,623	-£11,599,049
15%	71%	-£16,038,578	-£15,099,623	-£16,000,217	-£15,061,262	-£15,905,439	-£15,867,078
20%	71%	-£20,386,201	-£19,116,235	-£20,334,316	-£19,064,351	-£20,206,127	-£20,154,242
25%	71%	-£24,734,288	-£23,146,831	-£24,669,432	-£23,081,976	-£24,509,197	-£24,444,340
30%	71%		-£27,177,429				
35%	71%	-£33,430,464	-£31,208,025	-£33,339,665	-£31,117,227	-£33,115,335	-£33,024,537
40%	71%		-£35,238,621				
45%	71%	-£42,148,503	-£39,269,217	-£42,029,853	-£39,152,477	-£41,736,711	-£41,618,061
50%	71%		-£43,308,398	-£46,403,404			
100%	71%	-£91,317,560	-£84,651,055	-£91,045,198	-£84,378,693	-£90,372,289	-£90,099,928
10%	75%	-£11,791,486	-£11,230,401	-£11,764,343	-£11,203,257	-£11,711,927	-£11,684,783
15%	75%	-£16,156,955	-£15,314,106	-£16,115,654	-£15,273,391	-£16,036,396	-£15,995,680
20%	75%	-£20,544,658	-£19,406,331	-£20,489,589	-£19,351,262	-£20,383,249	-£20,328,180
25%	75%		-£23,509,451				
30%	75%		-£27,612,571	-£29,237,458			
35%	75%		-£31,715,692		-£27,529,968 -£31,619,321		
40%	75%	-£38,095,465	-£35,818,811		-£35,708,674		
45%	75%		-£39,921,932				
50%	75%		-£44.045.498				-£46,387,814
10%	60%	-£11,490,506	-£10,681,678	-£11,469,768	-£10,660,940	-£11,375,819	-£11,355,081
15%	60%	-£15.704.263	-£14.491.022	-£15.673.157	-£14,459,915	-£15.532.233	-£15.501.127
20%	60%	-£19.934.031	-£18.300.366	-£19.891.959	-£18.258.890	-£19.701.354	-£19,659,282
25%	60%	-£24,169,076	-£22,117,894		-£22,065,303		
30%	60%		-£25.942.703	-£28.341.012	-£25.879.593		-£27,991,998
35%	60%		-£29.767.512				
40%	60%		-£33.592.320		-£33.508.175		-£36,324,713
45%	60%		-£37.417.129		-£37.322.466		-£40,491,071
60%	60%	£45 396 335	C44 044 020		£41 136 766		644 600 210

£90,000,000

£72,325,000

£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%	£17,942,792	£17,942,792	£17,942,792	£17,942,792	£17,942,792	£17,942,792
10%	71%	£9,292,399	£9,918,370	£9,317,973	£9,943,944	£9,381,158	£9,406,732
15%	71%	£4,967,204	£5,906,159	£5,005,565	£5,944,520	£5,100,342	£5,138,703
20%	71%	£619,581	£1,889,546	£671,465	£1,941,430	£799,655	£851,539
25%	71%	-£3,728,506	-£2,141,050	-£3,663,651	-£2,076,194	-£3,503,415	-£3,438,559
30%	71%	-£8,076,594	-£6,171,647	-£7,998,767	-£6,093,820	-£7,806,484	-£7,728,657
35%	71%	-£12,424,682	-£10,202,243	-£12,333,884	-£10,111,445	-£12,109,553	-£12,018,756
40%	71%	-£16,772,769	-£14,232,840	-£16,669,000	-£14,129,070	-£16,412,623	-£16,308,853
45%	71%	-£21,142,722	-£18,263,436	-£21,024,072	-£18,146,696	-£20,730,930	-£20,612,280
50%	71%	-£25,529,456	-£22,302,617		-£22,170,784		-£24,940,076
100%	71%		-£63,645,273		-£63,372,912		-£69,094,147
10%	75%	£9,214,296	£9,775,380	£9,241,439	£9,802,524	£9,293,854	£9,320,998
15%	75%	£4,848,826	£5,691,675	£4,890,127	£5,732,390	£4,969,385	£5,010,101
20%	75%	£461,124	£1,599,450	£516,192	£1,654,520	£622,532	£677,601
25%	75%	-£3,926,578	-£2,503,670	-£3,857,741	-£2,434,834	-£3,724,818	-£3,655,982
30%	75%	-£8,314,279	-£6,606,790	-£8,231,676	-£6,524,187	-£8,072,168	-£7,989,564
35%	75%	-£12,701,981	-£10,709,911	-£12,605,611	-£10,613,540	-£12,419,517	-£12,323,147
40%	75%	-£17,089,684	-£14,813,030	-£16,979,546	-£14,702,893	-£16,766,867	-£16,656,730
45%	75%	-£21,505,081	-£18,916,151	-£21,379,149	-£18,792,245	-£21,135,973	-£21,010,042
50%	75%		-£23,039,717				-£25,382,033
10%	60%	£9,515,276	£10,324,104	£9,536,013	£10,344,842	£9,629,962	£9,650,700
15%	60%	£5,301,518	£6,514,760	£5,332,624	£6,545,866	£5,473,548	£5,504,654
20%	60%	£1,071,750	£2,705,416	£1,113,823	£2,746,891	£1,304,427	£1,346,500
25%	60%	-£3,163,295	-£1,112,113	-£3,110,704	-£1,059,522	-£2,872,450	-£2,819,859
30%	60%	-£7,398,339	-£4,936,922	-£7,335,231	-£4,873,812	-£7,049,325	-£6,986,217
35%	60%	-£11,633,385	-£8,761,731	-£11,559,758	-£8,688,104	-£11,226,201	-£11,152,574
40%	60%	-£15,868,430	-£12,586,539	-£15,784,284	-£12,502,394	-£15,403,078	-£15,318,932
45%	60%	-£20,108,701	-£16,411,348	-£20,012,489	-£16,316,684	-£19,579,953	-£19,485,290
50%	60%	-£24,380,544	-£20,236,157		-£20,130,975		-£23,682,436

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£33,514,639	£33,514,639	£33,514,639	£33,514,639	£33,514,639	£33,514,639
10%	71%	£24,864,247	£25,490,218	£24,889,821	£25,515,792	£24,953,005	£24,978,580
15%	71%	£20,539,051	£21,478,006	£20,577,412	£21,516,367	£20,672,190	£20,710,551
20%	71%	£16,191,428	£17,461,394	£16,243,312	£17,513,278	£16,371,502	£16,423,386
25%	71%	£11,843,341	£13,430,797	£11,908,197	£13,495,653	£12,068,432	£12,133,289
30%	71%	£7,495,253	£9,400,200	£7,573,080	£9,478,028	£7,765,363	£7,843,190
35%	71%	£3,147,165	£5,369,604	£3,237,964	£5,460,402	£3,462,294	£3,553,092
40%	71%	-£1,200,922	£1,339,008	-£1,097,153	£1,442,777	-£840,775	-£737,006
45%	71%	-£5,570,874	-£2,691,588	-£5,452,224	-£2,574,848	-£5,159,082	-£5,040,432
50%	71%	-£9,957,608	-£6,730,770	-£9,825,775	-£6,598,937	-£9,500,062	-£9,368,228
100%	71%		-£48,073,426				-£53,522,299
10%	75%	£24,786,143	£25,347,228	£24,813,286	£25,374,372	£24,865,701	£24,892,845
15%	75%	£20,420,674	£21,263,523	£20,461,975	£21,304,238	£20,541,232	£20,581,948
20%	75%	£16,032,971	£17,171,297	£16,088,040	£17,226,367	£16,194,380	£16,249,448
25%	75%	£11,645,270	£13,068,178	£11,714,106	£13,137,013	£11,847,029	£11,915,866
30%	75%	£7,257,568	£8,965,057	£7,340,171	£9,047,661	£7,499,680	£7,582,283
35%	75%	£2,869,867	£4,861,937	£2,966,236	£4,958,308	£3,152,330	£3,248,700
40%	75%	-£1,517,836	£758,817	-£1,407,698	£868,955	-£1,195,020	-£1,084,882
45%	75%	-£5,933,233	-£3,344,303	-£5,807,302	-£3,220,398	-£5,564,126	-£5,438,194
50%	75%	-£10,360,230	-£7,467,870	-£10,220,306	-£7,327,946	-£9,950,109	-£9,810,185
10%	60%	£25,087,123	£25,895,951	£25,107,861	£25,916,689	£25,201,810	£25,222,548
15%	60%	£20,873,365	£22,086,607	£20,904,472	£22,117,713	£21,045,396	£21,076,502
20%	60%	£16,643,598	£18,277,263	£16,685,670	£18,318,739	£16,876,275	£16,918,347
25%	60%	£12,408,553	£14,459,735	£12,461,144	£14,512,326	£12,699,398	£12,751,989
30%	60%	£8,173,508	£10,634,926	£8,236,617	£10,698,035	£8,522,522	£8,585,631
35%	60%	£3,938,462	£6,810,117	£4,012,089	£6,883,744	£4,345,647	£4,419,274
40%	60%	-£296,583	£2,985,309	-£212,437	£3,069,454	£168,770	£252,916
45%	60%	-£4,536,853	-£839,500	-£4,440,641	-£744,837	-£4,008,106	-£3,913,442
50%	60%	-£8.808.696	-£4.664.309	-£8.701.793	-£4.559.127	-£8.217.491	-£8.110.589

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%	£49,373,039	£49,373,039	£49,373,039	£49,373,039	£49,373,039	£49,373,039
10%	71%	£40,722,646	£41,348,617	£40,748,220	£41,374,191	£40,811,405	£40,836,979
15%	71%	£36,397,451	£37,336,406	£36,435,812	£37,374,767	£36,530,589	£36,568,950
20%	71%	£32,049,828	£33,319,793	£32,101,712	£33,371,678	£32,229,902	£32,281,786
25%	71%	£27,701,741	£29,289,197	£27,766,597	£29,354,053	£27,926,832	£27,991,689
30%	71%	£23,353,653	£25,258,600	£23,431,480	£25,336,427	£23,623,763	£23,701,590
35%	71%	£19,005,565	£21,228,004	£19,096,364	£21,318,802	£19,320,694	£19,411,492
40%	71%	£14,657,478	£17,197,408	£14,761,247	£17,301,177	£15,017,625	£15,121,394
45%	71%	£10,287,526	£13,166,811	£10,406,175	£13,283,551	£10,699,318	£10,817,967
50%	71%	£5,900,792	£9,127,630	£6,032,624	£9,259,463	£6,358,338	£6,490,171
100%	71%		-£32,215,026				-£37,663,899
10%	75%	£40,644,543	£41,205,627	£40,671,686	£41,232,772	£40,724,101	£40,751,245
15%	75%	£36,279,073	£37,121,922	£36,320,374	£37,162,637	£36,399,632	£36,440,348
20%	75%	£31,891,371	£33,029,697	£31,946,440	£33,084,767	£32,052,779	£32,107,848
25%	75%	£27,503,669	£28,926,578	£27,572,506	£28,995,413	£27,705,429	£27,774,265
30%	75%	£23,115,968	£24,823,457	£23,198,571	£24,906,060	£23,358,080	£23,440,683
35%	75%	£18,728,266	£20,720,337	£18,824,636	£20,816,707	£19,010,730	£19,107,100
40%	75%	£14,340,564	£16,617,217	£14,450,701	£16,727,355	£14,663,380	£14,773,517
45%	75%	£9,925,167	£12,514,097	£10,051,098	£12,638,002	£10,294,274	£10,420,205
50%	75%	£5,498,170	£8,390,530	£5,638,094	£8,530,454	£5,908,290	£6,048,214
10%	60%	£40,945,523	£41,754,351	£40,966,261	£41,775,089	£41,060,209	£41,080,947
15%	60%	£36,731,765	£37,945,007	£36,762,871	£37,976,113	£36,903,795	£36,934,901
20%	60%	£32,501,998	£34,135,663	£32,544,070	£34,177,138	£32,734,674	£32,776,747
25%	60%	£28,266,953	£30,318,135	£28,319,544	£30,370,726	£28,557,798	£28,610,389
30%	60%	£24,031,908	£26,493,326	£24,095,016	£26,556,435	£24,380,922	£24,444,031
35%	60%	£19,796,862	£22,668,516	£19,870,489	£22,742,144	£20,204,046	£20,277,673
40%	60%	£15,561,817	£18,843,708	£15,645,963	£18,927,853	£16,027,170	£16,111,315
45%	60%	£11,321,547	£15,018,899	£11,417,758	£15,113,563	£11,850,294	£11,944,957

£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%	£17,461,686	£17,461,686	£17,461,686	£17,461,686	£17,461,686	£17,461,686
10%	71%	£8,811,293	£9,437,264	£8,836,867	£9,462,838	£8,900,052	£8,925,626
15%	71%	£4,486,098	£5,425,053	£4,524,459	£5,463,414	£4,619,236	£4,657,597
20%	71%	£138,475	£1,408,440	£190,359	£1,460,324	£318,549	£370,433
25%	71%	-£4,209,612	-£2,622,156	-£4,144,757	-£2,557,300	-£3,984,521	-£3,919,665
30%	71%	-£8,557,700	-£6,652,753	-£8,479,873	-£6,574,926	-£8,287,590	-£8,209,763
35%	71%	-£12,905,788	-£10,683,349	-£12,814,990	-£10,592,551	-£12,590,659	-£12,499,862
40%	71%	-£17,253,875	-£14,713,946	-£17,150,106	-£14,610,176	-£16,893,729	-£16,789,959
45%	71%	-£21,623,828	-£18,744,542	-£21,505,178	-£18,627,802	-£21,212,036	-£21,093,386
50%	71%		-£22,783,723				
100%	71%		-£64.126.379			-£69.847.614	
10%	75%	£8,733,190	£9,294,274	£8,760,333	£9,321,418	£8,812,748	£8,839,892
15%	75%	£4.367.720	£5,210,569	£4,409,021	£5.251.284	£4,488,279	£4,528,995
20%	75%	-£19,982	£1,118,344	£35,086	£1,173,414	£141,426	£196,495
25%	75%	-£4.407.684	-£2.984.776	-£4.338.847	-£2.915.940	-£4.205.924	-£4.137.088
30%	75%	-£8,795,385	-£7,087,896	-£8,712,782	-£7,005,293	-£8,553,274	-£8,470,670
35%	75%	-£13.183.087	-£11.191.017	-£13.086.717	-£11.094.646	-£12.900.623	-£12.804.253
40%	75%	-£17,570,789	-£15,294,136	-£17,460,652	-£15,183,999	-£17,247,973	-£17,137,836
45%	75%	-£21.986.187	-£19.397.257	-£21.860.255	-£19.273.351	-£21.617.079	-£21,491,148
50%	75%		-£23.520.823				
10%	60%	£9.034.170	£9.842.998	£9.054.907	£9.863,736	£9.148.856	£9.169.594
15%	60%	£4.820.412	£6.033.654	£4.851.518	£6.064.760	£4,992,442	£5.023.548
20%	60%	£590.644	£2,224,310	£632.717	£2,265,785	£823.321	£865.394
25%	60%	-£3,644,400	-£1,593,219	-£3,591,810	-£1,540,628	-£3,353,556	-£3,300,965
30%	60%	-£7.879.445	-£5.418.028	-£7.816.337	-£5.354.918	-£7.530.431	-£7.467.323
35%	60%	-£12,114,491	-£9,242,837	-£12,040,864	-£9,169,210	-£11,707,307	-£11,633,680
40%	60%	-£16.349.536	-£13.067.645	-£16,265,390	-£12.983.500	-£15.884.184	-£15.800.038
45%	60%	-£20,589,807	-£16,892,454	-£20,493,595	-£16,797,790	-£20,061,059	-£19,966,396
50%	60%	-£24.861.650	-£20.717.263	-£24,754,747	-£20.612.081	-£24.270.445	-£24,163,542

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%	£39,283,387	£39,283,387	£39,283,387	£39,283,387	£39,283,387	£39,283,387
10%	71%	£30,632,994	£31,258,965	£30,658,568	£31,284,539	£30,721,753	£30,747,327
15%	71%	£26,307,799	£27,246,754	£26,346,160	£27,285,115	£26,440,937	£26,479,298
20%	71%	£21,960,176	£23,230,141	£22,012,060	£23,282,025	£22,140,250	£22,192,134
25%	71%	£17,612,089	£19,199,545	£17,676,944	£19,264,401	£17,837,180	£17,902,036
30%	71%	£13,264,001	£15,168,948	£13,341,828	£15,246,775	£13,534,110	£13,611,938
35%	71%	£8,915,912	£11,138,352	£9,006,711	£11,229,149	£9,231,041	£9,321,839
40%	71%	£4,567,825	£7,107,755	£4,671,595	£7,211,525	£4,927,972	£5,031,742
45%	71%	£197,873	£3,077,159	£316,523	£3,193,899	£609,665	£728,315
50%	71%	-£4,188,861	-£962,022	-£4,057,028	-£830,189	-£3,731,315	-£3,599,481
100%	71%	-£48,971,184	-£42,304,678	-£48,698,822	-£42,032,317	-£48,025,913	-£47,753,552
10%	75%	£30,554,890	£31,115,975	£30,582,034	£31,143,119	£30,634,449	£30,661,593
15%	75%	£26,189,421	£27,032,270	£26,230,722	£27,072,985	£26,309,980	£26,350,696
20%	75%	£21,801,719	£22,940,045	£21,856,787	£22,995,115	£21,963,127	£22,018,196
25%	75%	£17,414,017	£18,836,925	£17,482,853	£18,905,761	£17,615,777	£17,684,613
30%	75%	£13,026,315	£14,733,805	£13,108,919	£14,816,408	£13,268,427	£13,351,030
35%	75%	£8,638,614	£10,630,684	£8,734,984	£10,727,055	£8,921,078	£9,017,448
40%	75%	£4,250,911	£6,527,565	£4,361,049	£6,637,702	£4,573,727	£4,683,865
45%	75%	-£164,486	£2,424,444	-£38,554	£2,548,350	£204,621	£330,553
50%	75%	-£4,591,482	-£1,699,122	-£4,451,558	-£1,559,198	-£4,181,362	-£4,041,438
10%	60%	£30,855,870	£31,664,699	£30,876,608	£31,685,436	£30,970,557	£30,991,295
15%	60%	£26,642,113	£27,855,354	£26,673,219	£27,886,461	£26,814,143	£26,845,249
20%	60%	£22,412,345	£24,046,010	£22,454,418	£24,087,486	£22,645,022	£22,687,094
25%	60%	£18,177,300	£20,228,482	£18,229,891	£20,281,073	£18,468,145	£18,520,736
30%	60%	£13,942,256	£16,403,673	£14,005,364	£16,466,783	£14,291,270	£14,354,378
35%	60%	£9,707,210	£12,578,864	£9,780,837	£12,652,491	£10,114,394	£10,188,021
40%	60%	£5,472,165	£8,754,056	£5,556,311	£8,838,201	£5,937,517	£6,021,663
45%	60%	£1,231,894	£4,929,247	£1,328,106	£5,023,910	£1,760,642	£1,855,305
50%	60%	-£3.039.949	£1.104.438	-£2.933.046	£1,209,620	-£2,448,744	-£2.341.841

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%	£49,373,039	£49,373,039	£49,373,039	£49,373,039	£49,373,039	£49,373,039
10%	71%	£40,722,646	£41,348,617	£40,748,220	£41,374,191	£40,811,405	£40,836,979
15%	71%	£36,397,451	£37,336,406	£36,435,812	£37,374,767	£36,530,589	£36,568,950
20%	71%	£32,049,828	£33,319,793	£32,101,712	£33,371,678	£32,229,902	£32,281,786
25%	71%	£27,701,741	£29,289,197	£27,766,597	£29,354,053	£27,926,832	£27,991,689
30%	71%	£23,353,653	£25,258,600	£23,431,480	£25,336,427	£23,623,763	£23,701,590
35%	71%	£19,005,565	£21,228,004	£19,096,364	£21,318,802	£19,320,694	£19,411,492
40%	71%	£14,657,478	£17,197,408	£14,761,247	£17,301,177	£15,017,625	£15,121,394
45%	71%	£10,287,526	£13,166,811	£10,406,175	£13,283,551	£10,699,318	£10,817,967
50%	71%	£5,900,792	£9,127,630	£6,032,624	£9,259,463	£6,358,338	£6,490,171
100%	71%	-£38,881,532	-£32,215,026		-£31,942,665	-£37,936,261	-£37,663,899
10%	75%	£40,644,543	£41,205,627	£40,671,686	£41,232,772	£40,724,101	£40,751,245
15%	75%	£36,279,073	£37,121,922	£36,320,374	£37,162,637	£36,399,632	£36,440,348
20%	75%	£31,891,371	£33,029,697	£31,946,440	£33,084,767	£32,052,779	£32,107,848
25%	75%	£27,503,669	£28,926,578	£27,572,506	£28,995,413	£27,705,429	£27,774,265
30%	75%	£23,115,968	£24,823,457	£23,198,571	£24,906,060	£23,358,080	£23,440,683
35%	75%	£18,728,266	£20,720,337	£18,824,636	£20,816,707	£19,010,730	£19,107,100
40%	75%	£14,340,564	£16,617,217	£14,450,701	£16,727,355	£14,663,380	£14,773,517
45%	75%	£9,925,167	£12,514,097	£10,051,098	£12,638,002	£10,294,274	£10,420,205
50%	75%	£5,498,170	£8,390,530	£5,638,094	£8,530,454	£5,908,290	£6,048,214
10%	60%	£40.945.523	£41.754.351	£40.966.261	£41.775.089	£41.060.209	£41.080.947
15%	60%	£36,731,765	£37,945,007	£36,762,871	£37,976,113	£36,903,795	£36,934,901
20%	60%	£32.501.998	£34.135.663	£32.544.070	£34.177.138	£32,734,674	£32,776,747
25%	60%	£28,266,953	£30,318,135	£28,319,544	£30,370,726	£28,557,798	£28,610,389
30%	60%	£24,031,908	£26,493,326	£24,095,016	£26,556,435	£24,380,922	£24,444,031
35%	60%	£19,796,862	£22,668,516	£19,870,489	£22,742,144	£20,204,046	£20,277,673
40%	60%	£15.561.817	£18.843.708	£15.645.963	£18.927.853	£16.027.170	£16.111.315
45%	60%	£11,321,547	£15,018,899	£11,417,758	£15,113,563	£11,850,294	£11,944,957
50%	60%	£7 049 704	£11 194 090	£7 156 606	£11 299 272	£7 640 908	£7 747 811

£13,474,000

No Units 180
Site Area 1.51 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%	£41,852,948	£41,852,948	£41,852,948	£41,852,948	£41,852,948	£41,852,948
10%	71%	£34,938,837	£35,573,819	£34,964,780	£35,599,761	£35,028,874	£35,054,816
15%	71%	£31,481,782	£32,434,256	£31,520,696	£32,473,169	£31,616,837	£31,655,751
20%	71%	£28,024,727	£29,294,692	£28,076,612	£29,346,576	£28,204,800	£28,256,685
25%	71%	£24,567,672	£26,155,128	£24,632,528	£26,219,984	£24,792,764	£24,857,620
30%	71%	£21,081,481	£23,015,565	£21,160,581	£23,093,391	£21,356,008	£21,435,109
35%	71%	£17,594,580	£19,853,367	£17,686,863	£19,945,651	£17,914,863	£18,007,146
40%	71%	£14,107,679	£16,689,151	£14,213,146	£16,794,617	£14,473,717	£14,579,184
45%	71%	£10,620,779	£13,524,934	£10,739,429	£13,643,583	£11,032,571	£11,151,221
50%	71%	£7,116,743	£10,360,717	£7,250,732	£10,492,550	£7,581,772	£7,715,761
100%	71%	-£28,650,112	-£21,983,606	-£28,377,750	-£21,711,245	-£27,704,840	-£27,432,479
10%	75%	£34.859.609	£35.428.772	£34.887.143	£35.456.306	£34.940.313	£34.967.847
15%	75%	£31,362,940	£32,216,684	£31,404,241	£32,257,986	£31,483,995	£31,525,297
20%	75%	£27,866,271	£29,004,597	£27,921,339	£29,059,665	£28,027,678	£28,082,747
25%	75%	£24,367,071	£25,792,509	£24,437,033	£25,861,345	£24,571,361	£24,640,197
30%	75%	£20,839,909	£22,575,324	£20,923,862	£22,659,278	£21,085,980	£21,169,935
35%	75%	£17,312,745	£19,337,397	£17,410,692	£19,435,344	£17,599,829	£17,697,776
40%	75%	£13.785.583	£16.099.471	£13.897.522	£16.211.409	£14.113.679	£14.225.617
45%	75%	£10,258,421	£12,861,544	£10,384,351	£12,987,475	£10,627,528	£10,753,459
50%	75%	£6,707,537	£9,623,618	£6,849,749	£9,763,541	£7,124,364	£7,266,577
10%	60%	£35,164,922	£35,985,394	£35,185,958	£36,006,431	£35,281,260	£35,302,296
15%	60%	£31,820,910	£33,051,619	£31,852,463	£33,083,173	£31,995,416	£32,026,971
20%	60%	£28,476,897	£30,117,842	£28,518,970	£30,159,915	£28,709,573	£28,751,645
25%	60%	£25,132,884	£27,184,066	£25,185,475	£27,236,657	£25,423,730	£25,476,321
30%	60%	£21,770,828	£24,250,290	£21,834,970	£24,313,399	£22,125,551	£22,189,693
35%	60%	£18,398,819	£21,316,514	£18,473,650	£21,390,141	£18,812,662	£18,887,494
40%	60%	£15,026,809	£18,362,377	£15,112,332	£18,447,898	£15,499,773	£15,585,295
45%	60%	£11,654,801	£15,407,313	£11,751,012	£15,503,525	£12,186,884	£12,283,096
50%	60%	£8.282.791	£12,452,250	£8,389,693	£12,559,152	£8.873.996	£8.980.897

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%	-£93,882,285	-£93,882,285	-£93,882,285	-£93,882,285	-£93,882,285	-£93,882,285
10%	71%	-£100,796,396	-£100,161,413	-£100,770,453	-£100,135,471	-£100,706,359	-£100,680,417
15%	71%	-£104,253,450	-£103,300,977				-£104,079,482
20%	71%	-£107,710,506	-£106,440,541	-£107,658,621	-£106,388,656	-£107,530,432	-£107,478,548
25%	71%	-£111,167,560	-£109,580,104				-£110,877,613
30%	71%	-£114,653,752	-£112,719,668	-£114,574,652	-£112,641,841	-£114,379,224	-£114,300,124
35%	71%	-£118,140,653	-£115,881,865				-£117,728,086
40%	71%	-£121,627,553	-£119,046,081				-£121,156,049
45%	71%	-£125,114,454	-£122,210,299				-£124,584,011
50%	71%	-£128,618,490	-£125,374,515	-£128,484,500	-£125,242,682	-£128,153,460	-£128,019,471
100%	71%	-£164,385,344	-£157,718,838				-£163,167,712
10%	75%	-£100,875,624	-£100,306,461	-£100,848,090	-£100,278,926	-£100,794,920	-£100,767,385
15%	75%	-£104,372,293	-£103,518,549				-£104,209,936
20%	75%	-£107,868,962	-£106,730,636	-£107,813,893	-£106,675,567	-£107,707,554	-£107,652,486
25%	75%	-£111,368,162	-£109,942,724	-£111,298,199	-£109,873,887	-£111,163,871	-£111,095,036
30%	75%	-£114,895,324	-£113,159,909	-£114,811,370	-£113,075,954	-£114,649,253	-£114,565,298
35%	75%	-£118,422,487	-£116,397,835				-£118,037,457
40%	75%	-£118,422,487 -£121,949,650	-£119,635,761				-£121,509,615
45%	75%	-£125,476,812	-£122,873,689	-£125,350,881	-£122,747,757	-£125,107,705	-£124,981,773
50%	75%	-£129,027,696	-£126,111,615				-£128,468,656
10%	60%	-£100,570,311	-£99,749,838	-£100,549,274		-£100,453,972	-£100,432,936
15%	60%	-£103,914,323	-£102,683,614				-£103,708,262
20%	60%	-£107,258,335	-£105,617,390	-£107,216,263	-£105,575,318	-£107,025,660	-£106,983,587
25%	60%	-£110,602,349	-£108,551,167				-£110,258,912
30%	60%	-£113,964,405	-£111,484,942	-£113,900,263	-£111,421,834	-£113,609,682	-£113,545,540
35%	60%	-£117,336,413	-£114,418,719				-£116,847,738
40%	60%	-£120,708,423	-£117,372,856	-£120,622,901	-£117,287,334	-£120,235,459	-£120,149,938
45%	60%	-£124,080,432	-£120,327,920				-£123,452,137
50%	60%	-£127 452 442	-F123 282 Q83				-£126 754 335

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%	-£67.225.393	-£67.225.393	-£67.225.393	-£67.225.393	-£67.225.393	-£67.225.393
10%	71%	-£67,225,393 -£74,139,504	-£73.504.522	-£67,225,393 -£74.113.561	-£67,225,393 -£73,478,580	-£67,225,393 -£74.049.467	-£74.023.525
15%	71%	-£77,596,559	-£73,504,522 -£76.644.085	-£77.557.645	-£75,476,560 -£76,605,172	-£77,461,504	-£77,422,590
20%	71%						
25%	71%	-£81,053,614	-£79,783,649	-£81,001,729 -£84,445,813	-£79,731,765	-£80,873,541	-£80,821,656
30%	71%	-£84,510,669	-£82,923,213	-£87.917.760	-£82,858,357 -£85,984,950	-£84,285,577 -£87,722,333	-£84,220,721
35%	71%	-£87,996,860 -£91,483,761	-£86,062,776 -£89,224,974	-£91,391,478	-£89,132,690	-£87,722,333 -£91,163,478	-£87,643,232 -£91.071.195
40%	71%	-£91,463,761 -£94,970,662	-£92,389,190	-£91,391,476 -£94.865.195	-£92,283,724	-£91,163,476 -£94.604.624	-£94,499,157
45%	71%	-£98,457,562	-£95,553,407	-£98.338.912	-£92,263,724 -£95,434,758	-£94,604,624 -£98.045.770	-£97.927.120
50%	71%	-£98,457,562 -£101.961.598	-£98,717.624	-£101.827.609	-£98,434,756 -£98,585,791	-£101.496.569	-£101,362,580
100%	71%	-£107,967,596	-£131.061.947	-£137.456.091	-£90,505,791 -£130,789,586	-£136,783,181	-£136.510.820
10%	75%	-£74.218.732	-£131,061,947 -£73.649.569	-£137,456,091 -£74.191.198	-£73.622.035	-£136,763,161 -£74,138,028	-£74.110.494
10%	75%	-£/4,218,732 -£77,715,401	-£73,649,569 -£76.861.657	-£74,191,198 -£77,674,100	-£73,622,035 -£76,820,355	-£74,138,028 -£77,594,346	-£74,110,494 -£77,553,044
15%	75%	-£/7,715,401 -£81,212,071	-£/6,861,65/ -£80,073,744	-£77,674,100 -£81.157.002	-£76,820,355 -£80.018.676		-£77,553,044 -£80,995,594
						-£81,050,663	
25%	75%	-£84,711,270	-£83,285,832	-£84,641,308	-£83,216,996	-£84,506,980	-£84,438,144
30%	75%	-£88,238,433	-£86,503,017	-£88,154,479	-£86,419,063	-£87,992,361	-£87,908,406
35%	75%	-£91,765,596	-£89,740,944	-£91,667,649	-£89,642,997	-£91,478,512	-£91,380,565
40%	75%	-£95,292,758	-£92,978,870	-£95,180,819	-£92,866,932	-£94,964,662	-£94,852,724
45%	75%	-£98,819,920	-£96,216,797	-£98,693,990	-£96,090,866	-£98,450,813	-£98,324,882
50%	75%	-£102,370,804	-£99,454,724	-£102,228,592	-£99,314,800	-£101,953,977	-£101,811,764
10%	60%	-£73,913,419	-£73,092,947	-£73,892,383	-£73,071,910	-£73,797,081	-£73,776,045
15%	60%	-£77,257,431	-£76,026,722	-£77,225,878	-£75,995,168	-£77,082,925	-£77,051,370
20%	60%	-£80,601,444	-£78,960,499		-£78,918,426		-£80,326,696
25%	60%	-£83,945,457	-£81,894,275	-£83,892,866	-£81,841,684	-£83,654,611	-£83,602,020
30%	60%	-£87,307,513	-£84,828,051		-£84,764,942	-£86,952,790	-£86,888,648
35%	60%	-£90,679,522	-£87,761,827		-£87,688,200		-£90,190,847
40%	60%	-£94,051,532	-£90,715,964				
45%	60%	-£97,423,540	-£93,671,028			-£96,891,457	
50%	60%	-£100,795,550	-£96,626,091		-£96,519,189		-£100,097,444

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 40% 45% 50% 100% 10% 15%

£90,000,000

£72,325,000

£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%	£191,280	£191,280	£191,280	£191,280	£191,280	£191,280
10%	71%	-£6,722,831	-£6,087,848	-£6,696,888	-£6,061,906	-£6,632,794	-£6,606,852
15%	71%	-£10,179,885	-£9,227,412	-£10,140,972	-£9,188,498	-£10,044,830	-£10,005,917
20%	71%	-£13,636,941	-£12,366,975	-£13,585,056	-£12,315,091	-£13,456,867	-£13,404,983
25%	71%	-£17,093,995	-£15,506,539	-£17,029,140	-£15,441,683	-£16,868,903	-£16,804,048
30%	71%	-£20,580,187	-£18,646,103	-£20,501,087	-£18,568,276	-£20,305,659	-£20,226,559
35%	71%	-£24,067,087	-£21,808,300		-£21,716,017		
40%	71%	-£27,553,988	-£24,972,516	-£27,448,522	-£24,867,050	-£27,187,950	-£27,082,484
45%	71%	-£31,040,889					
50%	71%	-£34,544,924	-£31,300,950	-£34,410,935	-£31,169,117	-£34,079,895	-£33,945,906
100%	71%	-£70,311,779					
10%	75%	-£6,802,059	-£6,232,896	-£6,774,524	-£6,205,361	-£6,721,355	-£6,693,820
15%	75%	-£10,298,728	-£9,444,984	-£10,257,427	-£9,403,682	-£10,177,672	-£10,136,370
20%	75%	-£13,795,397	-£12,657,071	-£13,740,328	-£12,602,002	-£13,633,989	-£13,578,921
25%	75%	-£17,294,597	-£15,869,159	-£17,224,634	-£15,800,322	-£17,090,306	-£17,021,471
30%	75%	-£20,821,759	-£19,086,344	-£20,737,805	-£19,002,389	-£20,575,687	-£20,491,733
35%	75%	-£24,348,922	-£22,324,270		-£22,226,323	-£24,061,838	
40%	75%	-£27,876,084	-£25,562,196	-£27,764,145	-£25,450,258	-£27,547,989	-£27,436,050
45%	75%	-£31,403,247	-£28,800,124			-£31,034,140	
50%	75%	-£34,954,131					
10%	60%	-£6,496,745	-£5,676,273	-£6,475,709	-£5,655,237	-£6,380,407	-£6,359,371
15%	60%	-£9,840,758	-£8,610,048	-£9,809,204	-£8,578,495	-£9,666,251	-£9,634,696
20%	60%	-£13,184,770	-£11,543,825	-£13,142,698	-£11,501,753	-£12,952,094	-£12,910,022
25%	60%	-£16,528,784	-£14,477,602	-£16,476,193	-£14,425,011	-£16,237,938	-£16,185,347
30%	60%	-£19,890,840	-£17,411,377	-£19,826,697	-£17,348,269	-£19,536,117	-£19,471,975
35%	60%	-£23,262,848	-£20,345,154		-£20,271,526		-£22,774,173
40%	60%	-£26,634,858		-£26,549,336	-£23,213,769	-£26,161,894	
45%	60%	-£30,006,867	-£26,254,354				
50%	60%	-£33,378,876	-£29,209,417	-£33,271,975	-£29,102,516	-£32,787,672	-£32,680,770

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,763,128	£15,763,128	£15,763,128	£15,763,128	£15,763,128	£15,763,128
10%	71%	£8,849,017	£9,483,999	£8,874,960	£9,509,942	£8,939,054	£8,964,996
15%	71%	£5,391,962	£6,344,436	£5,430,876	£6,383,349	£5,527,017	£5,565,931
20%	71%	£1,934,907	£3,204,872	£1,986,792	£3,256,756	£2,114,981	£2,166,865
25%	71%	-£1,522,148	£65,308	-£1,457,292	£130,164	-£1,297,056	-£1,232,200
30%	71%	-£5,008,339	-£3,074,255	-£4,929,239	-£2,996,429	-£4,733,811	-£4,654,711
35%	71%	-£8,495,240	-£6,236,453	-£8,402,957	-£6,144,169	-£8,174,957	-£8,082,674
40%	71%	-£11,982,141	-£9,400,669	-£11,876,674	-£9,295,202	-£11,616,103	-£11,510,636
45%	71%	-£15,469,041	-£12,564,886	-£15,350,391	-£12,446,237	-£15,057,249	-£14,938,599
50%	71%	-£18,973,077	-£15,729,102	-£18,839,088	-£15,597,270	-£18,508,048	-£18,374,059
100%	71%	-£54,739,932	-£48,073,426	-£54,467,570	-£47,801,065	-£53,794,660	-£53,522,299
10%	75%	£8,769,789	£9,338,952	£8,797,323	£9,366,486	£8,850,493	£8,878,027
15%	75%	£5,273,120	£6,126,864	£5,314,421	£6,168,166	£5,394,175	£5,435,477
20%	75%	£1,776,451	£2,914,777	£1,831,519	£2,969,846	£1,937,858	£1,992,927
25%	75%	-£1,722,749	-£297,311	-£1,652,787	-£228,475	-£1,518,459	-£1,449,623
30%	75%	-£5,249,911	-£3,514,496	-£5,165,958	-£3,430,542	-£5,003,840	-£4,919,885
35%	75%	-£8,777,075	-£6,752,423	-£8,679,128	-£6,654,476	-£8,489,991	-£8,392,044
40%	75%	-£12,304,237	-£9,990,349	-£12,192,298	-£9,878,411	-£11,976,141	-£11,864,203
45%	75%	-£15,831,399	-£13,228,276	-£15,705,469	-£13,102,345	-£15,462,292	-£15,336,360
50%	75%	-£19,382,283	-£16,466,202	-£19,240,071	-£16,326,279	-£18,965,456	-£18,823,243
10%	60%	£9,075,102	£9,895,575	£9,096,138	£9,916,611	£9,191,440	£9,212,477
15%	60%	£5,731,090	£6,961,799	£5,762,643	£6,993,353	£5,905,596	£5,937,151
20%	60%	£2,387,077	£4,028,023	£2,429,150	£4,070,095	£2,619,753	£2,661,826
25%	60%	-£956,936	£1,094,246	-£904,345	£1,146,837	-£666,090	-£613,499
30%	60%	-£4,318,992	-£1,839,530	-£4,254,850	-£1,776,421	-£3,964,269	-£3,900,127
35%	60%	-£7,691,001	-£4,773,306	-£7,616,170	-£4,699,679	-£7,277,158	-£7,202,326
40%	60%	-£11,063,010	-£7,727,443	-£10,977,488	-£7,641,922	-£10,590,047	-£10,504,525
45%	60%	-£14,435,019	-£10,682,507	-£14,338,808	-£10,586,294	-£13,902,935	-£13,806,724
50%	60%	-£17,807,029	-£13,637,570	-£17,700,127	-£13,530,668	-£17,215,824	-£17,108,922

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%	£31,621,527	£31,621,527	£31,621,527	£31,621,527	£31,621,527	£31,621,527
10%	71%	£24,707,416	£25,342,399	£24,733,359	£25,368,341	£24,797,453	£24,823,395
15%	71%	£21,250,362	£22,202,835	£21,289,276	£22,241,749	£21,385,417	£21,424,330
20%	71%	£17,793,306	£19,063,272	£17,845,192	£19,115,156	£17,973,380	£18,025,265
25%	71%	£14,336,252	£15,923,708	£14,401,108	£15,988,564	£14,561,344	£14,626,200
30%	71%	£10,850,060	£12,784,145	£10,929,160	£12,861,971	£11,124,588	£11,203,688
35%	71%	£7,363,160	£9,621,947	£7,455,443	£9,714,230	£7,683,443	£7,775,726
40%	71%	£3,876,259	£6,457,731	£3,981,726	£6,563,197	£4,242,297	£4,347,763
45%	71%	£389,358	£3,293,514	£508,009	£3,412,163	£801,150	£919,801
50%	71%	-£3,114,677	£129,297	-£2,980,688	£261,130	-£2,649,648	-£2,515,659
100%	71%	-£38,881,532	-£32,215,026				
10%	75%	£24,628,188	£25,197,351	£24,655,723	£25,224,886	£24,708,893	£24,736,427
15%	75%	£21,131,519	£21,985,263	£21,172,820	£22,026,566	£21,252,575	£21,293,877
20%	75%	£17,634,850	£18,773,177	£17,689,919	£18,828,245	£17,796,258	£17,851,327
25%	75%	£14,135,651	£15,561,089	£14,205,613	£15,629,925	£14,339,941	£14,408,776
30%	75%	£10,608,488	£12,343,903	£10,692,442	£12,427,858	£10,854,560	£10,938,514
35%	75%	£7,081,325	£9,105,977	£7,179,272	£9,203,924	£7,368,409	£7,466,356
40%	75%	£3,554,163	£5,868,051	£3,666,102	£5,979,989	£3,882,259	£3,994,197
45%	75%	£27,000	£2,630,124	£152,931	£2,756,055	£396,108	£522,039
50%	75%	-£3,523,883	-£607,803	-£3,381,671	-£467,879	-£3,107,056	-£2,964,844
10%	60%	£24,933,502	£25,753,974	£24,954,538	£25,775,010	£25,049,840	£25,070,876
15%	60%	£21,589,489	£22,820,199	£21,621,043	£22,851,753	£21,763,996	£21,795,551
20%	60%	£18,245,477	£19,886,422	£18,287,549	£19,928,495	£18,478,153	£18,520,225
25%	60%	£14,901,464	£16,952,646	£14,954,055	£17,005,237	£15,192,310	£15,244,901
30%	60%	£11,539,408	£14,018,870	£11,603,550	£14,081,979	£11,894,130	£11,958,273
35%	60%	£8,167,399	£11,085,094	£8,242,230	£11,158,721	£8,581,242	£8,656,074
40%	60%	£4,795,389	£8,130,957	£4,880,912	£8,216,478	£5,268,353	£5,353,874
45%	60%	£1,423,380	£5,175,893	£1,519,592	£5,272,105	£1,955,464	£2,051,676
E00/	600/	C4 O40 C20	02 220 020	C4 044 700	CO 207 724	C4 257 425	C4 0E0 E00

£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%	-£289,826	-£289,826	-£289,826	-£289,826	-£289,826	-£289,826
10%	71%	-£7,203,937	-£6,568,954	-£7,177,994	-£6,543,012	-£7,113,900	-£7,087,958
15%	71%	-£10,660,991	-£9,708,518	-£10,622,078	-£9,669,604	-£10,525,936	-£10,487,023
20%	71%	-£14,118,047	-£12,848,081	-£14,066,162	-£12,796,197	-£13,937,973	-£13,886,089
25%	71%	-£17,575,101	-£15,987,645	-£17,510,246	-£15,922,789	-£17,350,009	-£17,285,154
30%	71%	-£21,061,293	-£19,127,209	-£20,982,193	-£19,049,382	-£20,786,765	-£20,707,665
35%	71%	-£24,548,193	-£22,289,406		-£22,197,123		
40%	71%	-£28,035,094	-£25,453,622				
45%	71%	-£31.521.995	-£28.617.840				
50%	71%	-£35,026,030	-£31,782,056				-£34,427,012
100%	71%	-£70.792.885	-£64.126.379			-£69.847.614	
10%	75%	-£7,283,165	-£6,714,002	-£7,255,630	-£6,686,467	-£7,202,461	-£7,174,926
15%	75%	-£10.779.834	-£9.926.090	-£10.738.533	-£9.884.788	-£10.658.778	-£10.617.476
20%	75%	-£14,276,503	-£13,138,177	-£14,221,434	-£13,083,108	-£14,115,095	-£14,060,027
25%	75%	-£17,775,703	-£16.350.265	-£17,705,740	-£16,281,428	-£17.571.412	-£17.502.577
30%	75%	-£21,302,865	-£19,567,450	-£21,218,911	-£19,483,495	-£21,056,793	-£20,972,839
35%	75%	-£24.830.028	-£22.805.376			-£24.542.944	-£24,444,997
40%	75%	-£28,357,190	-£26,043,302		-£25,931,364	-£28,029,094	
45%	75%	-£31.884.353	-£29.281.230				-£31,389,314
50%	75%	-£35,435,236	-£32,519,156				
10%	60%	-£6,977,851	-£6,157,379	-£6,956,815	-£6,136,343	-£6,861,513	-£6,840,477
15%	60%	-£10,321,864	-£9,091,154	-£10,290,310	-£9,059,601	-£10,147,357	-£10,115,802
20%	60%	-£13.665.876	-£12.024.931	-£13.623.804	-£11.982.859	-£13.433.200	-£13.391.128
25%	60%	-£17,009,889	-£14,958,708	-£16,957,299	-£14,906,117	-£16,719,044	-£16,666,453
30%	60%	-£20.371.946	-£17.892.483	-£20.307.803	-£17.829.374	-£20.017.223	-£19.953.081
35%	60%	-£23,743,954	-£20,826,260	-£23,669,123	-£20,752,632	-£23,330,111	-£23,255,279
40%	60%	-£27,115,964	-£23.780.397		-£23.694.875		
45%	60%	-£30,487,973	-£26,735,460		-£26,639,248		-£29,859,677
50%	60%	-£33.859.982	-£29.690.523		-£29.583.622	-£33,268,778	-£33,161,876

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%	£21,531,875	£21,531,875	£21,531,875	£21,531,875	£21,531,875	£21,531,875
10%	71%	£14,617,764	£15,252,747	£14,643,707	£15,278,689	£14,707,801	£14,733,743
15%	71%	£11,160,710	£12,113,183	£11,199,623	£12,152,097	£11,295,765	£11,334,678
20%	71%	£7,703,654	£8,973,620	£7,755,539	£9,025,504	£7,883,728	£7,935,612
25%	71%	£4,246,600	£5,834,056	£4,311,455	£5,898,912	£4,471,692	£4,536,547
30%	71%	£760,408	£2,694,492	£839,508	£2,772,319	£1,034,936	£1,114,036
35%	71%	-£2,726,493	-£467,705	-£2,634,209	-£375,422	-£2,406,210	-£2,313,926
40%	71%	-£6,213,393	-£3,631,921	-£6,107,927	-£3,526,455	-£5,847,355	-£5,741,889
45%	71%	-£9,700,294	-£6,796,139	-£9,581,643	-£6,677,489	-£9,288,502	-£9,169,851
50%	71%	-£13,204,330	-£9,960,355	-£13,070,340	-£9,828,522	-£12,739,300	-£12,605,311
100%	71%	-£48,971,184	-£42,304,678				-£47,753,552
10%	75%	£14,538,536	£15,107,699	£14,566,070	£15,135,234	£14,619,240	£14,646,775
15%	75%	£11,041,867	£11,895,611	£11,083,168	£11,936,913	£11,162,922	£11,204,225
20%	75%	£7,545,198	£8,683,524	£7,600,267	£8,738,593	£7,706,606	£7,761,674
25%	75%	£4,045,998	£5,471,436	£4,115,961	£5,540,273	£4,250,289	£4,319,124
30%	75%	£518.836	£2,254,251	£602.790	£2.338.206	£764.907	£848.862
35%	75%	-£3,008,327	-£983,675	-£2,910,380	-£885,728	-£2,721,244	-£2,623,297
40%	75%	-£6.535.490	-£4.221.601	-£6.423.550	-£4.109.663	-£6.207.394	-£6.095.455
45%	75%	-£10,062,652	-£7,459,529	-£9,936,721	-£7,333,597	-£9,693,545	-£9,567,613
50%	75%	-£13.613.536	-£10.697.455	-£13.471.323	-£10.557.531	-£13.196.708	-£13.054.496
10%	60%	£14,843,849	£15,664,322	£14,864,886	£15,685,358	£14,960,188	£14,981,224
15%	60%	£11,499,837	£12,730,546	£11,531,391	£12,762,100	£11,674,344	£11,705,898
20%	60%	£8,155,825	£9,796,770	£8,197,897	£9,838,842	£8,388,501	£8,430,573
25%	60%	£4,811,811	£6,862,993	£4,864,402	£6,915,584	£5,102,657	£5,155,248
30%	60%	£1,449,755	£3,929,218	£1,513,897	£3,992,326	£1,804,478	£1,868,620
35%	60%	-£1,922,253	£995,441	-£1,847,422	£1,069,068	-£1,508,411	-£1,433,578
40%	60%	-£5,294,263	-£1,958,696	-£5,208,741	-£1,873,174	-£4,821,299	-£4,735,778
45%	60%	-£8,666,272	-£4,913,760	-£8,570,060	-£4,817,547	-£8,134,188	-£8,037,977
50%	60%	-£12 038 282	-£7 868 823	-£11 931 380	-£7 761 921	-£11 447 077	-£11 340 175

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%	£31,621,527	£31,621,527	£31,621,527	£31,621,527	£31,621,527	£31,621,527
10%	71%	£24,707,416	£25.342.399	£24.733.359	£25.368.341	£24,797,453	£24.823.395
15%	71%	£21,250,362	£22,202,835	£21,289,276	£22,241,749	£21,385,417	£21,424,330
20%	71%	£17,793,306	£19.063.272	£17.845.192	£19.115.156	£17.973.380	£18.025.265
25%	71%	£14,336,252	£15,923,708	£14,401,108	£15,988,564	£14,561,344	£14,626,200
30%	71%	£10.850.060	£12.784.145	£10.929.160	£12.861.971	£11.124.588	£11,203,688
35%	71%	£7,363,160	£9,621,947	£7,455,443	£9,714,230	£7,683,443	£7,775,726
40%	71%	£3.876.259	£6.457.731	£3.981.726	£6.563.197	£4,242,297	£4.347.763
45%	71%	£389,358	£3,293,514	£508,009	£3,412,163	£801,150	£919,801
50%	71%	-£3.114.677	£129.297	-£2.980.688	£261.130	-£2.649.648	-£2.515.659
100%	71%	-£38,881,532	-£32,215,026				-£37,663,899
10%	75%	£24.628.188	£25.197.351	£24.655.723	£25.224.886	£24.708.893	£24.736.427
15%	75%	£21,131,519	£21,985,263	£21,172,820	£22,026,566	£21,252,575	£21,293,877
20%	75%	£17,634,850	£18,773,177	£17,689,919	£18,828,245	£17,796,258	£17,851,327
25%	75%	£14,135,651	£15,561,089	£14,205,613	£15,629,925	£14,339,941	£14,408,776
30%	75%	£10,608,488	£12,343,903	£10,692,442	£12,427,858	£10,854,560	£10,938,514
35%	75%	£7,081,325	£9,105,977	£7,179,272	£9,203,924	£7,368,409	£7,466,356
40%	75%	£3,554,163	£5,868,051	£3,666,102	£5,979,989	£3,882,259	£3,994,197
45%	75%	£27,000	£2,630,124	£152,931	£2,756,055	£396,108	£522,039
50%	75%	-£3,523,883	-£607,803	-£3,381,671	-£467,879	-£3,107,056	-£2,964,844
10%	60%	£24.933.502	£25.753.974	£24.954.538	£25,775,010	£25.049.840	£25.070.876
15%	60%	£21,589,489	£22,820,199	£21,621,043	£22,851,753	£21,763,996	£21,795,551
20%	60%	£18.245.477	£19.886.422	£18.287.549	£19.928.495	£18,478,153	£18.520.225
25%	60%	£14,901,464	£16,952,646	£14,954,055	£17,005,237	£15,192,310	£15,244,901
30%	60%	£11,539,408	£14,018,870	£11,603,550	£14,081,979	£11,894,130	£11,958,273
35%	60%	£8,167,399	£11,085,094	£8,242,230	£11,158,721	£8,581,242	£8,656,074
40%	60%	£4,795,389	£8.130.957	£4.880.912	£8,216,478	£5,268,353	£5,353,874
45%	60%	£1,423,380	£5,175,893	£1,519,592	£5,272,105	£1,955,464	£2,051,676
50%	60%	-£1 948 629	£2 220 830	-£1 841 728	£2 327 731	-£1 357 425	-£1 250 523

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 5 
 No Units
 180

 Site Area
 1.51 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%	£45,578,738	£45,578,738	£45,578,738	£45,578,738	£45,578,738	£45,578,738
10%	71%	£38,292,049	£38,939,256	£38,317,991	£38,965,199	£38,200,166	£38,226,109
15%	71%	£34,648,704	£35,619,515	£34,687,618	£35,658,429	£34,510,880	£34,549,794
20%	71%	£31,005,359	£32,299,774	£31,057,244	£32,351,660	£30,821,594	£30,873,479
25%	71%	£27,362,015	£28,980,034	£27,426,871	£29,044,890	£27,132,309	£27,197,165
30%	71%	£23,718,670	£25,660,293	£23,796,497	£25,738,119	£23,443,023	£23,520,850
35%	71%	£20,048,449	£22,340,552	£20,140,732	£22,431,350	£19,721,600	£19,813,883
40%	71%	£16,372,789	£19,003,960	£16,478,255	£19,109,426	£15,999,248	£16,104,714
45%	71%	£12,697,129	£15,657,196	£12,815,779	£15,775,846	£12,276,895	£12,395,545
50%	71%	£9,021,469	£12,310,433	£9,153,302	£12,442,266	£8,554,543	£8,686,376
100%	71%	-£28,650,112	-£21,855,259	-£28,377,750	-£21,582,898	-£29,614,760	-£29,342,399
10%	75%	£38,212,820	£38,792,941	£38,240,354	£38,820,476	£38,130,462	£38,157,996
15%	75%	£34,529,862	£35,400,043	£34,571,163	£35,441,345	£34,406,323	£34,447,626
20%	75%	£30,846,903	£32,007,145	£30,901,972	£32,062,214	£30,682,186	£30,737,255
25%	75%	£27,163,944	£28,614,246	£27,232,780	£28,683,083	£26,958,048	£27,026,883
30%	75%	£23,480,985	£25,221,348	£23,563,588	£25,303,951	£23,231,420	£23,315,373
35%	75%	£19,766,614	£21,828,449	£19,864,560	£21,924,820	£19,473,645	£19,571,592
40%	75%	£16.050.692	£18,409,128	£16.162.631	£18.521.067	£15.715.871	£15.827.809
45%	75%	£12,334,770	£14,988,010	£12,460,702	£15,113,942	£11,958,096	£12,084,028
50%	75%	£8,618,849	£11,566,894	£8,758,772	£11,706,817	£8,197,742	£8,339,954
10%	60%	£38,518,133	£39,354,403	£38,539,170	£39,375,439	£38,399,410	£38,420,446
15%	60%	£34,987,832	£36,242,235	£35,019,386	£36,273,790	£34,809,747	£34,841,301
20%	60%	£31,457,529	£33,130,067	£31,499,602	£33,172,140	£31,220,083	£31,262,155
25%	60%	£27,927,227	£30,017,899	£27,979,818	£30,070,490	£27,630,420	£27,683,010
30%	60%	£24,396,925	£26,905,732	£24,460,034	£26,968,840	£24,040,755	£24,103,865
35%	60%	£20,852,687	£23,793,564	£20,927,518	£23,867,191	£20,430,360	£20,505,192
40%	60%	£17,291,919	£20,681,396	£17,377,440	£20,765,542	£16,809,259	£16,894,781
45%	60%	£13,731,150	£17,555,909	£13,827,363	£17,652,120	£13,188,159	£13,284,370
50%	60%	£10 170 382	£14 420 113	£10 277 284	£14 527 015	£9 567 057	£9 673 960

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%	-£90,156,494	-£90,156,494	-£90,156,494	-£90,156,494	-£90,156,494	-£90,156,494
10%	71%	-£97,443,183	-£96,795,977	-£97,417,241	-£96,770,034	-£97,535,067	-£97,509,124
15%	71%	-£101,086,528	-£100,115,717				-£101,185,438
20%	71%	-£104,729,873	-£103,435,458	-£104,677,988	-£103,383,573	-£104,913,638	-£104,861,753
25%	71%	-£108,373,217	-£106,755,199				-£108,538,068
30%	71%	-£112,016,562	-£110,074,939	-£111,938,735	-£109,997,113	-£112,292,210	-£112,214,382
35%	71%	-£115,686,784	-£113,394,680				-£115,921,349
40%	71%	-£119,362,444	-£116,731,273	-£119,256,977	-£116,625,807	-£119,735,985	-£119,630,518
45%	71%	-£123,038,103	-£120,078,037				-£123,339,688
50%	71%	-£126,713,763	-£123,424,800	-£126,581,930		-£127,180,689	-£127,048,857
100%	71%	-£164,385,344	-£157,590,491				-£165,077,632
10%	75%	-£97,522,412	-£96,942,291	-£97,494,878	-£96,914,757	-£97,604,771	-£97,577,236
15%	75%	-£101,205,371	-£100,335,190				-£101,287,607
20%	75%	-£104,888,329	-£103,728,088	-£104,833,261	-£103,673,019	-£105,053,046	-£104,997,978
25%	75%	-£108,571,289	-£107,120,986	-£108,502,452	-£107,052,150	-£108,777,184	-£108,708,349
30%	75%	-£112,254,247	-£110,513,884	-£112,171,644		-£112,503,813	-£112,419,859
35%	75%	-£115,968,618	-£113,906,783				-£116,163,641
40%	75%	-£119,684,541	-£117,326,104		-£117,214,165		-£119,907,423
45%	75%	-£123,400,462	-£120,747,222	-£123,274,531	-£120,621,291	-£123,777,136	-£123,651,205
50%	75%	-£127,116,384	-£124,168,339				-£127,395,278
10%	60%	-£97,217,099	-£96,380,830	-£97,196,063	-£96,359,794		-£97,314,786
15%	60%	-£100,747,401	-£99,492,998				-£100,893,931
20%	60%	-£104,277,704	-£102,605,165	-£104,235,630	-£102,563,093	-£104,515,149	-£104,473,077
25%	60%	-£107,808,006	-£105,717,333				-£108,052,222
30%	60%	-£111,338,307	-£108,829,501				-£111,631,368
35%	60%	-£114,882,545	-£111,941,668				-£115,230,041
40%	60%	-£118,443,313	-£115,053,836	-£118,357,792	-£114,969,690	-£118,925,974	-£118,840,451
45%	60%	-£122,004,082	-£118,179,324				-£122,450,862
50%	60%	-£125 564 850	-£121 315 119	-£125 457 949			-£126 061 273

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%	-£63,499,603					-£63,499,603
10%	71%	-£70,786,292	-£70,139,085	-£70,760,350	-£70,113,142	-£70,878,175	-£70,852,232
15%	71%	-£74,429,637					-£74,528,547
20%	71%	-£78,072,982	-£76,778,567	-£78,021,097	-£76,726,681	-£78,256,747	-£78,204,862
25%	71%	-£81,716,326					-£81,881,176
30%	71%	-£85,359,671	-£83,418,048	-£85,281,844	-£83,340,222	-£85,635,318	-£85,557,491
35%	71%	-£89,029,892					-£89,264,458
40%	71%	-£92,705,552	-£90,074,381	-£92,600,086	-£89,968,915	-£93,079,093	-£92,973,627
45%	71%	-£96,381,212	-£93,421,145	-£96,262,562		-£96,801,446	-£96,682,796
50%	71%	-£100,056,872	-£96,767,908	-£99,925,039	-£96,636,075	-£100,523,798	-£100,391,965
100%	71%	-£137,728,453					-£138,420,740
10%	75%	-£70,865,521	-£70,285,400	-£70,837,987	-£70,257,865	-£70,947,879	-£70,920,345
15%	75%	-£74,548,479		-£74,507,178	-£73,636,996	-£74,672,018	-£74,630,716
20%	75%	-£78,231,438	-£77,071,196	-£78,176,369	-£77,016,127	-£78,396,155	-£78,341,086
25%	75%	-£81,914,397					-£82,051,458
30%	75%	-£85,597,356	-£83,856,993	-£85,514,753	-£83,774,390	-£85,846,921	-£85,762,968
35%	75%	-£89,311,727					-£89,506,749
40%	75%	-£93,027,649	-£90,669,213		-£90,557,274	-£93,362,470	-£93,250,532
45%	75%	-£96,743,571		-£96,617,639	-£93,964,399		-£96,994,313
50%	75%	-£100,459,492	-£97,511,447	-£100,319,569	-£97,371,524	-£100,880,599	-£100,738,387
10%	60%	-£70,560,208					-£70,657,895
15%	60%	-£74,090,509	-£72,836,106	-£74,058,955	-£72,804,551	-£74,268,594	-£74,237,040
20%	60%	-£77,620,812					-£77,816,186
25%	60%	-£81,151,114	-£79,060,442		-£79,007,851	-£81,447,921	-£81,395,331
30%	60%	-£84,681,416	-£82,172,609			-£85,037,586	-£84,974,476
35%	60%	-£88,225,654					-£88,573,149

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%	-£17,088,711	-£17,088,711	-£17,088,711	-£17,088,711	-£17,088,711	-£17,088,711
10%	71%	-£24,375,400	-£23,728,193				
15%	71%	-£28,018,745	-£27,047,934		-£27,009,020	-£28,156,568	
20%	71%	-£31,662,090	-£30,367,674	-£31,610,204		-£31,845,854	
25%	71%	-£35,305,434	-£33,687,415	-£35,240,578	-£33,622,559	-£35,535,140	-£35,470,284
30%	71%	-£38,948,779	-£37,007,156				
35%	71%	-£42,619,000	-£40,326,896	-£42,526,717	-£40,236,098	-£42,945,849	-£42,853,566
40%	71%	-£46,294,660	-£43,663,489				
45%	71%	-£49,970,320	-£47,010,253	-£49,851,670	-£46,891,602	-£50,390,553	-£50,271,904
50%	71%	-£53,645,979	-£50,357,016				
100%	71%	-£91,317,560	-£84,522,708	-£91,045,198	-£84,250,347		-£92,009,848
10%	75%	-£24,454,629	-£23,874,507	-£24,427,094	-£23,846,973	-£24,536,987	-£24,509,453
15%	75%	-£28,137,587	-£27,267,406	-£28,096,286	-£27,226,104		
20%	75%	-£31,820,546	-£30,660,304	-£31,765,477	-£30,605,235		-£31,930,194
25%	75%	-£35,503,505	-£34,053,203			-£35,709,401	
30%	75%	-£39,186,464	-£37,446,100	-£39,103,860	-£37,363,497	-£39,436,029	-£39,352,075
35%	75%	-£42,900,835	-£40,838,999				
40%	75%	-£46,616,757	-£44,258,321	-£46,504,818	-£44,146,381	-£46,951,578	-£46,839,640
45%	75%	-£50,332,679	-£47,679,438				
50%	75%	-£54,048,600	-£51,100,555	-£53,908,676	-£50,960,631		
10%	60%	-£24,149,315	-£23,313,046				
15%	60%	-£27,679,617	-£26,425,214	-£27,648,062	-£26,393,659	-£27,857,702	-£27,826,147
20%	60%	-£31,209,920	-£29,537,381				
25%	60%	-£34,740,222	-£32,649,549				
30%	60%	-£38,270,524	-£35,761,717				
35%	60%	-£41,814,762	-£38,873,885				
40%	60%	-£45,375,530	-£41,986,052				
45%	60%	-£48,936,299	-£45,111,540	-£48,840,086	-£45,015,329	-£49,479,290	-£49,383,079
50%	60%	-£52.497.067	-£48.247.335		-£48.140.434		

£90,000,000

£72,325,000

£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%	£3,917,071	£3,917,071	£3,917,071	£3,917,071	£3,917,071	£3,917,071
10%	71%	-£3,369,618	-£2,722,412	-£3,343,676	-£2,696,469	-£3,461,502	-£3,435,559
15%	71%	-£7,012,963	-£6,042,152	-£6,974,050	-£6,003,239	-£7,150,787	-£7,111,873
20%	71%	-£10,656,308	-£9,361,893	-£10,604,423	-£9,310,008	-£10,840,073	-£10,788,188
25%	71%	-£14,299,652	-£12,681,634	-£14,234,796	-£12,616,778	-£14,529,358	-£14,464,503
30%	71%	-£17,942,997	-£16,001,374	-£17,865,170	-£15,923,548	-£18,218,645	-£18,140,817
35%	71%	-£21,613,219	-£19,321,115	-£21,520,935	-£19,230,317	-£21,940,067	-£21,847,784
40%	71%	-£25,288,878	-£22,657,708	-£25,183,412	-£22,552,241		
45%	71%	-£28,964,538	-£26,004,472				
50%	71%	-£32,640,198	-£29,351,234			-£33,107,124	
100%	71%	-£70,311,779	-£63,516,926				
10%	75%	-£3,448,847	-£2,868,726	-£3,421,313	-£2,841,192	-£3,531,206	-£3,503,671
15%	75%	-£7,131,806	-£6,261,625	-£7,090,505	-£6,220,323	-£7,255,344	-£7,214,042
20%	75%	-£10,814,764	-£9,654,523	-£10,759,696	-£9,599,454	-£10,979,481	-£10,924,412
25%	75%	-£14,497,724	-£13,047,421	-£14,428,887	-£12,978,585	-£14,703,619	-£14,634,784
30%	75%	-£18,180,682	-£16,440,319	-£18,098,079	-£16,357,716	-£18,430,248	-£18,346,294
35%	75%	-£21.895.053	-£19.833.218	-£21,797,107	-£19.736.847	-£22.188.023	-£22,090,076
40%	75%	-£25,610,976	-£23,252,539	-£25,499,036		-£25,945,796	
45%	75%	-£29,326,897	-£26,673,657				
50%	75%	-£33,042,819	-£30,094,774				
10%	60%	-£3,143,534	-£2,307,265	-£3,122,498	-£2,286,229	-£3,262,257	-£3,241,221
15%	60%	-£6,673,836	-£5,419,432	-£6,642,281	-£5,387,878	-£6,851,921	-£6,820,366
20%	60%	-£10.204.139	-£8.531.600	-£10.162.065	-£8.489.528	-£10.441.584	-£10.399.512
25%	60%	-£13,734,440	-£11,643,768	-£13,681,849	-£11,591,177	-£14,031,248	-£13,978,657
30%	60%	-£17,264,742	-£14.755.936	-£17.201.634	-£14.692.827	-£17.620.912	-£17.557.803
35%	60%	-£20,808,980	-£17,868,103	-£20,734,149	-£17,794,476	-£21,231,307	-£21,156,476
40%	60%	-£24.369.748	-£20.980.271	-£24,284,227	-£20.896.125	-£24.852.408	-£24,766,886
45%	60%	-£27,930,517	-£24,105,759		-£24,009,547	-£28,473,509	-£28,377,297
50%	60%	-£31.491.285	-£27.241.554				-£31,987,707

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£19,488,918	£19,488,918	£19,488,918	£19,488,918	£19,488,918	£19,488,918
10%	71%	£12,202,229	£12,849,436	£12,228,171	£12,875,379	£12,110,346	£12,136,289
15%	71%	£8,558,884	£9,529,695	£8,597,798	£9,568,609	£8,421,061	£8,459,974
20%	71%	£4,915,539	£6,209,955	£4,967,424	£6,261,840	£4,731,774	£4,783,660
25%	71%	£1,272,195	£2,890,214	£1,337,051	£2,955,070	£1,042,489	£1,107,345
30%	71%	-£2,371,150	-£429,527	-£2,293,322	-£351,700	-£2,646,797	-£2,568,970
35%	71%	-£6,041,371	-£3,749,267	-£5,949,088	-£3,658,470	-£6,368,220	-£6,275,937
40%	71%	-£9,717,031	-£7,085,860	-£9,611,564	-£6,980,394	-£10,090,572	-£9,985,106
45%	71%	-£13,392,691	-£10,432,624	-£13,274,041	-£10,313,974	-£13,812,924	-£13,694,275
50%	71%	-£17,068,351	-£13,779,387	-£16,936,518	-£13,647,554	-£17,535,277	-£17,403,444
100%	71%	-£54,739,932	-£47,945,079		-£47,672,718		-£55,432,219
10%	75%	£12,123,000	£12,703,122	£12,150,535	£12,730,656	£12,040,642	£12,068,176
15%	75%	£8,440,042	£9,310,223	£8,481,343	£9,351,525	£8,316,504	£8,357,806
20%	75%	£4,757,083	£5,917,325	£4,812,152	£5,972,394	£4,592,366	£4,647,435
25%	75%	£1,074,124	£2,524,426	£1,142,960	£2,593,263	£868,228	£937,064
30%	75%	-£2,608,835	-£868,472	-£2,526,232	-£785,868	-£2,858,400	-£2,774,447
35%	75%	-£6,323,206	-£4,261,370	-£6,225,260	-£4,165,000	-£6,616,175	-£6,518,228
40%	75%	-£10,039,128	-£7,680,692	-£9,927,189	-£7,568,753	-£10,373,949	-£10,262,011
45%	75%	-£13,755,050	-£11,101,810	-£13,629,118	-£10,975,878	-£14,131,724	-£14,005,792
50%	75%	-£17,470,971	-£14,522,926	-£17,331,047	-£14,383,002	-£17,892,078	-£17,749,866
10%	60%	£12,428,314	£13,264,583	£12,449,350	£13,285,619	£12,309,590	£12,330,626
15%	60%	£8,898,012	£10,152,415	£8,929,567	£10,183,970	£8,719,927	£8,751,481
20%	60%	£5,367,709	£7,040,247	£5,409,782	£7,082,320	£5,130,263	£5,172,336
25%	60%	£1,837,407	£3,928,080	£1,889,998	£3,980,671	£1,540,600	£1,593,191
30%	60%	-£1,692,895	£815,912	-£1,629,786	£879,020	-£2,049,065	-£1,985,955
35%	60%	-£5,237,133	-£2,296,256	-£5,162,302	-£2,222,629	-£5,659,460	-£5,584,628
40%	60%	-£8,797,901	-£5,408,423	-£8,712,379	-£5,324,278	-£9,280,561	-£9,195,039
45%	60%	-£12,358,670	-£8,533,911	-£12,262,457	-£8,437,700	-£12,901,661	-£12,805,450
50%	60%	-£15.919.438	-£11.669.707	-£15.812.536	-£11.562.805	-£16.522.763	-£16,415,860

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%	£35,347,318	£35,347,318	£35,347,318	£35,347,318	£35,347,318	£35,347,318
10%	71%	£28.060.629	£28,707,836	£28.086.571	£28,733,779	£27.968.745	£27,994,689
15%	71%	£24,417,284	£25,388,095	£24,456,198	£25,427,009	£24,279,460	£24,318,374
20%	71%	£20,773,939	£22,068,354	£20,825,824	£22,120,239	£20,590,174	£20,642,059
25%	71%	£17,130,595	£18,748,614	£17,195,451	£18,813,469	£16,900,889	£16,965,745
30%	71%	£13,487,250	£15,428,873	£13,565,077	£15,506,699	£13,211,603	£13,289,430
35%	71%	£9,817,029	£12,109,132	£9,909,312	£12,199,930	£9,490,180	£9,582,463
40%	71%	£6,141,369	£8,772,539	£6,246,835	£8,878,006	£5,767,827	£5,873,294
45%	71%	£2,465,709	£5,425,776	£2,584,359	£5,544,426	£2,045,475	£2,164,125
50%	71%	-£1,209,951	£2,079,013	-£1,078,118	£2,210,846	-£1,676,877	-£1,545,044
100%	71%	-£38,881,532					-£39,573,820
10%	75%	£27,981,400	£28,561,521	£28,008,934	£28,589,056	£27,899,041	£27,926,576
15%	75%	£24,298,441	£25,168,622	£24,339,742	£25,209,925	£24,174,903	£24,216,205
20%	75%	£20,615,483	£21,775,725	£20,670,552	£21,830,793	£20,450,766	£20,505,835
25%	75%	£16,932,523	£18,382,826	£17,001,360	£18,451,662	£16,726,628	£16,795,463
30%	75%	£13,249,565	£14,989,928	£13,332,168	£15,072,531	£12,999,999	£13,083,953
35%	75%	£9,535,194	£11,597,029	£9,633,140	£11,693,400	£9,242,225	£9,340,172
40%	75%	£5,819,271	£8,177,708	£5,931,211	£8,289,647	£5,484,451	£5,596,389
45%	75%	£2,103,350	£4,756,590	£2,229,281	£4,882,522	£1,726,676	£1,852,607
50%	75%	-£1,612,572	£1,335,473	-£1,472,648	£1,475,397	-£2,033,678	-£1,891,466
10%	60%	£28,286,713	£29,122,982	£28,307,749	£29,144,019	£28,167,990	£28,189,026
15%	60%	£24,756,411	£26,010,815	£24,787,966	£26,042,369	£24,578,326	£24,609,881
20%	60%	£21,226,109	£22,898,647	£21,268,182	£22,940,719	£20,988,663	£21,030,735
25%	60%	£17,695,807	£19,786,479	£17,748,398	£19,839,070	£17,398,999	£17,451,590
30%	60%	£14,165,505	£16,674,312	£14,228,614	£16,737,420	£13,809,335	£13,872,444
35%	60%	£10,621,267	£13,562,144	£10,696,098	£13,635,771	£10,198,940	£10,273,771
40%	60%	£7,060,499	£10,449,976	£7,146,020	£10,534,122	£6,577,839	£6,663,361
45%	60%	£3,499,730	£7,324,488	£3,595,942	£7,420,700	£2,956,738	£3,052,950
	600/				C4 20E E0E		

£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%	£3,435,965	£3,435,965	£3.435.965	£3,435,965	£3,435,965	£3.435.965
10%	71%	-£3.850.724	-£3,203,518	-£3.824.782	-£3.177.575	-£3.942.608	-£3.916.665
15%	71%	-£7,494,069	-£6,523,258	-£7,455,156	-£6,484,345	-£7,631,893	-£7,592,979
20%	71%	-£11,137,414	-£9,842,999	-£11,085,529	-£9,791,114	-£11,321,179	-£11,269,294
25%	71%	-£14,780,758	-£13,162,740	-£14,715,902	-£13,097,884	-£15,010,464	-£14,945,609
30%	71%	-£18,424,103	-£16,482,480	-£18,346,276	-£16,404,654	-£18,699,751	-£18,621,923
35%	71%	-£22,094,325	-£19,802,221	-£22,002,041	-£19,711,423	-£22,421,173	-£22,328,890
40%	71%	-£25,769,984	-£23,138,814	-£25,664,518	-£23,033,347	-£26,143,526	-£26,038,059
45%	71%	-£29,445,644					
50%	71%	-£33,121,304	-£29,832,340	-£32,989,471	-£29,700,508		-£33,456,397
100%	71%	-£70,792,885					
10%	75%	-£3,929,953	-£3,349,832	-£3,902,419	-£3,322,298	-£4,012,312	-£3,984,777
15%	75%	-£7,612,912	-£6,742,731	-£7,571,611	-£6,701,429	-£7,736,450	-£7,695,148
20%	75%	-£11,295,870	-£10,135,628	-£11,240,802	-£10,080,560	-£11,460,587	-£11,405,518
25%	75%	-£14,978,830	-£13,528,527	-£14,909,993	-£13,459,691	-£15,184,725	-£15,115,890
30%	75%	-£18,661,788	-£16,921,425	-£18,579,185	-£16,838,822	-£18,911,354	-£18,827,400
35%	75%	-£22,376,159	-£20,314,324	-£22,278,213	-£20,217,953		-£22,571,182
40%	75%	-£26,092,082		-£25,980,142	-£23,621,706	-£26,426,902	-£26,314,964
45%	75%	-£29,808,003					
50%	75%	-£33,523,925					
10%	60%	-£3,624,640	-£2,788,371	-£3,603,604	-£2,767,335	-£3,743,363	-£3,722,327
15%	60%	-£7,154,942	-£5,900,538	-£7,123,387	-£5,868,984	-£7,333,027	-£7,301,472
20%	60%	-£10,685,245	-£9,012,706	-£10,643,171	-£8,970,634	-£10,922,690	-£10,880,618
25%	60%	-£14,215,546	-£12,124,874	-£14,162,955	-£12,072,283	-£14,512,354	-£14,459,763
30%	60%	-£17,745,848	-£15,237,042	-£17,682,740	-£15,173,933	-£18,102,018	-£18,038,909
35%	60%	-£21,290,086	-£18,349,209	-£21,215,255	-£18,275,582	-£21,712,413	-£21,637,582
40%	60%	-£24,850,854	-£21,461,377		-£21,377,231	-£25,333,514	
45%	60%	-£28,411,623					
50%	60%	-£31,972,391	-£27,722,660	-£31,865,489	-£27,615,758	-£32,575,716	-£32,468,813

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%	£25,257,666	£25,257,666	£25,257,666	£25,257,666	£25,257,666	£25,257,666
10%	71%	£17,970,977	£18,618,183	£17,996,919	£18,644,126	£17,879,093	£17,905,036
15%	71%	£14,327,632	£15,298,443	£14,366,545	£15,337,356	£14,189,808	£14,228,722
20%	71%	£10,684,287	£11,978,702	£10,736,172	£12,030,587	£10,500,522	£10,552,407
25%	71%	£7,040,943	£8,658,961	£7,105,798	£8,723,817	£6,811,237	£6,876,092
30%	71%	£3,397,598	£5,339,221	£3,475,425	£5,417,047	£3,121,950	£3,199,778
35%	71%	-£272,624	£2,019,480	-£180,340	£2,110,278	-£599,473	-£507,189
40%	71%	-£3,948,283	-£1,317,113	-£3,842,817	-£1,211,647	-£4,321,825	-£4,216,358
45%	71%	-£7,623,943	-£4,663,877	-£7,505,294	-£4,545,226	-£8,044,177	-£7,925,527
50%	71%	-£11,299,603	-£8,010,639	-£11,167,770	-£7,878,807	-£11,766,529	-£11,634,697
100%	71%	-£48,971,184	-£42,176,331		-£41,903,970	-£49,935,833	-£49,663,472
10%	75%	£17,891,748	£18,471,869	£17,919,282	£18,499,403	£17,809,389	£17,836,924
15%	75%	£14,208,789	£15,078,970	£14,250,090	£15,120,272	£14,085,251	£14,126,553
20%	75%	£10,525,831	£11,686,072	£10,580,899	£11,741,141	£10,361,114	£10,416,183
25%	75%	£6,842,871	£8,293,174	£6,911,708	£8,362,010	£6,636,976	£6,705,811
30%	75%	£3,159,913	£4,900,276	£3,242,516	£4,982,879	£2,910,347	£2,994,301
35%	75%	-£554,458	£1,507,377	-£456,512	£1,603,748	-£847,428	-£749,481
40%	75%	-£4,270,381	-£1,911,944	-£4,158,442	-£1,800,005	-£4,605,202	-£4,493,263
45%	75%	-£7,986,302	-£5,333,062	-£7,860,371	-£5,207,131	-£8,362,976	-£8,237,045
50%	75%	-£11,702,224	-£8,754,179	-£11,562,300	-£8,614,255	-£12,123,331	-£11,981,118
10%	60%	£18,197,061	£19,033,330	£18,218,097	£19,054,366	£18,078,338	£18,099,374
15%	60%	£14,666,759	£15,921,162	£14,698,314	£15,952,717	£14,488,674	£14,520,229
20%	60%	£11,136,456	£12,808,995	£11,178,530	£12,851,067	£10,899,011	£10,941,083
25%	60%	£7,606,154	£9,696,827	£7,658,745	£9,749,418	£7,309,347	£7,361,938
30%	60%	£4,075,853	£6,584,659	£4,138,961	£6,647,768	£3,719,683	£3,782,792
35%	60%	£531,615	£3,472,492	£606,446	£3,546,119	£109,288	£184,119
40%	60%	-£3,029,153	£360,324	-£2,943,632	£444,470	-£3,511,814	-£3,426,291
45%	60%	-£6,589,922	-£2,765,164	-£6,493,710	-£2,668,952	-£7,132,914	-£7,036,702
50%	60%	-£10 150 690	-£5,900,959	-£10 043 789	-£5 794 057	-£10 754 015	-£10 647 112

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%	£35,347,318	£35,347,318	£35,347,318	£35,347,318	£35,347,318	£35,347,318
10%	71%	£28,060,629	£28,707,836	£28,086,571	£28,733,779	£27,968,745	£27,994,689
15%	71%	£24,417,284	£25,388,095	£24,456,198	£25,427,009	£24,279,460	£24,318,374
20%	71%	£20,773,939	£22,068,354	£20,825,824	£22,120,239	£20,590,174	£20,642,059
25%	71%	£17,130,595	£18,748,614	£17,195,451	£18,813,469	£16,900,889	£16,965,745
30%	71%	£13,487,250	£15,428,873	£13,565,077	£15,506,699	£13,211,603	£13,289,430
35%	71%	£9,817,029	£12,109,132	£9,909,312	£12,199,930	£9,490,180	£9,582,463
40%	71%	£6,141,369	£8,772,539	£6,246,835	£8,878,006	£5,767,827	£5,873,294
45%	71%	£2,465,709	£5,425,776	£2,584,359	£5,544,426	£2,045,475	£2,164,125
50%	71%	-£1.209.951	£2.079.013	-£1.078.118	£2,210,846	-£1.676.877	-£1,545,044
100%	71%	-£38,881,532	-£32,086,679		-£31,814,318		-£39,573,820
10%	75%	£27.981.400	£28.561.521	£28.008.934	£28,589,056	£27.899.041	£27.926.576
15%	75%	£24,298,441	£25,168,622	£24,339,742	£25,209,925	£24,174,903	£24,216,205
20%	75%	£20.615.483	£21.775.725	£20.670.552	£21.830.793	£20,450,766	£20,505,835
25%	75%	£16,932,523	£18,382,826	£17,001,360	£18,451,662	£16,726,628	£16,795,463
30%	75%	£13.249.565	£14,989,928	£13.332.168	£15.072.531	£12,999,999	£13,083,953
35%	75%	£9,535,194	£11,597,029	£9,633,140	£11,693,400	£9,242,225	£9,340,172
40%	75%	£5.819.271	£8.177.708	£5.931.211	£8,289,647	£5,484,451	£5,596,389
45%	75%	£2,103,350	£4,756,590	£2,229,281	£4,882,522	£1,726,676	£1,852,607
50%	75%	-£1.612.572	£1,335,473	-£1,472,648	£1,475,397	-£2.033.678	-£1.891.466
10%	60%	£28.286.713	£29.122.982	£28.307.749	£29.144.019	£28.167.990	£28,189,026
15%	60%	£24,756,411	£26,010,815	£24,787,966	£26,042,369	£24,578,326	£24,609,881
20%	60%	£21,226,109	£22.898.647	£21,268,182	£22.940.719	£20.988.663	£21,030,735
25%	60%	£17.695.807	£19.786.479	£17.748.398	£19.839.070	£17,398,999	£17,451,590
30%	60%	£14.165.505	£16.674.312	£14,228,614	£16.737.420	£13.809.335	£13,872,444
35%	60%	£10.621,267	£13.562.144	£10.696.098	£13.635.771	£10.198.940	£10,273,771
40%	60%	£7.060.499	£10.449.976	£7.146.020	£10.534.122	£6,577,839	£6,663,361
45%	60%	£3,499,730	£7.324.488	£3,595,942	£7,420,700	£2.956.738	£3.052.950
60%	60%	£61 029	£4 100 £02	CAE 964	£4 206 606	E664 363	SEE7 460

£13,474,000

 No Units
 180

 Site Area
 1.51 Ha

	CIL Zone	2
	Value Area	Med
ales value inflation		0%
uild 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%	£22,382,400	£22,382,400	£22,382,400	£22,382,400	£22,382,400	£22,382,400
10%	71%	£17,356,092	£17,852,360	£17,397,014	£17,893,283	£17,208,021	£17,248,943
15%	71%	£14,842,937	£15,587,340	£14,904,321	£15,648,725	£14,620,831	£14,682,214
20%	71%	£12,329,783	£13,322,320	£12,411,628	£13,404,166	£12,033,641	£12,115,487
25%	71%	£9,816,629	£11,057,301	£9,918,935	£11,159,607	£9,446,451	£9,548,758
30%	71%	£7,284,209	£8,792,281	£7,408,984	£8,915,048	£6,832,731	£6,957,506
35%	71%	£4,739,836	£6,505,185	£4,885,407	£6,650,756	£4,213,112	£4,358,683
40%	71%	£2,195,463	£4,213,004	£2,361,830	£4,379,371	£1,593,492	£1,759,859
45%	71%	-£354,617	£1,920,824	-£164,393	£2,107,986	-£1,042,910	-£852,686
50%	71%	-£2,940,604	-£377,430	-£2,729,244	-£166,070	-£3,705,374	-£3,494,014
100%	71%	-£28,800,470	-£23,674,123	-£28,377,750	-£23,251,404	-£30,330,011	-£29,907,291
10%	75%	£17,274,674	£17,719,502	£17,318,108	£17,762,936	£17,141,952	£17,185,386
15%	75%	£14,720,811	£15,388,053	£14,785,962	£15,453,204	£14,521,727	£14,586,878
20%	75%	£12,166,948	£13,056,604	£12,253,816	£13,143,471	£11,901,503	£11,988,371
25%	75%	£9,613,085	£10,725,155	£9,721,670	£10,833,739	£9,281,278	£9,389,864
30%	75%	£7,035,962	£8,392,271	£7,168,394	£8,524,008	£6,631,282	£6,763,714
35%	75%	£4,450,214	£6,032,575	£4,604,719	£6,187,080	£3,978,087	£4,132,592
40%	75%	£1,864,466	£3,672,879	£2,041,044	£3,849,455	£1,324,893	£1,501,471
45%	75%	-£733,078	£1,313,182	-£531,179	£1,511,832	-£1,350,025	-£1,148,127
50%	75%	-£3,361,115	-£1,063,629	-£3,136,784	-£839,298	-£4,046,614	-£3,822,282
10%	60%	£17,588,627	£18,229,865	£17,621,811	£18,263,049	£17,397,302	£17,430,485
15%	60%	£15,191,740	£16,153,597	£15,241,515	£16,203,373	£14,904,752	£14,954,527
20%	60%	£12,794,854	£14,077,330	£12,861,221	£14,143,696	£12,412,203	£12,478,570
25%	60%	£10,397,967	£12,001,062	£10,480,925	£12,084,021	£9,919,653	£10,002,613
30%	60%	£7,993,224	£9,924,794	£8,094,403	£10,024,345	£7,409,860	£7,511,039
35%	60%	£5,567,021	£7,848,060	£5,685,062	£7,964,670	£4,886,429	£5,004,472
40%	60%	£3,140,816	£5,747,719	£3,275,722	£5,882,624	£2,362,998	£2,497,904
45%	60%	£714,612	£3,647,377	£866,381	£3,799,146	-£163,056	-£8,806
50%	60%	-£1.739.584	£1,547,037	-£1,568,195	£1,715,668	-£2,727,759	-£2,556,370

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£113,352,833	-£113,352,833	-£113,352,833	-£113,352,833	-£113,352,833	-£113,352,833
10%	71%	-£118,379,141	-£117,882,872	-£118,338,218	-£117,841,949	-£118,527,212	-£118,486,290
15%	71%		-£120,147,892				-£121,053,018
20%	71%	-£123,405,450	-£122,412,912	-£123,323,604	-£122,331,067	-£123,701,591	-£123,619,746
25%	71%		-£124,677,932				-£126,186,475
30%	71%	-£128,451,024	-£126,942,952	-£128,326,249	-£126,820,184	-£128,902,501	-£128,777,726
35%	71%		-£129,230,048				-£131,376,550
40%	71%		-£131,522,229	-£133,373,402	-£131,355,862	-£134,141,740	-£133,975,374
45%	71%		-£133,814,409				-£136,587,919
50%	71%	-£138,675,836	-£136,112,663	-£138,464,476	-£135,901,303	-£139,440,606	-£139,229,246
100%	71%		-£159,409,356				-£165,642,523
10%	75%	-£118,460,558	-£118,015,730	-£118,417,124	-£117,972,296	-£118,593,281	-£118,549,847
15%	75%		-£120,347,179				-£121,148,355
20%	75%	-£123,568,284	-£122,678,629	-£123,481,416	-£122,591,761	-£123,833,730	-£123,746,862
25%	75%	-£126,122,148	-£125,010,078	-£126,013,562	-£124,901,494	-£126,453,954	-£126,345,369
30%	75%		-£127,342,962				-£128,971,518
35%	75%	-£131,285,019	-£129,702,658	-£131,130,514	-£129,548,153	-£131,757,145	-£131,602,640
40%	75%	-£133,870,766	-£132,062,354			-£134,410,339	-£134,233,762
45%	75%	-£136,468,311	-£134,422,050	-£136,266,412	-£134,223,400	-£137,085,258	-£136,883,360
50%	75%		-£136,798,862				-£139,557,514
10%	60%	-£118,146,605	-£117,505,368	-£118,113,422	-£117,472,184	-£118,337,931	-£118,304,747
15%	60%		-£119,581,635				-£120,780,705
20%	60%	-£122,940,379	-£121,657,902	-£122,874,012	-£121,591,536	-£123,323,029	-£123,256,663
25%	60%		-£123,734,170				-£125,732,620
30%	60%	-£127,742,009	-£125,810,438	-£127,640,830	-£125,710,887	-£128,325,372	-£128,224,193
35%	60%	-£130,168,212	-£127,887,172				-£130,730,761
40%	60%	-£132,594,416	-£129,987,513	-£132,459,511		-£133,372,234	-£133,237,328
45%	60%		-£132,087,855				-£135,744,038
50%	60%		-£134.188.196				-£138,291,602

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
							LAN and LEN
0%	71%	-£86,695,941	-£86,695,941	-£86,695,941	-£86,695,941	-£86,695,941	-£86,695,941
10%	71%	-£91,722,249	-£91,225,981				-£91,829,398
15%	71%	-£94,235,404	-£93,491,001				-£94,396,127
20%	71%	-£96,748,558	-£95,756,021				
25%	71%	-£99,261,712	-£98,021,040				
30%	71%	-£101,794,132	-£100,286,060				
35%	71%	-£104,338,505	-£102,573,156	-£104,192,934			
40%	71%	-£106,882,878	-£104,865,337	-£106,716,511	-£104,698,970	-£107,484,849	-£107,318,482
45%	71%	-£109,432,958	-£107,157,517				
50%	71%	-£112,018,945	-£109,455,771	-£111,807,585	-£109,244,411	-£112,783,715	-£112,572,355
100%	71%	-£137,878,811	-£132,752,464	-£137,456,091	-£132,329,745		
10%	75%	-£91,803,667	-£91,358,839				
15%	75%	-£94.357.530	-£93.690.288			-£94.556.614	
20%	75%	-£96.911.393	-£96.021.737				
25%	75%	-£99.465.256	-£98.353.186				
30%	75%	-£102.042.379	-£100.686.070				
35%	75%	-£104.628.127	-£103 045 766				
40%	75%	-£107.213.875	-£105,405,462				
45%	75%	-£109 811 419	-£107 765 159				-£110 226 468
50%	75%	-£112.439.456	-£110.141.970				-£112.900.623
10%	60%	-£91 489 714	-£90.848.476	-£91 456 530			-691 647 856
15%	60%	-£93.886.601	-£92.924.744				-£94,123,814
20%	60%	-£96 283 487	-£95.001.011	-£96.217.120	-£94 934 645	-£96,666,138	-£96 599 771
25%	60%	-£98.680.374	-£97.077.279	-£98.597.416	-£96.994.320	-£99.158.688	-£99.075.728
20%	60%	C404 00E 447	COO 452 547	C400,007,410	COO OF2 OOC	C404 CC0 404	C404 F67 202

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£40,285,049	-£40,285,049				-£40,285,049
10%	71%	-£45,311,357	-£44,815,089				-£45,418,506
15%	71%	-£47,824,511	-£47,080,108			-£48,046,618	-£47,985,235
20%	71%	-£50,337,666	-£49,345,128				-£50,551,962
25%	71%	-£52,850,820	-£51,610,148	-£52,748,514			-£53,118,691
30%	71%	-£55,383,240	-£53,875,168				-£55,709,942
35%	71%	-£57,927,613	-£56,162,264	-£57,782,042		-£58,454,337	-£58,308,766
40%	71%	-£60,471,986	-£58,454,445		-£58,288,078		-£60,907,590
45%	71%	-£63,022,066	-£60,746,625	-£62,831,842	-£60,559,463	-£63,710,359	-£63,520,135
50%	71%	-£65,608,053	-£63,044,879				-£66,161,462
100%	71%	-£91,467,918	-£86,341,572	-£91,045,198	-£85,918,853	-£92,997,459	-£92,574,739
10%	75%	-£45,392,775	-£44,947,946	-£45,349,341	-£44,904,513	-£45,525,497	-£45,482,063
15%	75%	-£47,946,638	-£47,279,395				-£48,080,571
20%	75%	-£50,500,500	-£49,610,845			-£50,765,946	-£50,679,078
25%	75%	-£53,054,364	-£51,942,294				-£53,277,585
30%	75%	-£55,631,487	-£54,275,178	-£55,499,054	-£54,143,441		-£55,903,734
35%	75%	-£58,217,235	-£56,634,874				-£58,534,857
40%	75%	-£60,802,982	-£58,994,570				-£61,165,978
45%	75%	-£63,400,527	-£61,354,266			-£64,017,474	-£63,815,576
50%	75%	-£66,028,564	-£63,731,078				-£66,489,731
10%	60%	-£45,078,821	-£44,437,584		-£44,404,400		-£45,236,963
15%	60%	-£47,475,708	-£46,513,852				-£47,712,921
20%	60%	-£49.872.595	-£48,590,119				-£50.188.879
25%	60%	-£52,269,482	-£50,666,387			-£52,747,796	-£52,664,836
30%	60%	-£54,674,225	-£52,742,655				-£55,156,409
35%	60%	-£57,100,428	-£54,819,389				-£57,662,977
40%	60%	-£59.526.632	-£56.919.729		-£56.784.824		-£60,169,545
45%	60%	-£61,952,836	-£59.020.071		-£58.868.303		-£62,676,254

£72,325,000

£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%	-£19,279,267	-£19,279,267	-£19,279,267	-£19,279,267	-£19,279,267	-£19,279,267
10%	71%	-£24,305,575	-£23,809,307		-£23,768,384		-£24,412,725
15%	71%	-£26,818,730	-£26,074,327				-£26,979,453
20%	71%	-£29,331,884	-£28,339,347				-£29,546,181
25%	71%	-£31,845,039	-£30,604,367				-£32,112,909
30%	71%	-£34,377,458	-£32,869,387		-£32,746,619	-£34,828,936	-£34,704,161
35%	71%	-£36,921,832	-£35,156,483				-£37,302,984
40%	71%	-£39,466,205	-£37,448,664		-£37,282,296	-£40,068,175	-£39,901,809
45%	71%	-£42,016,284	-£39,740,844				-£42,514,353
50%	71%	-£44,602,271	-£42,039,098	-£44,390,911	-£41,827,738	-£45,367,041	-£45,155,681
100%	71%	-£70,462,137	-£65,335,791		-£64,913,072	-£71,991,678	-£71,568,958
10%	75%	-£24,386,993	-£23,942,165	-£24,343,559	-£23,898,731	-£24,519,716	-£24,476,282
15%	75%	-£26,940,857	-£26,273,614				-£27,074,790
20%	75%	-£29,494,719	-£28,605,064	-£29,407,851	-£28,518,196	-£29,760,165	-£29,673,297
25%	75%	-£32,048,582	-£30,936,513				-£32,271,804
30%	75%	-£34,625,705	-£33,269,397	-£34,493,273	-£33,137,660	-£35,030,385	-£34,897,953
35%	75%	-£37,211,454	-£35,629,093				-£37,529,075
40%	75%	-£39,797,201	-£37,988,788	-£39,620,623	-£37,812,212	-£40,336,774	-£40,160,197
45%	75%	-£42,394,746	-£40,348,485				-£42,809,795
50%	75%	-£45,022,783	-£42,725,297				-£45,483,949
10%	60%	-£24,073,040	-£23,431,802	-£24,039,856	-£23,398,619	-£24,264,366	-£24,231,182
15%	60%	-£26,469,927	-£25,508,070				-£26,707,140
20%	60%	-£28,866,814	-£27,584,337	-£28,800,446		-£29,249,464	-£29,183,098
25%	60%	-£31,263,701	-£29,660,605				-£31,659,055
30%	60%	-£33,668,444	-£31,736,873				-£34,150,628
35%	60%	-£36,094,647	-£33,813,607				-£36,657,196
40%	60%	-£38,520,851	-£35,913,948	-£38,385,946	-£35,779,043	-£39,298,669	-£39,163,763
45%	60%	-£40,947,055	-£38,014,290			-£41,824,724	-£41,670,473
50%	60%	-£43 401 252	-£40 114 631				-£44 218 037

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,707,420	-£3,707,420	-£3,707,420	-£3,707,420	-£3,707,420	-£3,707,420
10%	71%	-£8,733,728	-£8,237,460	-£8,692,806	-£8,196,536	-£8,881,799	-£8,840,877
15%	71%	-£11,246,882	-£10,502,480	-£11,185,499	-£10,441,095	-£11,468,989	-£11,407,606
20%	71%	-£13,760,037	-£12,767,499	-£13,678,191	-£12,685,654	-£14,056,179	-£13,974,333
25%	71%	-£16,273,191	-£15,032,519	-£16,170,885	-£14,930,213	-£16,643,368	-£16,541,062
30%	71%	-£18,805,611	-£17,297,539	-£18,680,836	-£17,174,772	-£19,257,089	-£19,132,314
35%	71%	-£21,349,984	-£19,584,635	-£21,204,413	-£19,439,064	-£21,876,708	-£21,731,137
40%	71%	-£23,894,357	-£21,876,816	-£23,727,990	-£21,710,449	-£24,496,328	-£24,329,961
45%	71%	-£26,444,437	-£24,168,996		-£23,981,834		-£26,942,506
50%	71%	-£29,030,424	-£26,467,250	-£28,819,064	-£26,255,890	-£29,795,194	-£29,583,834
100%	71%	-£54,890,290	-£49,763,943		-£49,341,224		-£55,997,110
10%	75%	-£8,815,146	-£8,370,318	-£8,771,712	-£8,326,884	-£8,947,868	-£8,904,434
15%	75%	-£11,369,009	-£10,701,766	-£11,303,858	-£10,636,616	-£11,568,093	-£11,502,942
20%	75%	-£13,922,872	-£13,033,216	-£13,836,004	-£12,946,348	-£14,188,317	-£14,101,449
25%	75%	-£16,476,735	-£15,364,665	-£16,368,150	-£15,256,081	-£16,808,542	-£16,699,956
30%	75%	-£19,053,858	-£17,697,549	-£18,921,425	-£17,565,812	-£19,458,538	-£19,326,105
35%	75%	-£21,639,606	-£20,057,245	-£21,485,101	-£19,902,740	-£22,111,733	-£21,957,228
40%	75%	-£24,225,353	-£22,416,941	-£24,048,776	-£22,240,364	-£24,764,927	-£24,588,349
45%	75%	-£26,822,898	-£24,776,638				-£27,237,947
50%	75%	-£29,450,935	-£27,153,449			-£30,136,434	-£29,912,102
10%	60%	-£8,501,193	-£7,859,955	-£8,468,009	-£7,826,771	-£8,692,518	-£8,659,335
15%	60%	-£10,898,079	-£9,936,223	-£10,848,304	-£9,886,447	-£11,185,067	-£11,135,292
20%	60%	-£13,294,966	-£12,012,490	-£13,228,599	-£11,946,123	-£13,677,617	-£13,611,250
25%	60%	-£15,691,853	-£14,088,758	-£15,608,894	-£14,005,799	-£16,170,167	-£16,087,207
30%	60%	-£18,096,596	-£16,165,026	-£17,995,417	-£16,065,475	-£18,679,960	-£18,578,781
35%	60%	-£20,522,799	-£18,241,760	-£20,404,758	-£18,125,150	-£21,203,391	-£21,085,348
40%	60%	-£22,949,003	-£20,342,101		-£20,207,195		-£23,591,916
45%	60%	-£25,375,207	-£22,442,442		-£22,290,674		-£26,098,625
50%	60%	-£27.829.404	-£24.542.783		-£24.374.152		-£28.646.189

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

	% of AH as	SR and SO at	SR and SO at GLA	LAR and SO at	LAR and SO at GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
78 OF ATT		£12.150.980					
	71%		£12,150,980	£12,150,980	£12,150,980	£12,150,980	£12,150,980
10%	71%	£7,124,672	£7,620,940 £5,355,920	£7,165,594	£7,661,863	£6,976,600	£7,017,523
15%	71%	£4,611,517		£4,672,901	£5,417,304	£4,389,411	£4,450,794
20%	71%	£2,098,363	£3,090,900	£2,180,208	£3,172,746	£1,802,221	£1,884,066
25%	71%	-£414,792	£825,880	-£312,485	£928,187	-£784,969	-£682,662
30%	71%	-£2,947,211	-£1,439,139	-£2,822,436	-£1,316,372	-£3,398,689	-£3,273,914
35%	71%	-£5,491,584	-£3,726,235	-£5,346,013	-£3,580,664	-£6,018,308	-£5,872,737
40%	71%	-£8,035,957	-£6,018,417	-£7,869,590	-£5,852,049	-£8,637,928	-£8,471,562
45%	71%	-£10,586,037	-£8,310,597	-£10,395,813	-£8,123,434	-£11,274,330	-£11,084,106
50%	71%	-£13,172,024	-£10,608,850	-£12,960,664	-£10,397,490	-£13,936,794	-£13,725,434
100%	71%	-£39,031,890					
10%	75%	£7,043,254	£7,488,082	£7,086,688	£7,531,516	£6,910,532	£6,953,966
15%	75%	£4,489,391	£5,156,633	£4,554,542	£5,221,784	£4,290,307	£4,355,458
20%	75%	£1,935,528	£2,825,183	£2,022,396	£2,912,051	£1,670,083	£1,756,950
25%	75%	-£618,335	£493,734	-£509,750	£602,319	-£950,142	-£841,557
30%	75%	-£3,195,458	-£1,839,150	-£3,063,026	-£1,707,413	-£3,600,138	-£3,467,706
35%	75%	-£5.781.206	-£4.198.845	-£5.626.701	-£4.044.341	-£6.253.333	-£6.098.828
40%	75%	-£8.366.954	-£6.558.541	-£8.190.376	-£6.381.965	-£8.906.527	-£8.729.950
45%	75%	-£10.964.498	-£8.918.238	-£10.762.599	-£8.719.588	-£11.581.446	-£11.379.548
50%	75%	-£13.592.536	-£11.295.049	-£13.368.205	-£11.070.719	-£14.278.034	-£14.053.702
10%	60%	£7.357.207	£7.998.445	£7.390.391	£8.031.628	£7.165.881	£7.199.065
15%	60%	£4.960.320	£5.922.177	£5,010,095	£5.971.953	£4.673.332	£4.723.107
20%	60%	£2.563.433	£3.845.910	£2,629,801	£3.912.276	£2,180,783	£2,247,149
25%	60%	£166.547	£1.769.642	£249.505	£1.852.601	-£311.767	-£228.807
30%	60%	-£2,238,197	-£306.626	-£2.137.018	-£207.075	-£2.821.560	-£2,720,381
35%	60%	-£4.664.400	-£2.383.360	-£4.546.358	-£2.266.751	-£5,344,991	-£5,226,948
40%	60%	-£7.090.604	-£4 483 701	-£6 955 699	-£4,348,796	-£7.868.422	-£7,733,516
45%	60%	-£9.516.808	-£6.584.043	-£9.365.039	-£6.432.274	-£10.394.477	-£10.240.226
50%	60%	-£11.971.005	-£8.684.384	-£11 799 615	-£8.515.752	-£12,959,179	-£12,787,790

£17,299,000

 % of AH as rented
 SR and SO at funcing thresholds
 LAR and LLR
 LAR 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%	£2,061,327	£2,061,327	£2,061,327	£2,061,327	£2,061,327	£2,061,327
10%	71%	-£2,964,981	-£2,468,712	-£2,924,058	-£2,427,789	-£3,113,052	-£3,072,130
15%	71%	-£5,478,135	-£4,733,732	-£5,416,752	-£4,672,348	-£5,700,242	-£5,638,858
20%	71%	-£7,991,289	-£6,998,752	-£7,909,444	-£6,916,907	-£8,287,431	-£8,205,586
25%	71%	-£10,504,444	-£9,263,772	-£10,402,137	-£9,161,465	-£10,874,621	-£10,772,315
30%	71%	-£13,036,864	-£11,528,792	-£12,912,089	-£11,406,024	-£13,488,341	-£13,363,566
35%	71%	-£15,581,237	-£13,815,888	-£15,435,665	-£13,670,317	-£16,107,961	-£15,962,389
40%	71%	-£18,125,610	-£16,108,069	-£17,959,242	-£15,941,701	-£18,727,580	-£18,561,214
45%	71%	-£20,675,690	-£18,400,249	-£20,485,466	-£18,213,086	-£21,363,983	-£21,173,759
50%	71%	-£23,261,676	-£20,698,503		-£20,487,143	-£24,026,446	-£23,815,086
100%	71%	-£49,121,542	-£43,995,196	-£48,698,822	-£43,572,477	-£50,651,083	-£50,228,363
10%	75%	-£3,046,398	-£2,601,570	-£3,002,964	-£2,558,136	-£3,179,121	-£3,135,687
15%	75%	-£5,600,262	-£4,933,019	-£5,535,110	-£4,867,869	-£5,799,345	-£5,734,195
20%	75%	-£8,154,124	-£7,264,469	-£8,067,256	-£7,177,601	-£8,419,570	-£8,332,702
25%	75%	-£10,707,988	-£9,595,918	-£10,599,402	-£9,487,334	-£11,039,794	-£10,931,209
30%	75%	-£13,285,110	-£11,928,802	-£13,152,678	-£11,797,065	-£13,689,790	-£13,557,358
35%	75%	-£15,870,859	-£14,288,498	-£15,716,354	-£14,133,993	-£16,342,985	-£16,188,480
40%	75%	-£18,456,606	-£16,648,193	-£18,280,029	-£16,471,617	-£18,996,179	-£18,819,602
45%	75%	-£21,054,151	-£19,007,890	-£20,852,252	-£18,809,240	-£21,671,098	-£21,469,200
50%	75%	-£23,682,188	-£21,384,702		-£21,160,371		-£24,143,354
10%	60%	-£2,732,445	-£2,091,207	-£2,699,262	-£2,058,024	-£2,923,771	-£2,890,587
15%	60%	-£5,129,332	-£4,167,475	-£5,079,557	-£4,117,699	-£5,416,320	-£5,366,545
20%	60%	-£7,526,219	-£6,243,742	-£7,459,852	-£6,177,376	-£7,908,869	-£7,842,503
25%	60%	-£9,923,106	-£8,320,010	-£9,840,147	-£8,237,052	-£10,401,419	-£10,318,460
30%	60%	-£12,327,849	-£10,396,278	-£12,226,670	-£10,296,727	-£12,911,212	-£12,810,033
35%	60%	-£14,754,052	-£12,473,012	-£14,636,010	-£12,356,403	-£15,434,643	-£15,316,601
40%	60%	-£17,180,256	-£14,573,353	-£17,045,351	-£14,438,448	-£17,958,074	-£17,823,168
45%	60%	-£19,606,460	-£16,673,695	-£19,454,692	-£16,521,926	-£20,484,129	-£20,329,878
50%	60%	-£22.060.657	-£18.774.036	-£21.889.268	-£18.605.405		-£22 877 442

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%	£12,150,980	£12,150,980	£12,150,980	£12,150,980	£12,150,980	£12,150,980
10%	71%	£7,124,672	£7,620,940	£7,165,594	£7,661,863	£6,976,600	£7,017,523
15%	71%	£4,611,517	£5,355,920	£4,672,901	£5,417,304	£4,389,411	£4,450,794
20%	71%	£2,098,363	£3,090,900	£2,180,208	£3,172,746	£1,802,221	£1,884,066
25%	71%	-£414,792	£825,880	-£312,485	£928,187	-£784,969	-£682,662
30%	71%	-£2,947,211	-£1,439,139	-£2,822,436	-£1,316,372	-£3,398,689	-£3,273,914
35%	71%	-£5,491,584	-£3,726,235	-£5,346,013	-£3,580,664	-£6,018,308	-£5,872,737
40%	71%	-£8,035,957	-£6,018,417	-£7,869,590	-£5,852,049	-£8,637,928	-£8,471,562
45%	71%	-£10,586,037	-£8,310,597	-£10,395,813	-£8,123,434	-£11,274,330	-£11,084,106
50%	71%	-£13,172,024	-£10,608,850	-£12,960,664	-£10,397,490	-£13,936,794	-£13,725,434
100%	71%	-£39,031,890	-£33,905,544			-£40,561,431	-£40,138,711
10%	75%	£7,043,254	£7,488,082	£7,086,688	£7,531,516	£6,910,532	£6,953,966
15%	75%	£4,489,391	£5,156,633	£4,554,542	£5,221,784	£4,290,307	£4,355,458
20%	75%	£1,935,528	£2,825,183	£2,022,396	£2,912,051	£1,670,083	£1,756,950
25%	75%	-£618,335	£493,734	-£509,750	£602,319	-£950,142	-£841,557
30%	75%	-£3,195,458	-£1,839,150	-£3,063,026	-£1,707,413	-£3,600,138	-£3,467,706
35%	75%	-£5,781,206	-£4,198,845	-£5,626,701	-£4,044,341	-£6,253,333	-£6,098,828
40%	75%	-£8,366,954	-£6,558,541	-£8,190,376	-£6,381,965	-£8,906,527	-£8,729,950
45%	75%	-£10,964,498	-£8,918,238	-£10,762,599	-£8,719,588	-£11,581,446	-£11,379,548
50%	75%	-£13,592,536	-£11,295,049	-£13,368,205	-£11,070,719	-£14,278,034	-£14,053,702
10%	60%	£7,357,207	£7,998,445	£7,390,391	£8,031,628	£7,165,881	£7,199,065
15%	60%	£4,960,320	£5,922,177	£5,010,095	£5,971,953	£4,673,332	£4,723,107
20%	60%	£2,563,433	£3,845,910	£2,629,801	£3,912,276	£2,180,783	£2,247,149
25%	60%	£166,547	£1,769,642	£249,505	£1,852,601	-£311,767	-£228,807
30%	60%	-£2,238,197	-£306,626	-£2,137,018	-£207,075	-£2,821,560	-£2,720,381
35%	60%	-£4,664,400	-£2,383,360	-£4,546,358	-£2,266,751	-£5,344,991	-£5,226,948
40%	60%	-£7,090,604	-£4,483,701	-£6,955,699	-£4,348,796	-£7,868,422	-£7,733,516
45%	60%	-£9,516,808	-£6,584,043	-£9,365,039	-£6,432,274	-£10,394,477	-£10,240,226
50%	60%	-£11,971,005	-£8,684,384	-£11,799,615	-£8,515,752	-£12,959,179	-£12,787,790

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 5 
 No Units
 180

 Site Area
 1.51 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%	£12,304,267	£12,304,267	£12,304,267	£12,304,267	£12,304,267	£12,304,267
10%	71%	£8,160,954	£8,561,788	£8,313,719	£8,714,554	£7,921,966	£8,074,732
15%	71%	£6,071,526	£6,672,778	£6,300,674	£6,901,926	£5,713,044	£5,942,193
20%	71%	£3,982,099	£4,783,768	£4,287,629	£5,089,298	£3,504,122	£3,809,652
25%	71%	£1,892,670	£2,894,757	£2,274,583	£3,276,670	£1,295,201	£1,677,113
30%	71%	-£199,976	£1,005,746	£261,538	£1,464,041	-£928,665	-£462,874
35%	71%	-£2,323,577	-£897,710	-£1,780,154	-£354,288	-£3,173,713	-£2,630,291
40%	71%	-£4,447,177	-£2,817,616	-£3,826,123	-£2,196,561	-£5,418,763	-£4,797,709
45%	71%	-£6,570,778	-£4,737,521	-£5,872,091	-£4,038,835	-£7,663,812	-£6,965,126
50%	71%	-£8,694,378	-£6,657,427	-£7,918,060	-£5,881,108	-£9,908,861	-£9,132,542
100%	71%	-£29,930,386	-£25,856,483	-£28,377,750	-£24,303,846	-£32,359,350	-£30,806,714
10%	75%	£8,071,382	£8,430,668	£8,233,523	£8,592,809	£7,857,166	£8,019,307
15%	75%	£5,937,168	£6,476,097	£6,180,379	£6,719,308	£5,615,845	£5,859,056
20%	75%	£3,802,954	£4,521,526	£4,127,235	£4,845,807	£3,374,523	£3,698,804
25%	75%	£1,668,740	£2,566,955	£2,074,091	£2,972,306	£1,133,202	£1,538,553
30%	75%	-£473,086	£612,385	£20,949	£1,098,807	-£1,126,243	-£631,866
35%	75%	-£2,642,206	-£1,364,138	-£2,065,432	-£787,365	-£3,404,221	-£2,827,448
40%	75%	-£4,811,325	-£3,350,676	-£4,152,155	-£2,691,507	-£5,682,201	-£5,023,031
45%	75%	-£6,980,444	-£5,337,215	-£6,238,879	-£4,595,648	-£7,960,179	-£7,218,613
50%	75%	-£9,149,563	-£7,323,752	-£8,325,602	-£6,499,790	-£10,238,158	-£9,414,196
10%	60%	£8,418,316	£8,936,242	£8,542,192	£9,060,118	£8,109,516	£8,233,391
15%	60%	£6,457,570	£7,234,459	£6,643,383	£7,420,272	£5,994,369	£6,180,182
20%	60%	£4,496,823	£5,532,674	£4,744,574	£5,780,426	£3,879,222	£4,126,973
25%	60%	£2,536,076	£3,830,891	£2,845,765	£4,140,581	£1,764,075	£2,073,764
30%	60%	£575,329	£2,129,107	£946,957	£2,500,734	-£356,813	£20,555
35%	60%	-£1,408,076	£427,324	-£967,420	£860,888	-£2,506,554	-£2,065,898
40%	60%	-£3,400,890	-£1,295,304	-£2,897,284	-£791,698	-£4,656,294	-£4,152,688
45%	60%	-£5,393,706	-£3,024,921	-£4,827,149	-£2,458,363	-£6,806,035	-£6,239,478
50%	60%	-£7.386.520	-£4,754,537	-£6,757,012	-£4,125,029	-£8.955.775	-£8.326.267

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%	-£123,430,965	-£123,430,965	-£123,430,965	-£123,430,965	-£123,430,965	-£123,430,965
10%	71%	-£127,574,278	-£127,173,444	-£127,421,513	-£127,020,679	-£127,813,267	-£127,660,501
15%	71%	-£129,663,707					-£129,793,040
20%	71%	-£131,753,134	-£130,951,465	-£131,447,604	-£130,645,935	-£132,231,110	-£131,925,580
25%	71%	-£133,842,562					-£134,058,119
30%	71%	-£135,935,209	-£134,729,486	-£135,473,695	-£134,271,191	-£136,663,897	-£136,198,106
35%	71%	-£138,058,809					-£138,365,523
40%	71%	-£140,182,410		-£139,561,355	-£137,931,794	-£141,153,996	-£140,532,941
45%	71%	-£142,306,010	-£140,472,754	-£141,607,324	-£139,774,067		-£142,700,358
50%	71%	-£144,429,611	-£142,392,659	-£143,653,293	-£141,616,341	-£145,644,093	-£144,867,775
100%	71%	-£165,665,619					-£166,541,947
10%	75%	-£127,663,850	-£127,304,564	-£127,501,710	-£127,142,424	-£127,878,066	-£127,715,926
15%	75%	-£129,798,064		-£129,554,854			-£129,876,177
20%	75%	-£131,932,279	-£131,213,706	-£131,607,997	-£130,889,425	-£132,360,709	-£132,036,428
25%	75%	-£134,066,493	-£133,168,278	-£133,661,141	-£132,762,926	-£134,602,031	-£134,196,679
30%	75%	-£136,208,319		-£135,714,284		-£136,861,476	-£136,367,098
35%	75%	-£138,377,438	-£137,099,371	-£137,800,665	-£136,522,597	-£139,139,454	-£138,562,680
40%	75%	-£140,546,557				-£141,417,433	-£140,758,264
45%	75%	-£142,715,676	-£141,072,447	-£141,974,111	-£140,330,881	-£143,695,411	-£142,953,846
50%	75%	-£144,884,795	-£143,058,985	-£144,060,834			-£145,149,428
10%	60%	-£127,316,916	-£126,798,991	-£127,193,041	-£126,675,115	-£127,625,716	-£127,501,842
15%	60%	-£129,277,663	-£128,500,774		-£128,314,960	-£129,740,863	-£129,555,051
20%	60%	-£131,238,409	-£130,202,558	-£130,990,659	-£129,954,807	-£131,856,010	-£131,608,260
25%	60%	-£133,199,157					-£133,661,469
30%	60%	-£135,159,903	-£133,606,125	-£134,788,276	-£133,234,498	-£136,092,046	-£135,714,678
35%	60%	-£137,143,308			-£134,874,344		-£137,801,131
40%	60%	-£139,136,123	-£137,030,537		-£136,526,930	-£140,391,527	-£139,887,921
45%	60%	-£141,128,938					-£141,974,710
50%	60%	-£143.121.753					-£144.061.500

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%	-£96,774,074	-£96,774,074	-£96,774,074	-£96,774,074	-£96,774,074	-£96,774,074
10%	71%	-£100,917,387	-£100,516,553	-£100,764,622	-£100,363,787	-£101,156,375	-£101,003,609
15%	71%	-£103,006,815	-£102,405,563				-£103,136,148
20%	71%	-£105,096,243	-£104,294,573	-£104,790,712	-£103,989,043	-£105,574,219	-£105,268,689
25%	71%	-£107,185,671	-£106,183,584	-£106,803,758		-£107,783,140	-£107,401,228
30%	71%	-£109,278,317	-£108,072,595	-£108,816,803	-£107,614,300	-£110,007,006	-£109,541,215
35%	71%	-£111,401,918	-£109,976,051			-£112,252,054	-£111,708,632
40%	71%	-£113,525,518	-£111,895,957	-£112,904,464	-£111,274,902	-£114,497,104	-£113,876,050
45%	71%	-£115,649,119	-£113,815,862	-£114,950,432		-£116,742,153	-£116,043,467
50%	71%	-£117,772,720	-£115,735,768	-£116,996,401	-£114,959,449	-£118,987,202	-£118,210,883
100%	71%	-£139,008,727	-£134,934,824			-£141,437,691	-£139,885,055
10%	75%	-£101,006,959	-£100,647,673	-£100,844,818	-£100,485,532	-£101,221,175	-£101,059,034
15%	75%	-£103,141,173	-£102,602,244			-£103,462,496	-£103,219,285
20%	75%	-£105,275,387	-£104,556,815	-£104,951,106	-£104,232,534	-£105,703,818	-£105,379,537
25%	75%	-£107,409,601	-£106,511,386				-£107,539,788
30%	75%	-£109,551,427	-£108,465,956	-£109,057,392	-£107,979,534	-£110,204,584	-£109,710,207
35%	75%	-£111,720,547	-£110,442,479				-£111,905,789
40%	75%	-£113,889,666	-£112,429,017	-£113,230,496	-£111,769,848	-£114,760,542	-£114,101,372
45%	75%	-£116,058,785	-£114,415,556				-£116,296,954
50%	75%	-£118,227,904	-£116,402,093	-£117,403,943	-£115,578,131	-£119,316,499	-£118,492,537
10%	60%	-£100,660,025	-£100,142,099				-£100,844,950
15%	60%	-£102,620,771	-£101,843,882	-£102,434,958	-£101,658,069	-£103,083,972	-£102,898,159
20%	60%	-£104,581,518	-£103,545,667				-£104,951,368
25%	60%	-£106,542,265	-£105,247,450	-£106,232,576	-£104,937,760	-£107,314,266	-£107,004,577
30%	60%	-£108,503,012	-£106,949,234	-£108,131,384	-£106,577,607	-£109,435,154	-£109,057,786
35%	60%	-£110 486 417	-£108 651 017				-£111.144.239

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

Benchmark 21 - L							
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£50,363,181	-£50,363,181	-£50,363,181	-£50,363,181	-£50,363,181	-£50,363,181
10%	71%	-£54,506,494					
15%	71%	-£56,595,923		-£56,366,775		-£56,954,405	-£56,725,256
20%	71%	-£58,685,350					
25%	71%	-£60,774,779	-£59,772,691	-£60,392,866	-£59,390,779	-£61,372,248	-£60,990,335
30%	71%	-£62,867,425					
35%	71%	-£64,991,025		-£64,447,603	-£63,021,736		-£65,297,739
40%	71%	-£67,114,626					
45%	71%	-£69,238,227	-£67,404,970		-£66,706,283	-£70,331,261	-£69,632,574
50%	71%	-£71,361,827 -£92,597,835					
100%	71%	-£92,597,835		-£91,045,198	-£86,971,295	-£95,026,799	-£93,474,163
10%	75%	-£54,596,067	-£54,236,781	-£54,433,926	-£54,074,640	-£54,810,282	-£54,648,142
15%	75%	-£56,730,281					
20%	75%	-£58,864,495	-£58,145,923	-£58,540,214	-£57,821,642	-£59,292,925	-£58,968,644
25%	75%	-£60,998,709					
30%	75%	-£63,140,535	-£62,055,064	-£62,646,500	-£61,568,642		-£63,299,314
35%	75%	-£65,309,654			-£63,454,814		
40%	75%	-£67,478,773	-£66,018,125	-£66,819,604		-£68,349,649	-£67,690,480
45%	75%	-£69,647,893					
50%	75%	-£71,817,012		-£70,993,050		-£72,905,606	-£72,081,644
10%	60%	-£54,249,132					
15%	60%	-£56,209,879	-£55,432,990	-£56,024,065	-£55,247,176	-£56,673,079	-£56,487,267
20%	60%	-£58,170,625					
25%	60%	-£60,131,373	-£58,836,557			-£60,903,373	
30%	60%	-£62,092,119					-£62,646,894
35%	60%	-£64,075,525					
40%	60%	-£66,068,339					
45%	60%	-£68,061,155					
50%	60%	-£70,053,969				-£71,623,224	

£90,000,000

£72,325,000

£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%	-£29,357,400					
10%	71%	-£33,500,713	-£33,099,879	-£33,347,948	-£32,947,114		-£33,586,936
15%	71%	-£35,590,141					
20%	71%	-£37,679,569	-£36,877,900	-£37,374,039	-£36,572,369	-£38,157,545	
25%	71%	-£39,768,997					
30%	71%	-£41,861,643	-£40,655,921	-£41,400,129	-£40,197,626		-£42,124,541
35%	71%	-£43,985,244					
40%	71%	-£46,108,845	-£44,479,283	-£45,487,790	-£43,858,229	-£47,080,431	-£46,459,376
45%	71%	-£48,232,445					
50%	71%	-£50,356,046	-£48,319,094	-£49,579,727	-£47,542,776	-£51,570,528	-£50,794,210
100%	71%	-£71,592,054			-£65,965,514	-£74,021,018	
10%	75%	-£33,590,285	-£33,230,999	-£33,428,145	-£33,068,859	-£33,804,501	-£33,642,361
15%	75%	-£35,724,499					-£35.802.612
20%	75%	-£37,858,713	-£37,140,141			-£38,287,144	
25%	75%	-£39.992.927	-£39.094.712				-£40.123.114
30%	75%	-£42,134,754	-£41,049,282	-£41,640,719	-£40,562,861	-£42,787,911	-£42,293,533
35%	75%	-£44,303,873					
40%	75%	-£46,472,992			-£44,353,174		
45%	75%	-£48.642.111	-£46,998,882				-£48.880.281
50%	75%	-£50,811,230	-£48,985,420				-£51,075,863
10%	60%	-£33,243,351					
15%	60%	-£35,204,098	-£34,427,209				-£35,481,485
20%	60%	-£37.164.844	-£36.128.993	-£36.917.094			-£37.534.695
25%	60%	-£39,125,591	-£37,830,776				-£39,587,904
30%	60%	-£41,086,338	-£39,532,560	-£40,714,711			-£41.641.113
35%	60%	-£43,069,743	-£41,234,343				-£43,727,566
40%	60%	-£45.062.558	-£42.956.971			-£46.317.962	-£45.814.355
45%	60%	-£47.055.373	-£44.686.588				-£47.901.145
50%	60%	-£49 048 188	-£46 416 204		-£45 786 696		-F49 987 935

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

	% 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%	-£13,785,552	-£13,785,552	-£13,785,552	-£13,785,552	-£13,785,552	-£13,785,552
10%	71%	-£17,928,866	-£17,528,031	-£17,776,100	-£17,375,266	-£18,167,854	-£18,015,088
15%	71%	-£20,018,294	-£19,417,042	-£19,789,146	-£19,187,894	-£20,376,776	-£20,147,627
20%	71%	-£22,107,721	-£21,306,052	-£21,802,191	-£21,000,522	-£22,585,698	-£22,280,167
25%	71%	-£24,197,150	-£23,195,062				-£24,412,707
30%	71%	-£26,289,796	-£25,084,074		-£24,625,779	-£27,018,484	-£26,552,694
35%	71%	-£28,413,397	-£26,987,530	-£27,869,974	-£26,444,107		-£28,720,111
40%	71%	-£30,536,997	-£28,907,436				-£30,887,529
45%	71%	-£32,660,598	-£30,827,341				-£33,054,945
50%	71%	-£34,784,198	-£32,747,247	-£34,007,880	-£31,970,928	-£35,998,681	-£35,222,362
100%	71%	-£56,020,206	-£51,946,303				-£56,896,534
10%	75%	-£18,018,438	-£17,659,152	-£17,856,297	-£17,497,011	-£18,232,654	-£18,070,513
15%	75%	-£20,152,652	-£19,613,723	-£19,909,441	-£19,370,512	-£20,473,975	-£20,230,764
20%	75%	-£22,286,866	-£21,568,294	-£21,962,585	-£21,244,013	-£22,715,296	-£22,391,015
25%	75%	-£24,421,080	-£23,522,865				-£24,551,267
30%	75%	-£26,562,906	-£25,477,435	-£26,068,871	-£24,991,013	-£27,216,063	-£26,721,686
35%	75%	-£28,732,025	-£27,453,958				-£28,917,268
40%	75%	-£30,901,145	-£29,440,496	-£30,241,975	-£28,781,327	-£31,772,020	-£31,112,851
45%	75%	-£33,070,264	-£31,427,035				-£33,308,433
50%	75%	-£35,239,383	-£33,413,572	-£34,415,422	-£32,589,610	-£36,327,978	-£35,504,015
10%	60%	-£17,671,504	-£17,153,578	-£17,547,628	-£17,029,702	-£17,980,304	-£17,856,429
15%	60%	-£19,632,250	-£18,855,361	-£19,446,436	-£18,669,548	-£20,095,451	-£19,909,638
20%	60%	-£21,592,997	-£20,557,145	-£21,345,246	-£20,309,394	-£22,210,598	-£21,962,847
25%	60%	-£23,553,744	-£22,258,929		-£21,949,239		-£24,016,056
30%	60%	-£25,514,490	-£23,960,713	-£25,142,863	-£23,589,086	-£26,446,633	-£26,069,265
35%	60%	-£27,497,896	-£25,662,496				-£28,155,718
40%	60%	-£29,490,710	-£27,385,124	-£28,987,104	-£26,881,518	-£30,746,114	-£30,242,508
45%	60%	-£31,483,526	-£29,114,741				-£32,329,298
50%	60%	-£33 476 340	-£30 844 357				-£34 416 087

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%	£2,072,847	£2,072,847	£2,072,847	£2,072,847	£2,072,847	£2,072,847
10%	71%	-£2,070,466	-£1,669,632	-£1,917,701	-£1,516,867	-£2,309,454	-£2,156,688
15%	71%	-£4,159,894	-£3,558,642	-£3,930,747	-£3,329,494	-£4,518,376	-£4,289,228
20%	71%	-£6,249,322	-£5,447,652	-£5.943.792	-£5.142.122	-£6.727.298	-£6,421,768
25%	71%	-£8,338,750	-£7,336,663	-£7,956,837	-£6,954,750	-£8,936,220	-£8,554,307
30%	71%	-£10,431,396	-£9,225,674	-£9,969,882	-£8,767,379	-£11,160,085	-£10,694,294
35%	71%	-£12,554,997	-£11,129,130	-£12,011,574	-£10,585,708	-£13,405,134	-£12,861,711
40%	71%	-£14,678,597	-£13,049,036	-£14,057,543	-£12,427,981	-£15,650,183	-£15,029,129
45%	71%	-£16,802,198	-£14,968,941	-£16,103,512	-£14,270,255	-£17,895,232	-£17,196,546
50%	71%	-£18,925,799	-£16,888,847	-£18,149,480	-£16,112,529	-£20,140,281	-£19,363,963
100%	71%	-£40,161,807					-£41,038,135
10%	75%	-£2,160,038	-£1,800,752	-£1,997,898	-£1,638,612	-£2,374,254	-£2,212,113
15%	75%	-£4,294,252	-£3,755,323	-£4,051,041	-£3,512,112	-£4,615,575	-£4,372,365
20%	75%	-£6,428,466	-£5,709,894	-£6,104,185	-£5,385,613	-£6,856,897	-£6,532,616
25%	75%	-£8,562,680	-£7,664,465	-£8,157,329	-£7,259,114	-£9,098,218	-£8,692,867
30%	75%	-£10,704,507	-£9,619,035	-£10,210,472	-£9,132,614	-£11,357,663	-£10,863,286
35%	75%	-£12,873,626	-£11,595,559	-£12,296,852	-£11,018,785	-£13,635,642	-£13,058,868
40%	75%	-£15,042,745	-£13,582,096	-£14,383,576	-£12,922,927	-£15,913,621	-£15,254,451
45%	75%	-£17,211,864	-£15,568,635	-£16,470,299	-£14,827,069	-£18,191,599	-£17,450,034
50%	75%	-£19,380,983	-£17,555,173	-£18,557,022	-£16,731,210	-£20,469,578	-£19,645,616
10%	60%	-£1,813,104	-£1,295,178	-£1,689,228	-£1,171,303	-£2,121,904	-£1,998,029
15%	60%	-£3,773,850	-£2,996,962	-£3,588,037	-£2,811,148	-£4,237,051	-£4,051,238
20%	60%	-£5,734,597	-£4,698,746	-£5,486,846	-£4,450,994	-£6,352,198	-£6,104,447
25%	60%	-£7,695,344	-£6,400,529	-£7,385,655	-£6,090,840	-£8,467,345	-£8,157,656
30%	60%	-£9,656,091	-£8,102,313	-£9,284,463	-£7,730,686	-£10,588,234	-£10,210,866
35%	60%	-£11,639,496	-£9,804,096	-£11,198,841	-£9,370,532	-£12,737,974	-£12,297,319
40%	60%	-£13,632,311	-£11,526,724	-£13,128,704	-£11,023,118	-£14,887,715	-£14,384,108
45%	60%	-£15,625,126	-£13,256,341	-£15,058,569	-£12,689,783	-£17,037,455	-£16,470,898

£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%	-£29,838,506	-£29,838,506				
10%	71%	-£33,981,819	-£33,580,985	-£33,829,054		-£34,220,808	-£34,068,042
15%	71%	-£36,071,247	-£35,469,995				
20%	71%	-£38,160,675	-£37,359,006	-£37,855,145	-£37,053,475		
25%	71%	-£40,250,103	-£39,248,016				
30%	71%	-£42,342,749	-£41,137,027	-£41,881,235	-£40,678,732	-£43,071,438	-£42,605,647
35%	71%	-£44,466,350	-£43,040,484				-£44,773,064
40%	71%	-£46,589,951	-£44,960,389	-£45,968,896		-£47,561,537	-£46,940,482
45%	71%	-£48,713,551	-£46,880,295		-£46,181,608		
50%	71%	-£50,837,152	-£48,800,200	-£50,060,833		-£52,051,634	-£51,275,316
100%	71%	-£72,073,160	-£67,999,256			-£74,502,124	
10%	75%	-£34,071,391	-£33,712,105	-£33,909,251	-£33,549,965		-£34,123,467
15%	75%	-£36,205,605	-£35,666,676	-£35,962,395			-£36,283,718
20%	75%	-£38,339,819	-£37,621,247	-£38,015,538	-£37,296,966		-£38,443,969
25%	75%	-£40,474,033	-£39,575,818				
30%	75%	-£42,615,860	-£41,530,388	-£42,121,825	-£41,043,967	-£43,269,017	-£42,774,639
35%	75%	-£44,784,979	-£43,506,912				
40%	75%	-£46,954,098	-£45,493,449	-£46,294,929	-£44,834,280	-£47,824,974	-£47,165,805
45%	75%	-£49,123,217	-£47,479,988				
50%	75%	-£51,292,336	-£49,466,526	-£50,468,375	-£48,642,564	-£52,380,931	-£51,556,969
10%	60%	-£33,724,457	-£33,206,532		-£33,082,656	-£34,033,257	-£33,909,382
15%	60%	-£35,685,204	-£34,908,315			-£36,148,404	-£35,962,591
20%	60%	-£37,645,950	-£36,610,099		-£36,362,347		
25%	60%	-£39,606,697	-£38,311,882			-£40,378,698	
30%	60%	-£41,567,444	-£40,013,666	-£41,195,817	-£39,642,039		-£42,122,219
35%	60%	-£43,550,849	-£41,715,449	-£43,110,194			
40%	60%	-£45,543,664	-£43,438,077	-£45,040,057	-£42,934,471	-£46,799,068	-£46,295,461
45%	60%	-£47,536,479	-£45,167,694		-£44,601,136		
50%	60%	-£49,529,294	-£46,897,310				

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%	-£8,016,805	-£8,016,805	-£8,016,805	-£8,016,805	-£8,016,805	-£8,016,805
10%	71%	-£12,160,118	-£11,759,284	-£12,007,353	-£11,606,519	-£12,399,107	-£12,246,341
15%	71%	-£14,249,547	-£13,648,294	-£14,020,399	-£13,419,147	-£14,608,028	-£14,378,880
20%	71%	-£16,338,974	-£15,537,305	-£16,033,444	-£15,231,775	-£16,816,950	-£16,511,420
25%	71%	-£18,428,402	-£17,426,315	-£18,046,490	-£17,044,402	-£19,025,872	-£18,643,959
30%	71%	-£20,521,049	-£19,315,326	-£20,059,535	-£18,857,031	-£21,249,737	-£20,783,946
35%	71%	-£22,644,649	-£21,218,783	-£22,101,227	-£20,675,360	-£23,494,786	-£22,951,363
40%	71%	-£24,768,250	-£23,138,688		-£22,517,634		-£25,118,781
45%	71%	-£26,891,850	-£25,058,594	-£26,193,164	-£24,359,907	-£27,984,884	-£27,286,198
50%	71%	-£29,015,451	-£26,978,499				-£29,453,615
100%	71%	-£50,251,459	-£46,177,556		-£44,624,919		-£51,127,787
10%	75%	-£12,249,690	-£11,890,404	-£12,087,550	-£11,728,264	-£12,463,906	-£12,301,766
15%	75%	-£14,383,904	-£13,844,975	-£14,140,694	-£13,601,765	-£14,705,228	-£14,462,017
20%	75%	-£16,518,118	-£15,799,546	-£16,193,837	-£15,475,265	-£16,946,549	-£16,622,268
25%	75%	-£18,652,333	-£17,754,117	-£18,246,981	-£17,348,766	-£19,187,871	-£18,782,519
30%	75%	-£20,794,159	-£19,708,688	-£20,300,124	-£19,222,266	-£21,447,316	-£20,952,938
35%	75%	-£22,963,278	-£21,685,211	-£22,386,505	-£21,108,437		-£23,148,520
40%	75%	-£25,132,397	-£23,671,749				-£25,344,104
45%	75%	-£27,301,516	-£25,658,287	-£26,559,951		-£28,281,251	-£27,539,686
50%	75%	-£29,470,635	-£27,644,825	-£28,646,674			-£29,735,268
10%	60%	-£11,902,756	-£11,384,831	-£11,778,880	-£11,260,955	-£12,211,556	-£12,087,682
15%	60%	-£13,863,503	-£13,086,614	-£13,677,689	-£12,900,800	-£14,326,703	-£14,140,891
20%	60%	-£15,824,249	-£14,788,398	-£15,576,499	-£14,540,647	-£16,441,850	-£16,194,100
25%	60%	-£17,784,997	-£16,490,181	-£17,475,307	-£16,180,492	-£18,556,997	-£18,247,309
30%	60%	-£19,745,743	-£18,191,965	-£19,374,116	-£17,820,338	-£20,677,886	-£20,300,518
35%	60%	-£21,729,148	-£19,893,749	-£21,288,493	-£19,460,184		-£22,386,971
40%	60%	-£23,721,963	-£21,616,377		-£21,112,770		-£24,473,761
45%	60%	-£25,714,778	-£23,345,993	-£25,148,221	-£22,779,435		-£26,560,550
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 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%	£2,072,847	£2,072,847	£2,072,847	£2,072,847	£2,072,847	£2,072,847
10%	71%	-£2,070,466	-£1,669,632	-£1,917,701	-£1,516,867	-£2,309,454	-£2,156,688
15%	71%	-£4,159,894	-£3,558,642	-£3,930,747	-£3,329,494	-£4,518,376	-£4,289,228
20%	71%	-£6,249,322	-£5,447,652	-£5,943,792	-£5,142,122	-£6,727,298	-£6,421,768
25%	71%	-£8,338,750	-£7,336,663	-£7,956,837	-£6,954,750	-£8,936,220	-£8,554,307
30%	71%	-£10,431,396	-£9,225,674	-£9,969,882	-£8,767,379	-£11,160,085	-£10,694,294
35%	71%	-£12,554,997	-£11,129,130	-£12,011,574	-£10,585,708	-£13,405,134	-£12,861,711
40%	71%	-£14,678,597	-£13,049,036	-£14,057,543	-£12,427,981	-£15,650,183	-£15,029,129
45%	71%	-£16,802,198	-£14,968,941	-£16,103,512	-£14,270,255	-£17,895,232	-£17,196,546
50%	71%	-£18,925,799	-£16,888,847	-£18,149,480	-£16,112,529	-£20,140,281	-£19,363,963
100%	71%	-£40,161,807	-£36,087,903				
10%	75%	-£2,160,038	-£1,800,752	-£1,997,898	-£1,638,612	-£2,374,254	-£2,212,113
15%	75%	-£4,294,252	-£3,755,323	-£4,051,041	-£3,512,112	-£4,615,575	-£4,372,365
20%	75%	-£6,428,466	-£5,709,894	-£6,104,185	-£5,385,613	-£6,856,897	-£6,532,616
25%	75%	-£8,562,680	-£7,664,465	-£8,157,329	-£7,259,114	-£9,098,218	-£8,692,867
30%	75%	-£10,704,507	-£9,619,035	-£10,210,472	-£9,132,614	-£11,357,663	-£10,863,286
35%	75%	-£12,873,626	-£11,595,559	-£12,296,852	-£11,018,785	-£13,635,642	-£13,058,868
40%	75%	-£15,042,745	-£13,582,096	-£14,383,576	-£12,922,927	-£15,913,621	-£15,254,451
45%	75%	-£17,211,864	-£15,568,635	-£16,470,299	-£14,827,069	-£18,191,599	-£17,450,034
50%	75%	-£19,380,983	-£17,555,173	-£18,557,022	-£16,731,210	-£20,469,578	-£19,645,616
10%	60%	-£1,813,104	-£1,295,178	-£1,689,228	-£1,171,303	-£2,121,904	-£1,998,029
15%	60%	-£3,773,850	-£2,996,962	-£3,588,037	-£2,811,148	-£4,237,051	-£4,051,238
20%	60%	-£5,734,597	-£4,698,746	-£5,486,846	-£4,450,994	-£6,352,198	-£6,104,447
25%	60%	-£7,695,344	-£6,400,529	-£7,385,655	-£6,090,840	-£8,467,345	-£8,157,656
30%	60%	-£9,656,091	-£8,102,313	-£9,284,463	-£7,730,686	-£10,588,234	-£10,210,866
35%	60%	-£11,639,496	-£9,804,096	-£11,198,841	-£9,370,532	-£12,737,974	-£12,297,319
40%	60%	-£13,632,311	-£11,526,724	-£13,128,704	-£11,023,118	-£14,887,715	-£14,384,108
45%	60%	-£15,625,126	-£13,256,341	-£15,058,569	-£12,689,783	-£17,037,455	-£16,470,898
50%	60%	-£17.617.941	-£14.985.957	-£16.988.433	-£14.356.449	-£19.187.195	-£18.557.688

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 5 
 No Units
 180

 Site Area
 1.51 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%	£18,476,416	£18,476,416	£18,476,416	£18,476,416	£18,476,416	£18,476,416
10%	71%	£13,782,107	£14,241,102	£13,881,629	£14,340,622	£13,658,515	£13,758,037
15%	71%	£11,434,953	£12,123,444	£11,584,235	£12,272,726	£11,249,564	£11,398,846
20%	71%	£9,087,799	£10,005,787	£9,286,841	£10,204,830	£8,840,574	£9,039,656
25%	71%	£6,715,277	£7,881,529	£6,968,149	£8,134,402	£6,401,243	£6,654,115
30%	71%	£4,338,753	£5,738,255	£4,642,200	£6,041,702	£3,961,911	£4,265,359
35%	71%	£1,962,228	£3,594,982	£2,316,249	£3,949,003	£1,522,580	£1,876,602
40%	71%	-£421,072	£1,451,708	-£9,859	£1,856,304	-£931,744	-£520,531
45%	71%	-£2,836,464	-£702,876	-£2,373,850	-£240,262	-£3,410,971	-£2,948,356
50%	71%	-£5,251,856	-£2,881,203	-£4,737,841	-£2,367,188	-£5,890,197	-£5,376,181
100%	71%	-£29,405,783	-£24,664,476	-£28,377,750	-£23,636,444	-£30,682,463	-£29,654,431
10%	75%	£13,697,094	£14,108,511	£13,802,723	£14,214,140	£13,586,313	£13,691,941
15%	75%	£11,307,432	£11,924,558	£11,465,876	£12,083,002	£11,141,260	£11,299,704
20%	75%	£8,917,771	£9,740,605	£9,129,030	£9,951,862	£8,693,806	£8,907,467
25%	75%	£6,499,267	£7,544,630	£6,767,657	£7,813,022	£6,217,784	£6,486,175
30%	75%	£4,079,540	£5,333,977	£4,401,610	£5,656,046	£3,741,761	£4,063,830
35%	75%	£1,659,814	£3,123,323	£2,035,562	£3,499,071	£1,265,738	£1,641,486
40%	75%	-£772,341	£912,670	-£335,892	£1,342,096	-£1,230,080	-£793,630
45%	75%	-£3,231,642	-£1,319,212	-£2,740,636	-£828,207	-£3,746,598	-£3,255,593
50%	75%	-£5,690,944	-£3,566,021	-£5,145,382	-£3,020,459	-£6,263,116	-£5,717,554
10%	60%	£14,025,725	£14,618,799	£14,106,425	£14,699,500	£13,866,029	£13,946,729
15%	60%	£11,800,378	£12,689,991	£11,921,429	£12,811,042	£11,560,835	£11,681,886
20%	60%	£9,575,032	£10,761,181	£9,736,433	£10,922,583	£9,255,641	£9,417,042
25%	60%	£7,334,280	£8,832,373	£7,539,331	£9,034,125	£6,928,510	£7,133,562
30%	60%	£5,081,557	£6,889,880	£5,327,618	£7,135,942	£4,594,633	£4,840,695
35%	60%	£2,828,832	£4,938,544	£3,115,904	£5,225,616	£2,260,756	£2,547,828
40%	60%	£576,109	£2,987,207	£904,192	£3,315,290	-£74,318	£254,961
45%	60%	-£1,704,035	£1,035,871	-£1,328,906	£1,404,964	-£2,446,366	-£2,071,237
50%	60%	-£3.993.603	-£930.438	-£3.576.792	-£513.627	-£4.818.414	-£4,401,604

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

		1					ı
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£117,258,816	-£117,258,816	-£117,258,816	-£117,258,816	-£117,258,816	-£117,258,816
10%	71%	-£121,953,125	-£121,494,130	-£121,853,604	-£121,394,610	-£122,076,717	-£121,977,196
15%	71%	-£124,300,279					
20%	71%	-£126,647,434	-£125,729,446	-£126,448,392	-£125,530,403	-£126,894,658	-£126,695,576
25%	71%	-£129,019,956					
30%	71%	-£131,396,480					
35%	71%	-£133,773,004					
40%	71%	-£136,156,304					
45%	71%	-£138,571,697					
50%	71%	-£140,987,089	-£138,616,436	-£140,473,073		-£141,625,429	-£141,111,413
100%	71%	-£165,141,015					
10%	75%	-£122,038,139	-£121,626,721	-£121,932,510	-£121,521,093	-£122,148,920	
15%	75%	-£124,427,800					
20%	75%	-£126,817,462	-£125,994,628	-£126,606,203	-£125,783,370	-£127,041,426	-£126,827,766
25%	75%	-£129,235,966	-£128,190,603	-£128,967,575	-£127,922,211	-£129,517,449	-£129,249,057
30%	75%	-£131,655,693					
35%	75%	-£134,075,418	-£132,611,909	-£133,699,670	-£132,236,161	-£134,469,495	-£134,093,747
40%	75%	-£136,507,574					
45%	75%	-£138,966,875	-£137,054,444	-£138,475,869	-£136,563,439	-£139,481,830	-£138,990,825
50%	75%	-£141,426,176					
10%	60%	-£121,709,508	-£121,116,434				
15%	60%	-£123,934,854					
20%	60%	-£126,160,201	-£124,974,051	-£125,998,799		-£126,479,592	-£126,318,190
25%	60%	-£128,400,952					
30%	60%	-£130,653,676	-£128,845,352	-£130,407,614	-£128,599,291	-£131,140,600	-£130,894,538
35%	60%	-£132,906,400					
40%	60%	-£135,159,124	-£132,748,025	-£134,831,041	-£132,419,943	-£135,809,550	-£135,480,272
45%	60%	-£137,439,268					
50%	60%	-£139.728.835					-£140,136,837

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%	-£90,601,925					
10%	71%	-£95,296,234		-£95,196,712		-£95,419,826	-£95,320,304
15%	71%	-£97,643,388					
20%	71%	-£99,990,542					
25%	71%	-£102,363,064					
30%	71%	-£104,739,588	-£103,340,086	-£104,436,141	-£103,036,639	-£105,116,430	-£104,812,982
35%	71%	-£107,116,113					
40%	71%	-£109,499,413	-£107,626,633	-£109,088,200	-£107,222,037	-£110,010,085	-£109,598,872
45%	71%	-£111,914,805					
50%	71%	-£114,330,197	-£111,959,544	-£113,816,182	-£111,445,529	-£114,968,538	-£114,454,522
100%	71%	-£138,484,124					
10%	75%	-£95,381,247					-£95,386,400
15%	75%	-£97,770,909			-£96,995,339		
20%	75%	-£100,160,570	-£99,337,736		-£99,126,479	-£100,384,535	-£100,170,874
25%	75%	-£102,579,074					-£102,592,166
30%	75%	-£104,998,801	-£103,744,364	-£104,676,731	-£103,422,295	-£105,336,580	-£105,014,511
35%	75%	-£107,418,527	-£105,955,018				
40%	75%	-£109,850,682	-£108,165,671	-£109,414,233	-£107,736,245	-£110,308,421	
45%	75%	-£112,309,983					
50%	75%	-£114,769,285	-£112,644,362	-£114,223,723	-£112,098,800	-£115,341,457	-£114,795,895
10%	60%	-£95,052,616					
15%	60%	-£97,277,963	-£96,388,350			-£97,517,506	
20%	60%	-£99,503,309					
25%	60%	-£101,744,061	-£100,245,968		-£100,044,216	-£102,149,831	
30%	60%	-£103,996,784	-£102,188,461	-£103,750,723	-£101,942,399	-£104,483,708	-£104,237,646
35%	60%	-£106,249,509					
40%	60%	-£108,502,232	-£106,091,134	-£108,174,149	-£105,763,051	-£109,152,659	-£108,823,380
45%	60%	-£110,782,376					
50%	60%	-£113.071.944	-£110.008.779	-£112.655.133		-£113.896.755	-£113.479.945

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%	-£44,191,032	-£44,191,032		-£44,191,032	-£44,191,032	-£44,191,032
10%	71%	-£48,885,341	-£48,426,347				
15%	71%	-£51,232,496	-£50,544,004	-£51,083,214	-£50,394,723	-£51,417,884	-£51,268,603
20%	71%	-£53,579,650	-£52,661,662				
25%	71%	-£55,952,172	-£54,785,919		-£54,533,047	-£56,266,206	
30%	71%	-£58,328,696	-£56,929,193				
35%	71%	-£60,705,220	-£59,072,467	-£60,351,199	-£58,718,446	-£61,144,868	-£60,790,846
40%	71%	-£63,088,520	-£61,215,741				
45%	71%	-£65,503,913	-£63,370,325			-£66,078,419	
50%	71%	-£67,919,305	-£65,548,652		-£65,034,636		
100%	71%	-£92,073,231	-£87,331,925	-£91,045,198	-£86,303,893		
10%	75%	-£48,970,355	-£48,558,938	-£48,864,726	-£48,453,309	-£49,081,136	-£48,975,507
15%	75%	-£51,360,016	-£50,742,891		-£50,584,447		
20%	75%	-£53,749,678	-£52,926,844	-£53,538,419	-£52,715,586	-£53,973,642	
25%	75%	-£56,168,182	-£55,122,819				
30%	75%	-£58,587,909	-£57,333,472	-£58,265,838	-£57,011,402	-£58,925,688	-£58,603,619
35%	75%	-£61,007,635	-£59,544,125				
40%	75%	-£63,439,790	-£61,754,779	-£63,003,340		-£63,897,528	-£63,461,079
45%	75%	-£65,899,091	-£63,986,660				
50%	75%	-£68,358,392	-£66,233,470 -£48,048,650	-£67,812,830	-£65,687,908		
10%	60%	-£48,641,724	-£48,048,650				-£48,720,720
15%	60%	-£50,867,070	-£49,977,458	-£50,746,019	-£49,856,407	-£51,106,614	
20%	60%	-£53,092,417	-£51,906,267				
25%	60%	-£55,333,169	-£53,835,075	-£55,128,117	-£53,633,324		-£55,533,886
30%	60%	-£57,585,892	-£55,777,569				
35%	60%	-£59,838,616	-£57,728,905	-£59,551,544	-£57,441,833	-£60,406,693	
40%	60%	-£62,091,340	-£59,680,241				
45%	60%	-£64,371,484	-£61,631,578		-£61,262,485		-£64,738,686
50%	60%	-£66.661.051	-£63.597.886				

£90,000,000

£72,325,000

£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%	-£23.185.251	-£23.185.251	-£23.185.251	-£23.185.251	-£23.185.251	-£23.185.251
10%	71%	-£23,165,251 -£27.879.560	-£23,165,251 -£27,420,565	-£23,165,251 -£27,780.039	-£23,165,251 -£27,321.045	-£23,183,251 -£28,003,152	-£23,165,251 -£27,903,630
15%	71%	-£30,226,714	-£27,420,565 -£29,538,223	-£27,760,039 -£30.077.433	-£27,321,045 -£29.388.941	-£28,003,132 -£30,412,103	-£30,262,821
20%	71%						
25%	71%	-£32,573,868	-£31,655,881	-£32,374,827	-£31,456,838	-£32,821,093	-£32,622,011
30%	71%	-£34,946,391	-£33,780,138	-£34,693,519	-£33,527,266	-£35,260,424	-£35,007,552
35%	71%	-£37,322,914	-£35,923,412	-£37,019,468 -£39,345,418	-£35,619,965	-£37,699,756 -£40,139,087	-£37,396,309
35% 40%	71%	-£39,699,439 -£42,082,739	-£38,066,686 -£40,209,960	-£39,345,418 -£41.671.526	-£37,712,665 -£39,805,363	-£40,139,087 -£42.593.412	-£39,785,065 -£42,182,198
			-£40,209,960 -£42,364,544	-£41,671,526 -£44 035 517	-£39,805,363 -£41 901 929		
45% 50%	71% 71%	-£44,498,132 -£46,913,524	-£42,354,544 -£44.542.871	-£44,035,517 -£46,399,508	-£41,901,929 -£44.028.855	-£45,072,638 -£47,551,864	-£44,610,023 -£47,037,848
			-£44,542,871 -£66,326,143	-£46,399,508 -£70,039,417	-£44,028,855 -£65,298,112		
100%	71%	-£71,067,450	-£66,326,143 -£27,553,156	-£70,039,417 -£27,858,945		-£72,344,130	-£71,316,098
10%	75%	-£27,964,574			-£27,447,528	-£28,075,355	-£27,969,726
15% 20%	75%	-£30,354,235	-£29,737,110	-£30,195,791	-£29,578,666	-£30,520,407	-£30,361,963
	75%	-£32,743,896	-£31,921,063	-£32,532,638	-£31,709,805	-£32,967,861	-£32,754,201
25%	75%	-£35,162,401	-£34,117,037		-£33,848,646	-£35,443,884	-£35,175,492
30%	75%	-£37,582,127	-£36,327,690		-£36,005,621		-£37,597,837
35%	75%	-£40,001,853	-£38,538,344		-£38,162,596		-£40,020,181
40%	75%	-£42,434,008	-£40,748,998		-£40,319,571		-£42,455,297
45%	75%	-£44,893,310	-£42,980,879	-£44,402,303	-£42,489,874	-£45,408,265	-£44,917,260
50%	75%	-£47,352,611	-£45,227,688				
10%	60%	-£27,635,943	-£27,042,868		-£26,962,168	-£27,795,638	-£27,714,938
15%	60%	-£29,861,289	-£28,971,677				
20%	60%	-£32,086,635	-£30,900,486	-£31,925,234	-£30,739,084		
25%	60%	-£34,327,387					
30%	60%	-£36,580,111					
35%	60%	-£38,832,835					
40%	60%	-£41,085,558	-£38,674,460	-£40,757,476	-£38,346,378	-£41,735,985	-£41,406,707
45%	60%	-£43,365,703					
50%	60%	-£45.655.270					

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,613,403	-£7,613,403	-£7,613,403	-£7,613,403	-£7,613,403	-£7,613,403
10%	71%	-£12,307,713	-£11,848,718	-£12,208,191	-£11,749,197	-£12,431,304	-£12,331,783
15%	71%	-£14,654,867	-£13,966,375	-£14,505,585	-£13,817,094	-£14,840,255	-£14,690,974
20%	71%	-£17,002,021	-£16,084,033	-£16,802,979	-£15,884,990	-£17,249,246	-£17,050,164
25%	71%	-£19,374,543	-£18,208,291	-£19,121,671	-£17,955,418	-£19,688,577	-£19,435,705
30%	71%	-£21,751,067	-£20,351,564	-£21,447,620	-£20,048,118	-£22,127,909	-£21,824,461
35%	71%	-£24,127,592	-£22,494,838		-£22,140,817		-£24,213,218
40%	71%	-£26,510,891	-£24,638,112		-£24,233,516	-£27,021,564	-£26,610,351
45%	71%	-£28,926,284	-£26,792,696				-£29,038,176
50%	71%	-£31,341,676	-£28,971,023		-£28,457,008		-£31,466,000
100%	71%	-£55,495,602	-£50,754,296	-£54,467,570	-£49,726,264	-£56,772,283	-£55,744,251
10%	75%	-£12,392,726	-£11,981,309	-£12,287,097	-£11,875,680	-£12,503,507	-£12,397,878
15%	75%	-£14,782,388	-£14,165,262	-£14,623,944	-£14,006,818	-£14,948,560	-£14,790,116
20%	75%	-£17,172,049	-£16,349,215	-£16,960,790	-£16,137,958	-£17,396,013	-£17,182,353
25%	75%	-£19,590,553	-£18,545,190	-£19,322,163	-£18,276,798	-£19,872,036	-£19,603,645
30%	75%	-£22,010,280	-£20,755,843	-£21,688,210	-£20,433,773	-£22,348,059	-£22,025,990
35%	75%	-£24,430,006	-£22,966,497		-£22,590,748		-£24,448,334
40%	75%	-£26,862,161	-£25,177,150	-£26,425,711	-£24,747,724	-£27,319,900	-£26,883,450
45%	75%	-£29,321,462	-£27,409,032				-£29,345,412
50%	75%	-£31,780,763	-£29,655,841		-£29,110,279	-£32,352,936	-£31,807,374
10%	60%	-£12,064,095	-£11,471,021	-£11,983,394	-£11,390,320	-£12,223,791	-£12,143,091
15%	60%	-£14,289,442	-£13,399,829	-£14,168,390	-£13,278,778	-£14,528,985	-£14,407,934
20%	60%	-£16,514,788	-£15,328,638	-£16,353,386	-£15,167,237	-£16,834,179	-£16,672,778
25%	60%	-£18,755,540	-£17,257,447	-£18,550,489	-£17,055,695	-£19,161,310	-£18,956,257
30%	60%	-£21,008,263	-£19,199,940	-£20,762,201	-£18,953,878	-£21,495,187	-£21,249,125
35%	60%	-£23,260,988	-£21,151,276		-£20,864,204		-£23,541,992
40%	60%	-£25,513,711	-£23,102,613	-£25,185,628		-£26,164,138	-£25,834,859
45%	60%	-£27,793,855	-£25,053,949				-£28,161,057
50%	60%	-£30,083,422	-£27,020,258	-£29.666.612		-£30.908.234	-£30.491.424

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%	£8,244,996	£8,244,996	£8,244,996	£8,244,996	£8,244,996	£8,244,996
10%	71%	£3,550,687	£4,009,682	£3,650,208	£4,109,202	£3,427,095	£3,526,617
15%	71%	£1,203,533	£1,892,024	£1,352,815	£2,041,306	£1,018,144	£1,167,426
20%	71%	-£1,143,621	-£225,634	-£944,579	-£26,591	-£1,390,846	-£1,191,764
25%	71%	-£3,516,144	-£2,349,891	-£3,263,271	-£2,097,019	-£3,830,177	-£3,577,305
30%	71%	-£5,892,667	-£4,493,165	-£5,589,221	-£4,189,718	-£6,269,509	-£5,966,061
35%	71%	-£8,269,192	-£6,636,439	-£7,915,171	-£6,282,418	-£8,708,840	-£8,354,818
40%	71%	-£10,652,492	-£8,779,713	-£10,241,279	-£8,375,116	-£11,163,164	-£10,751,951
45%	71%	-£13,067,885	-£10,934,296	-£12,605,270	-£10,471,682	-£13,642,391	-£13,179,776
50%	71%	-£15,483,277	-£13,112,623	-£14,969,261	-£12,598,608	-£16,121,617	-£15,607,601
100%	71%	-£39,637,203	-£34,895,896				-£39,885,851
10%	75%	£3,465,673	£3,877,091	£3,571,302	£3,982,720	£3,354,892	£3,460,521
15%	75%	£1,076,012	£1,693,138	£1,234,456	£1,851,581	£909,840	£1,068,284
20%	75%	-£1,313,649	-£490,816	-£1,102,391	-£279,558	-£1,537,614	-£1,323,954
25%	75%	-£3,732,153	-£2,686,790	-£3,463,763	-£2,418,399	-£4,013,637	-£3,745,245
30%	75%	-£6,151,880	-£4,897,443	-£5,829,810	-£4,575,374	-£6,489,660	-£6,167,590
35%	75%	-£8,571,606	-£7,108,097	-£8,195,858	-£6,732,349	-£8,965,682	-£8,589,934
40%	75%	-£11,003,761	-£9,318,751	-£10,567,312	-£8,889,324	-£11,461,500	-£11,025,050
45%	75%	-£13,463,062	-£11,550,632	-£12,972,056	-£11,059,627	-£13,978,018	-£13,487,013
50%	75%	-£15,922,364	-£13,797,441	-£15,376,802	-£13,251,879	-£16,494,536	-£15,948,974
10%	60%	£3,794,304	£4,387,379	£3,875,005	£4,468,079	£3,634,609	£3,715,309
15%	60%	£1,568,958	£2,458,570	£1,690,009	£2,579,622	£1,329,415	£1,450,466
20%	60%	-£656,388	£529,761	-£494,987	£691,163	-£975,779	-£814,378
25%	60%	-£2,897,140	-£1,399,047	-£2,692,089	-£1,197,295	-£3,302,910	-£3,097,858
30%	60%	-£5,149,864	-£3,341,540	-£4,903,802	-£3,095,478	-£5,636,787	-£5,390,726
35%	60%	-£7,402,588	-£5,292,877	-£7,115,516	-£5,005,804	-£7,970,665	-£7,683,592
40%	60%	-£9,655,311	-£7,244,213	-£9,327,229	-£6,916,130	-£10,305,738	-£9,976,459
45%	60%	-£11,935,456	-£9,195,549	-£11,560,326	-£8,826,456	-£12,677,786	-£12,302,657

£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%	-£23,666,357	-£23,666,357	-£23,666,357	-£23,666,357	-£23,666,357	-£23,666,357
10%	71%	-£28,360,666	-£27,901,671	-£28,261,145	-£27,802,151	-£28,484,258	-£28,384,736
15%	71%	-£30,707,820	-£30,019,329				-£30,743,927
20%	71%	-£33,054,974	-£32,136,987		-£31,937,944	-£33,302,199	-£33,103,117
25%	71%	-£35,427,497	-£34,261,244				-£35,488,658
30%	71%	-£37,804,020	-£36,404,518	-£37,500,574	-£36,101,071		-£37,877,415
35%	71%	-£40,180,545	-£38,547,792				-£40,266,171
40%	71%	-£42,563,845	-£40,691,066	-£42,152,632	-£40,286,469	-£43,074,518	-£42,663,304
45%	71%	-£44,979,238	-£42,845,650			-£45,553,744	-£45,091,129
50%	71%	-£47,394,630	-£45,023,977	-£46,880,614	-£44,509,961	-£48,032,970	-£47,518,954
100%	71%	-£71,548,556	-£66,807,249		-£65,779,218	-£72,825,236	-£71,797,204
10%	75%	-£28,445,680	-£28,034,262	-£28,340,051	-£27,928,633	-£28,556,461	-£28,450,832
15%	75%	-£30,835,341	-£30,218,216				-£30,843,069
20%	75%	-£33,225,002	-£32,402,169	-£33,013,744	-£32,190,911	-£33,448,967	-£33,235,307
25%	75%	-£35,643,507	-£34,598,143				-£35,656,598
30%	75%	-£38,063,233	-£36,808,796	-£37,741,163	-£36,486,727	-£38,401,013	-£38,078,943
35%	75%	-£40,482,959	-£39,019,450				-£40,501,287
40%	75%	-£42,915,114	-£41,230,104	-£42,478,665	-£40,800,677	-£43,372,853	-£42,936,403
45%	75%	-£45,374,416	-£43,461,985				-£45,398,366
50%	75%	-£47,833,717	-£45,708,794	-£47,288,155	-£45,163,233	-£48,405,889	-£47,860,327
10%	60%	-£28,117,049	-£27,523,974		-£27,443,274	-£28,276,744	-£28,196,044
15%	60%	-£30,342,395	-£29,452,783				-£30,460,887
20%	60%	-£32,567,741	-£31,381,592	-£32,406,340	-£31,220,190		-£32,725,731
25%	60%	-£34,808,493	-£33,310,400				-£35,009,211
30%	60%	-£37,061,217	-£35,252,893	-£36,815,155	-£35,006,832	-£37,548,141	-£37,302,079
35%	60%	-£39,313,941	-£37,204,230				-£39,594,946
40%	60%	-£41,566,664	-£39,155,566	-£41,238,582	-£38,827,484	-£42,217,091	-£41,887,813
45%	60%	-£43,846,809	-£41,106,903			-£44,589,140	-£44,214,010
50%	60%	-£46.136.376	-£43.073.211				-£46,544,378

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%	-£1,844,656	-£1,844,656	-£1,844,656	-£1,844,656	-£1,844,656	-£1,844,656
10%	71%	-£6,538,965	-£6,079,970	-£6,439,444	-£5,980,450	-£6,662,557	-£6,563,036
15%	71%	-£8,886,119	-£8,197,628	-£8,736,838	-£8,048,346	-£9,071,508	-£8,922,226
20%	71%	-£11,233,274	-£10,315,286	-£11,034,232	-£10,116,243	-£11,480,498	-£11,281,416
25%	71%	-£13,605,796	-£12,439,543	-£13,352,924	-£12,186,671	-£13,919,829	-£13,666,957
30%	71%	-£15,982,319	-£14,582,817	-£15,678,873	-£14,279,370	-£16,359,161	-£16,055,714
35%	71%	-£18,358,844	-£16,726,091	-£18,004,823	-£16,372,070	-£18,798,492	-£18,444,470
40%	71%	-£20,742,144	-£18,869,365		-£18,464,768	-£21,252,817	-£20,841,603
45%	71%	-£23,157,537	-£21,023,949	-£22,694,922	-£20,561,334	-£23,732,043	-£23,269,429
50%	71%	-£25,572,929	-£23,202,276				-£25,697,253
100%	71%	-£49,726,855	-£44,985,549	-£48,698,822	-£43,957,517	-£51,003,535	-£49,975,503
10%	75%	-£6,623,979	-£6,212,561	-£6,518,350	-£6,106,933	-£6,734,760	-£6,629,131
15%	75%	-£9,013,640	-£8,396,515	-£8,855,196	-£8,238,071	-£9,179,812	-£9,021,368
20%	75%	-£11,403,302	-£10,580,468	-£11,192,043	-£10,369,210	-£11,627,266	-£11,413,606
25%	75%	-£13,821,806	-£12,776,443	-£13,553,415	-£12,508,051	-£14,103,289	-£13,834,897
30%	75%	-£16,241,533	-£14,987,095	-£15,919,462	-£14,665,026	-£16,579,312	-£16,257,242
35%	75%	-£18,661,258	-£17,197,749	-£18,285,510	-£16,822,001	-£19,055,335	-£18,679,587
40%	75%	-£21,093,414	-£19,408,403	-£20,656,964	-£18,978,976	-£21,551,152	-£21,114,703
45%	75%	-£23,552,715	-£21,640,284	-£23,061,709	-£21,149,279	-£24,067,670	-£23,576,665
50%	75%	-£26,012,016	-£23,887,094	-£25,466,454			-£26,038,627
10%	60%	-£6,295,348	-£5,702,274	-£6,214,647	-£5,621,573	-£6,455,043	-£6,374,344
15%	60%	-£8,520,694	-£7,631,082	-£8,399,643	-£7,510,031	-£8,760,237	-£8,639,186
20%	60%	-£10,746,041	-£9,559,891	-£10,584,639	-£9,398,490	-£11,065,432	-£10,904,030
25%	60%	-£12,986,792	-£11,488,699	-£12,781,741	-£11,286,947	-£13,392,562	-£13,187,510
30%	60%	-£15,239,516	-£13,431,192	-£14,993,454	-£13,185,131	-£15,726,440	-£15,480,378
35%	60%	-£17,492,240	-£15,382,529	-£17,205,168	-£15,095,457	-£18,060,317	-£17,773,245
40%	60%	-£19,744,964	-£17,333,865	-£19,416,881	-£17,005,783	-£20,395,390	-£20,066,112
45%	60%	-£22,025,108	-£19,285,202	-£21,649,979	-£18,916,109		-£22,392,310
50%	60%	-F24 314 675	-F21 251 510		£20 924 700		.E24 722 E77

 50%
 60%
 +22,025,108

 50%
 60%
 +24,314,675

 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%	£8,244,996	£8,244,996	£8,244,996	£8,244,996	£8,244,996	£8,244,996
10%	71%	£3,550,687	£4,009,682	£3,650,208	£4,109,202	£3,427,095	£3,526,617
15%	71%	£1,203,533	£1,892,024	£1,352,815	£2,041,306	£1,018,144	£1,167,426
20%	71%	-£1,143,621	-£225,634	-£944,579	-£26,591	-£1,390,846	-£1,191,764
25%	71%	-£3,516,144	-£2,349,891	-£3,263,271	-£2,097,019	-£3,830,177	-£3,577,305
30%	71%	-£5,892,667	-£4,493,165	-£5,589,221	-£4,189,718	-£6,269,509	-£5,966,061
35%	71%	-£8,269,192	-£6,636,439	-£7,915,171	-£6,282,418	-£8,708,840	-£8,354,818
40%	71%	-£10,652,492	-£8,779,713	-£10,241,279	-£8,375,116	-£11,163,164	-£10,751,951
45%	71%	-£13,067,885	-£10,934,296	-£12,605,270	-£10,471,682	-£13,642,391	-£13,179,776
50%	71%	-£15,483,277	-£13,112,623	-£14,969,261	-£12,598,608	-£16,121,617	-£15,607,601
100%	71%	-£39,637,203	-£34,895,896		-£33,867,864	-£40,913,883	
10%	75%	£3,465,673	£3,877,091	£3,571,302	£3,982,720	£3,354,892	£3,460,521
15%	75%	£1,076,012	£1,693,138	£1,234,456	£1,851,581	£909,840	£1,068,284
20%	75%	-£1,313,649	-£490,816	-£1,102,391	-£279,558	-£1,537,614	-£1,323,954
25%	75%	-£3,732,153	-£2,686,790	-£3,463,763	-£2,418,399	-£4,013,637	-£3,745,245
30%	75%	-£6.151.880	-£4.897.443	-£5.829.810	-£4.575.374	-£6.489.660	-£6.167.590
35%	75%	-£8,571,606	-£7,108,097	-£8,195,858	-£6,732,349	-£8,965,682	-£8,589,934
40%	75%	-£11.003.761	-£9.318.751	-£10.567.312	-£8.889.324	-£11.461.500	-£11.025.050
45%	75%	-£13,463,062	-£11,550,632	-£12,972,056	-£11,059,627	-£13,978,018	-£13,487,013
50%	75%	-£15,922,364	-£13,797,441	-£15,376,802	-£13,251,879	-£16,494,536	-£15,948,974
10%	60%	£3.794.304	£4.387.379	£3.875.005	£4,468,079	£3.634.609	£3.715.309
15%	60%	£1.568.958	£2,458,570	£1,690,009	£2.579.622	£1.329.415	£1,450,466
20%	60%	-£656.388	£529.761	-£494.987	£691,163	-£975.779	-£814.378
25%	60%	-£2,897,140	-£1,399,047	-£2,692,089	-£1,197,295	-£3,302,910	-£3,097,858
30%	60%	-£5.149.864	-£3.341.540	-£4.903.802	-£3.095.478	-£5.636.787	-£5,390,726
35%	60%	-£7,402,588	-£5,292,877	-£7,115,516	-£5,005,804	-£7,970,665	-£7,683,592
40%	60%	-£9,655,311	-£7,244,213	-£9,327,229	-£6,916,130	-£10,305,738	-£9,976,459
45%	60%	-£11,935,456	-£9,195,549	-£11,560,326	-£8,826,456	-£12,677,786	-£12,302,657
50%	60%	-£14.225.023	-£11.161.858	-£13.808.213	-£10.745.048	-£15.049.835	-£14.633.024

£13,474,000

 No Units
 180

 Site Area
 1.51 Ha

	CIL Zone	3
	Value Area	Med
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%	£14,877,084	£14,877,084	£14,877,084	£14,877,084	£14,877,084	£14,877,084
10%	71%	£10,503,642	£10,912,936	£10,642,229	£11,051,524	£10,323,084	£10,461,671
15%	71%	£8,309,110	£8,930,863	£8,520,391	£9,138,744	£8,033,844	£8,245,124
20%	71%	£6,095,067	£6,927,043	£6,376,774	£7,208,751	£5,728,044	£6,009,751
25%	71%	£3,881,022	£4,920,994	£4,233,157	£5,273,128	£3,422,245	£3,774,379
30%	71%	£1,666,979	£2,914,944	£2,089,540	£3,337,505	£1,116,446	£1,539,007
35%	71%	-£556,013	£908,895	-£54,961	£1,401,883	-£1,208,806	-£707,755
40%	71%	-£2,806,267	-£1,115,099	-£2,233,638	-£542,470	-£3,552,317	-£2,979,687
45%	71%	-£5,056,521	-£3,153,958	-£4,412,314	-£2,509,749	-£5,895,827	-£5,251,620
50%	71%	-£7,306,777	-£5,192,817	-£6,590,989	-£4,477,030	-£8,239,339	-£7,523,551
100%	71%	-£29,809,324	-£25,581,405	-£28,377,750	-£24,149,830	-£31,674,448	-£30,242,874
10%	75%	£10,416,231	£10,783,099	£10,563,323	£10,930,192	£10,254,389	£10,401,481
15%	75%	£8,175,849	£8,735,152	£8,400,095	£8,956,746	£7,929,115	£8,153,363
20%	75%	£5,917,385	£6,663,122	£6,216,380	£6,962,118	£5,588,406	£5,887,402
25%	75%	£3,658,920	£4,591,093	£4,032,665	£4,964,838	£3,247,698	£3,621,443
30%	75%	£1,400,456	£2,519,063	£1,848,950	£2,967,557	£906,989	£1,355,483
35%	75%	-£872,041	£447,033	-£340,240	£970,276	-£1,457,169	-£925,368
40%	75%	-£3,167,443	-£1,651,574	-£2,559,670	-£1,043,801	-£3,836,160	-£3,228,387
45%	75%	-£5,462,844	-£3,757,491	-£4,779,100	-£3,073,747	-£6,215,152	-£5,531,408
50%	75%	-£7,758,246	-£5,863,410	-£6,998,531	-£5,103,693	-£8,594,144	-£7,834,427
10%	60%	£10,754,646	£11,283,503	£10,867,025	£11,395,882	£10,521,344	£10,633,723
15%	60%	£8,691,775	£9,486,713	£8,861,997	£9,655,281	£8,336,098	£8,507,423
20%	60%	£6,605,286	£7,680,299	£6,833,719	£7,908,732	£6,131,050	£6,359,483
25%	60%	£4,518,797	£5,862,563	£4,804,339	£6,148,105	£3,926,002	£4,211,544
30%	60%	£2,432,308	£4,044,828	£2,774,958	£4,387,478	£1,720,954	£2,063,605
35%	60%	£345,820	£2,227,092	£745,579	£2,626,850	-£492,011	-£85,714
40%	60%	-£1,769,138	£409,356	-£1,304,799	£866,223	-£2,733,123	-£2,268,783
45%	60%	-£3,889,752	-£1,431,414	-£3,367,370	-£909,032	-£4,974,235	-£4,451,853
50%	60%	-£6.010.365	-£3,278,879	-£5,429,942	-£2.698.455	-£7.215.346	-£6.634.922

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

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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%	-£120,858,149	-£120,858,149	-£120,858,149	-£120,858,149	-£120,858,149	-£120,858,149
10%	71%	-£125,231,590	-£124,822,296	-£125,093,004			
15%	71%	-£127,426,122	-£126.804.370				
20%	71%	-£129,640,166	-£128,808,190	-£129,358,459	-£128,526,482	-£130,007,188	-£129,725,481
25%	71%	-£131,854,210	-£130,814,238				
30%	71%	-£134,068,254	-£132,820,288	-£133,645,693	-£132,397,727	-£134,618,786	-£134,196,226
35%	71%	-£136,291,245	-£134,826,338				
40%	71%	-£138,541,500	-£136,850,332	-£137,968,870	-£136,277,702	-£139,287,549	-£138,714,920
45%	71%	-£140,791,754	-£138,889,190				-£140,986,852 -£143,258,784
50%	71%	-£143,042,009	-£140,928,049			-£143,974,571	-£143,258,784
100%	71%	-£165,544,557	-£161,316,637		-£159,885,063	-£167,409,681	-£165,978,106
10%	75%	-£125,319,001	-£124,952,133	-£125,171,910	-£124,805,041	-£125,480,844	
15%	75%	-£127,559,384	-£127,000,081			-£127,806,117	
20%	75%	-£129,817,848	-£129,072,110	-£129,518,852	-£128,773,114	-£130,146,827	
25%	75%	-£132,076,312	-£131,144,139	-£131,702,567	-£130,770,394	-£132,487,535	-£132,113,790
30%	75%	-£134,334,776	-£133,216,169			-£134,828,244	
35%	75%	-£136,607,274	-£135,288,199	-£136,075,473	-£134,764,956	-£137,192,401	-£136,660,601
40%	75%	-£138,902,675	-£137,386,806				
45%	75%	-£141,198,077	-£139,492,724	-£140,514,333	-£138,808,980	-£141,950,384	-£141,266,640
50%	75%	-£143,493,479	-£141,598,643				
10%	60%	-£124,980,586	-£124,451,729				
15%	60%	-£127,043,458	-£126,248,519				
20%	60%	-£129,129,947	-£128,054,934	-£128,901,513			-£129,375,749
25%	60%	-£131,216,436	-£129,872,670				
30%	60%	-£133,302,925	-£131,690,405	-£132,960,274	-£131,347,754	-£134,014,278	-£133,671,628
35%	60%	-£135,389,413	-£133,508,141				
40%	60%	-£137,504,370	-£135,325,876	-£137,040,032		-£138,468,356	
45%	60%	-£139,624,984	-£137,166,646				
50%	60%	-£141,745,598	-£139,014,112	-£141,165,174		-£142,950,578	

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

	SR

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£94,201,257	-£94,201,257				
10%	71%	-£98,574,699	-£98,165,405	-£98,436,112	-£98,026,817	-£98,755,257	-£98,616,670
15%	71%	-£100,769,231	-£100,147,478				
20%	71%	-£102,983,274	-£102,151,298	-£102,701,567			
25%	71%	-£102,983,274 -£105,197,319	-£104,157,347				
30%	71%	-£107,411,362	-£106,163,397	-£106,988,801	-£105,740,836	-£107,961,895	-£107,539,334
35%	71%	-£109,634,354	-£108,169,446				
40%	71%	-£111,884,608	-£110,193,440	-£111,311,979	-£109,620,811	-£112,630,658	-£112,058,028
45%	71%	-£114,134,862	-£112,232,299				
50%	71%	-£116,385,118	-£114,271,158	-£115,669,330	-£113,555,371	-£117,317,680	-£116,601,892
100%	71%	-£138,887,665	-£134,659,746				
10%	75%	-£98,662,110	-£98,295,242				-£98,676,860
15%	75%	-£100,902,492	-£100,343,189				
20%	75%	-£103,160,956	-£102,415,219	-£102,861,961	-£102,116,223	-£103,489,935	-£103,190,939
25%	75%	-£105,419,421	-£104,487,248				
30%	75%	-£107,677,885	-£106,559,278	-£107,229,391	-£106,110,784	-£108,171,352	-£107,722,858
35%	75%	-£109,950,382	-£108,631,308				
40%	75%	-£112,245,784	-£110,729,915	-£111,638,011	-£110,122,142	-£112,914,501	-£112,306,728
45%	75%	-£114,541,185	-£112,835,832				
50%	75%	-£116,836,587	-£114,941,751	-£116,076,872	-£114,182,034	-£117,672,485	-£116,912,768
10%	60%	-£98,323,695	-£97,794,838				-£98,444,618
15%	60%	-£100,386,566	-£99,591,628				-£100,570,918
20%	60%	-£102,473,055	-£101,398,042				
25%	60%	-£104,559,544	-£103,215,778	-£104,274,002	-£102,930,236	-£105,152,339	-£104,866,797
30%	60%	-£106,646,033	-£105,033,513	-£106,303,383	-£104,690,863	-£107,357,387	-£107,014,736
35%	60%	-£108,732,521	-£106,851,249				
40%	60%	-£110,847,479	-£108,668,985				
45%	60%	-£112,968,093	-£110,509,755				
50%	60%	-£115.088.706	-£112.357.220		-£111.776.796		

s compared to benchmark land values

Residual Land	values
Renchmark 71	- I ow

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,790,365	-£47,790,365	-£47,790,365	-£47,790,365	-£47,790,365	-£47,790,365
10%	71%	-£52,163,807	-£51,754,513				
15%	71%	-£54,358,339	-£53,736,586				-£54,422,325
20%	71%	-£56,572,382	-£55,740,406				
25%	71%	-£58,786,426	-£57,746,455	-£58,434,292	-£57,394,321	-£59,245,204	-£58,893,070
30%	71%	-£61,000,470	-£59,752,504				
35%	71%	-£63,223,461	-£61,758,554	-£62,722,410	-£61,265,566	-£63,876,254	-£63,375,203
40%	71%	-£65,473,716	-£63,782,548				
45%	71%	-£67,723,970	-£65,821,407	-£67,079,763	-£65,177,198	-£68,563,276	-£67,919,068
50%	71%	-£69,974,226	-£67,860,265				
100%	71%	-£92,476,773	-£88,248,853	-£91,045,198	-£86,817,279	-£94,341,897	-£92,910,323
10%	75%	-£52,251,218	-£51,884,350	-£52,104,126	-£51,737,257	-£52,413,060	-£52,265,968
15%	75%	-£54,491,600	-£53,932,297			-£54,738,334	
20%	75%	-£56,750,064	-£56,004,327	-£56,451,068		-£57,079,043	-£56,780,046
25%	75%	-£59,008,529	-£58,076,356				-£59,046,006
30%	75%	-£61,266,992	-£60,148,385			-£61,760,460	
35%	75%	-£63,539,490	-£62,220,415			-£64,124,618	
40%	75%	-£65,834,891	-£64,319,022	-£65,227,119			-£65,895,836
45%	75%	-£68,130,293	-£66,424,940	-£67,446,549	-£65,741,196		
50%	75%	-£70,425,695	-£68,530,859		-£67,771,142		-£70,501,876
10%	60%	-£51,912,802	-£51,383,945			-£52,146,105	
15%	60%	-£53,975,674	-£53,180,736	-£53,805,452	-£53,012,167	-£54,331,351	-£54,160,026
20%	60%	-£56,062,163	-£54,987,150				
25%	60%	-£58,148,652	-£56,804,886	-£57,863,109	-£56,519,343	-£58,741,446	-£58,455,905
30%	60%	-£60,235,141	-£58,622,621			-£60,946,494	
35%	60%	-£62,321,629	-£60,440,357			-£63,159,460	
40%	60%	-£64.436.587	-£62.258.092			-£65.400.572	
45%	60%	-£66,557,200	-£64,098,862				
E00/	600/	000 077 044	000 040 000		CCE 205 002		000 000 074

£90,000,000

£72,325,000

£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%	-£26,784,583	-£26,784,583	-£26,784,583	-£26,784,583	-£26,784,583	-£26,784,583
10%	71%		-£30,748,731		-£30,610,144		-£31,199,996
15%	71%		-£32,730,805		-£32,522,924	-£33,627,824	-£33,416,544
20%	71%		-£34,734,625		-£34,452,916		-£35,651,916
25%	71%		-£36,740,673				-£37,887,288
30%	71%	-£39,994,688	-£38,746,723	-£39,572,128	-£38,324,162	-£40,545,221	-£40,122,661
35%	71%		-£40,752,773				-£42,369,422
40%	71%	-£44,467,934	-£42,776,767	-£43,895,305	-£42,204,137	-£45,213,984	-£44,641,355
45%	71%		-£44,815,625				-£46,913,287
50%	71%	-£48,968,444	-£46,854,484	-£48,252,657	-£46,138,697	-£49,901,006	-£49,185,219
100%	71%		-£67,243,072				-£71,904,541
10%	75%	-£31,245,436	-£30,878,568	-£31,098,345	-£30,731,476	-£31,407,279	-£31,260,186
15%	75%		-£32,926,515				-£33,508,305
20%	75%	-£35,744,282	-£34,998,545	-£35,445,287	-£34,699,549	-£36,073,261	-£35,774,265
25%	75%		-£37,070,574				-£38,040,224
30%	75%	-£40,261,211	-£39,142,604	-£39,812,717	-£38,694,110	-£40,754,679	-£40,306,185
35%	75%		-£41,214,634				-£42,587,035
40%	75%	-£44,829,110	-£43,313,241	-£44,221,338	-£42,705,468	-£45,497,827	-£44,890,055
45%	75%	-£47,124,511	-£45,419,159				-£47,193,075
50%	75%	-£49,419,914	-£47,525,077	-£48,660,198	-£46,765,361		-£49,496,094
10%	60%	-£30,907,021	-£30,378,164	-£30,794,642	-£30,265,785	-£31,140,323	-£31,027,944
15%	60%		-£32,174,954				-£33,154,244
20%	60%		-£33,981,368	-£34,827,948	-£33,752,935	-£35,530,618	-£35,302,184
25%	60%		-£35,799,105				-£37,450,123
30%	60%		-£37,616,840				-£39,598,063
35%	60%		-£39,434,576				-£41,747,382
40%	60%	-£43,430,805	-£41,252,311	-£42,966,466	-£40,795,444	-£44,394,791	-£43,930,451
45%	60%		-£43,093,081				-£46,113,521
50%	60%		-F44 940 546				-£48 296 590

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

		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%	-£11,212,736	-£11,212,736	-£11,212,736	-£11,212,736	-£11,212,736	-£11,212,736
10%	71%	-£15,586,178	-£15,176,884	-£15,447,591	-£15,038,296	-£15,766,736	-£15,628,149
15%	71%	-£17,780,710	-£17,158,957	-£17,569,429	-£16,951,076	-£18,055,976	-£17,844,696
20%	71%	-£19,994,753	-£19,162,777	-£19,713,046	-£18,881,069	-£20,361,776	-£20,080,069
25%	71%	-£22,208,798	-£21,168,826	-£21,856,663	-£20,816,692		-£22,315,441
30%	71%	-£24,422,841	-£23,174,875		-£22,752,315	-£24,973,374	-£24,550,813
35%	71%	-£26,645,832	-£25,180,925	-£26,144,781			-£26,797,574
40%	71%	-£28,896,087	-£27,204,919			-£29,642,136	-£29,069,507
45%	71%	-£31,146,341	-£29,243,778	-£30,502,134			-£31,341,440
50%	71%	-£33,396,597	-£31,282,636		-£30,566,850	-£34,329,159	-£33,613,371
100%	71%	-£55,899,144	-£51,671,224				-£56,332,694
10%	75%	-£15,673,589	-£15,306,721	-£15,526,497	-£15,159,628	-£15,835,431	-£15,688,339
15%	75%	-£17,913,971	-£17,354,668	-£17,689,725	-£17,133,073	-£18,160,705	-£17,936,457
20%	75%	-£20,172,435	-£19,426,698	-£19,873,440	-£19,127,702	-£20,501,414	-£20,202,418
25%	75%	-£22,430,900	-£21,498,727	-£22,057,155	-£21,124,982		-£22,468,377
30%	75%	-£24,689,364	-£23,570,757	-£24,240,870	-£23,122,263	-£25,182,831	-£24,734,337
35%	75%	-£26,961,861	-£25,642,786				-£27,015,188
40%	75%	-£29,257,263	-£27,741,393	-£28,649,490	-£27,133,621	-£29,925,980	-£29,318,207
45%	75%	-£31,552,664	-£29,847,311				-£31,621,228
50%	75%	-£33,848,066	-£31,953,230		-£31,193,513	-£34,683,963	-£33,924,247
10%	60%	-£15,335,174	-£14,806,317	-£15,222,794	-£14,693,937	-£15,568,476	-£15,456,097
15%	60%	-£17,398,045	-£16,603,107	-£17,227,823	-£16,434,539	-£17,753,722	-£17,582,397
20%	60%	-£19,484,534	-£18,409,521	-£19,256,101	-£18,181,088	-£19,958,770	-£19,730,337
25%	60%	-£21,571,023	-£20,227,257	-£21,285,481	-£19,941,715	-£22,163,817	-£21,878,276
30%	60%	-£23,657,512	-£22,044,992	-£23,314,861	-£21,702,342	-£24,368,866	-£24,026,215
35%	60%	-£25,744,000	-£23,862,728		-£23,462,970		-£26,175,534
40%	60%	-£27,858,958	-£25,680,463	-£27,394,619	-£25,223,597	-£28,822,943	-£28,358,603
45%	60%	-£29,979,571	-£27,521,233	-£29,457,190		-£31,064,054	-£30,541,673
50%	60%	-£32.100.185	-F29 368 699		-£28.788.274		-£32,724,742

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%	£4,645,664	£4,645,664	£4,645,664	£4,645,664	£4,645,664	£4,645,664
10%	71%	£272,222	£681,516	£410,808	£820,104	£91,664	£230,251
15%	71%	-£1,922,310	-£1,300,557	-£1,711,029	-£1,092,677	-£2,197,576	-£1,986,297
20%	71%	-£4,136,353	-£3,304,377	-£3,854,646	-£3,022,669	-£4,503,376	-£4,221,669
25%	71%	-£6,350,398	-£5,310,426	-£5,998,263	-£4,958,293	-£6,809,176	-£6,457,041
30%	71%	-£8,564,441	-£7,316,476	-£8,141,881	-£6,893,915	-£9,114,974	-£8,692,413
35%	71%	-£10,787,433	-£9,322,525	-£10,286,382	-£8,829,537	-£11,440,226	-£10,939,175
40%	71%	-£13,037,687	-£11,346,519	-£12,465,058	-£10,773,890	-£13,783,737	-£13,211,107
45%	71%	-£15,287,942	-£13,385,378	-£14,643,734	-£12,741,170	-£16,127,247	-£15,483,040
50%	71%	-£17,538,197	-£15,424,237	-£16,822,409	-£14,708,450	-£18,470,759	-£17,754,971
100%	71%	-£40,040,744					-£40,474,294
10%	75%	£184,811	£551,679	£331,902	£698,771	£22,968	£170,061
15%	75%	-£2,055,571	-£1,496,268	-£1,831,325	-£1,274,674	-£2,302,305	-£2,078,058
20%	75%	-£4,314,035	-£3,568,298	-£4,015,040	-£3,269,302	-£4,643,014	-£4,344,018
25%	75%	-£6,572,500	-£5,640,327	-£6,198,755	-£5,266,582	-£6,983,722	-£6,609,977
30%	75%	-£8,830,964	-£7,712,357	-£8,382,470	-£7,263,863	-£9,324,431	-£8,875,937
35%	75%	-£11,103,462	-£9,784,387	-£10,571,661	-£9,261,144	-£11,688,589	-£11,156,788
40%	75%	-£13,398,863	-£11,882,994	-£12,791,090	-£11,275,221	-£14,067,580	-£13,459,808
45%	75%	-£15,694,264	-£13,988,911	-£15,010,520	-£13,305,167	-£16,446,572	-£15,762,828
50%	75%	-£17,989,667	-£16,094,830	-£17,229,951	-£15,335,114	-£18,825,564	-£18,065,847
10%	60%	£523,226	£1,052,083	£635,605	£1,164,462	£289,924	£402,303
15%	60%	-£1,539,646	-£744,707	-£1,369,423	-£576,139	-£1,895,322	-£1,723,997
20%	60%	-£3,626,134	-£2,551,121	-£3,397,701	-£2,322,688	-£4,100,371	-£3,871,937
25%	60%	-£5,712,623	-£4,368,857	-£5,427,081	-£4,083,315	-£6,305,418	-£6,019,876
30%	60%	-£7,799,112	-£6,186,592	-£7,456,462	-£5,843,942	-£8,510,466	-£8,167,815
35%	60%	-£9,885,600	-£8,004,329	-£9,485,842	-£7,604,570	-£10,723,431	-£10,317,134
40%	60%	-£12,000,558	-£9,822,064	-£11,536,219	-£9,365,197	-£12,964,543	-£12,500,204
45%	60%	-£14,121,172	-£11,662,834	-£13,598,790	-£11,140,452	-£15,205,655	-£14,683,274
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%	-£5,443,989	-£5,443,989	-£5,443,989	-£5,443,989	-£5,443,989	-£5,443,989
10%	71%	-£9,817,430	-£9,408,136	-£9,678,844	-£9,269,549	-£9,997,988	-£9,859,402
15%	71%	-£12,011,962	-£11,390,210	-£11,800,681	-£11,182,329	-£12,287,229	-£12,075,949
20%	71%	-£14,226,006	-£13,394,030	-£13,944,299	-£13,112,322	-£14,593,028	-£14,311,321
25%	71%	-£16,440,050	-£15,400,078	-£16,087,916	-£15,047,945	-£16,898,828	-£16,546,693
30%	71%	-£18,654,094	-£17,406,128	-£18,231,533	-£16,983,567	-£19,204,626	-£18,782,066
35%	71%	-£20,877,085	-£19,412,178	-£20,376,034	-£18,919,190	-£21,529,878	-£21,028,827
40%	71%	-£23,127,340	-£21,436,172	-£22,554,710	-£20,863,542		
45%	71%	-£25,377,594	-£23,475,030		-£22,830,822		
50%	71%	-£27,627,849	-£25,513,889				-£27,844,624
100%	71%	-£50,130,397	-£45,902,477	-£48,698,822	-£44,470,903		-£50,563,946
10%	75%	-£9,904,841	-£9,537,973	-£9,757,750	-£9,390,881	-£10,066,684	-£9,919,591
15%	75%	-£12,145,224	-£11,585,921	-£11,920,977	-£11,364,326	-£12,391,957	-£12,167,710
20%	75%	-£14,403,688	-£13,657,950	-£14,104,692	-£13,358,954	-£14,732,667	-£14,433,670
25%	75%	-£16,662,152	-£15,729,979	-£16,288,407	-£15,356,234	-£17,073,375	-£16,699,629
30%	75%	-£18,920,616	-£17,802,009	-£18,472,122	-£17,353,515	-£19,414,084	-£18,965,590
35%	75%	-£21,193,114	-£19,874,039	-£20,661,313	-£19,350,796	-£21,778,241	-£21,246,441
40%	75%	-£23,488,515	-£21,972,646	-£22,880,743	-£21,364,874		
45%	75%	-£25,783,917	-£24,078,564		-£23,394,820	-£26,536,224	-£25,852,480
50%	75%	-£28,079,319	-£26,184,482				
10%	60%	-£9,566,426	-£9,037,569	-£9,454,047	-£8,925,190	-£9,799,729	-£9,687,349
15%	60%	-£11,629,298	-£10,834,359	-£11,459,076	-£10,665,791	-£11,984,975	-£11,813,649
20%	60%	-£13,715,787	-£12,640,774	-£13,487,353	-£12,412,340	-£14,190,023	-£13,961,589
25%	60%	-£15,802,276	-£14,458,510	-£15,516,733	-£14,172,967	-£16,395,070	-£16,109,529
30%	60%	-£17,888,765	-£16,276,245	-£17,546,114	-£15,933,594	-£18,600,118	-£18,257,468
35%	60%	-£19,975,253	-£18,093,981	-£19,575,494	-£17,694,222	-£20,813,083	-£20,406,787
40%	60%	-£22,090,210	-£19,911,716	-£21,625,871	-£19,454,849	-£23,054,196	-£22,589,856
45%	60%	-£24,210,824	-£21,752,486		-£21,230,105		-£24,772,926
50%	60%	£26 331 438	-£23 500 052	-£25 751 014	£23 019 527		

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%	£4,645,664	£4,645,664	£4,645,664	£4,645,664	£4,645,664	£4,645,664
10%	71%	£272,222	£681,516	£410,808	£820,104	£91,664	£230,251
15%	71%	-£1,922,310	-£1,300,557	-£1,711,029	-£1,092,677	-£2,197,576	-£1,986,297
20%	71%	-£4,136,353	-£3,304,377	-£3,854,646	-£3,022,669	-£4,503,376	-£4,221,669
25%	71%	-£6,350,398	-£5,310,426	-£5,998,263	-£4,958,293	-£6,809,176	-£6,457,041
30%	71%	-£8,564,441	-£7,316,476	-£8,141,881	-£6,893,915	-£9,114,974	-£8,692,413
35%	71%	-£10,787,433	-£9,322,525	-£10,286,382	-£8,829,537	-£11,440,226	-£10,939,175
40%	71%	-£13,037,687	-£11,346,519	-£12,465,058	-£10,773,890	-£13,783,737	-£13,211,107
45%	71%	-£15,287,942	-£13,385,378	-£14,643,734	-£12,741,170	-£16,127,247	-£15,483,040
50%	71%	-£17,538,197	-£15,424,237	-£16,822,409	-£14,708,450	-£18,470,759	-£17,754,971
100%	71%	-£40,040,744	-£35,812,825		-£34,381,250	-£41,905,868	-£40,474,294
10%	75%	£184,811	£551,679	£331,902	£698,771	£22,968	£170,061
15%	75%	-£2,055,571	-£1,496,268	-£1,831,325	-£1,274,674	-£2,302,305	-£2,078,058
20%	75%	-£4,314,035	-£3,568,298	-£4,015,040	-£3,269,302	-£4,643,014	-£4,344,018
25%	75%	-£6,572,500	-£5,640,327	-£6,198,755	-£5,266,582	-£6,983,722	-£6,609,977
30%	75%	-£8,830,964	-£7,712,357	-£8,382,470	-£7,263,863	-£9,324,431	-£8,875,937
35%	75%	-£11,103,462	-£9,784,387	-£10,571,661	-£9,261,144	-£11,688,589	-£11,156,788
40%	75%	-£13,398,863	-£11,882,994	-£12,791,090	-£11,275,221	-£14,067,580	-£13,459,808
45%	75%	-£15,694,264	-£13,988,911	-£15,010,520	-£13,305,167	-£16,446,572	-£15,762,828
50%	75%	-£17.989.667	-£16.094.830	-£17.229.951	-£15.335.114	-£18.825.564	-£18.065.847
10%	60%	£523.226	£1.052.083	£635,605	£1.164.462	£289.924	£402.303
15%	60%	-£1.539.646	-£744.707	-£1,369,423	-£576.139	-£1.895.322	-£1.723.997
20%	60%	-£3.626.134	-£2.551.121	-£3.397.701	-£2.322.688	-£4.100.371	-£3.871.937
25%	60%	-£5.712.623	-£4,368,857	-£5.427.081	-£4.083.315	-£6.305.418	-£6.019.876
30%	60%	-£7.799.112	-£6.186.592	-£7.456.462	-£5.843.942	-£8.510.466	-£8.167.815
35%	60%	-£9.885.600	-£8.004.329	-£9.485.842	-£7.604.570	-£10.723.431	-£10.317.134
40%	60%	-£12.000.558	-£9.822.064	-£11.536.219	-£9.365.197	-£12.964.543	-£12.500.204
45%	60%	-£14.121.172	-£11.662.834	-£13.598.790	-£11.140.452	-£15,205,655	-£14,683,274
60%	60%	£16 241 795	£12 £10 200	£1E 661 363	£12 020 975	£17 AAE 766	£16 966 242

£27,943,000

£13,474,000

 No Units
 180

 Site Area
 1.51 Ha

	CIL Zone	3
	Value Area	Low
s value inflation	1	0%
d cost inflation		0%
a cost minution	-1	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%	£9,478,084	£9,478,084	£9,478,084	£9,478,084	£9,478,084	£9,478,084
10%	71%	£5,540,610	£5,880,831	£5,741,021	£6,081,241	£5,259,119	£5,459,530
15%	71%	£3,570,288	£4,080,617	£3,870,904	£4,381,233	£3,148,051	£3,448,667
20%	71%	£1,599,964	£2,280,404	£2,000,786	£2,681,225	£1,036,981	£1,437,804
25%	71%	-£376,416	£480,191	£130,668	£981,218	-£1,091,653	-£582,432
30%	71%	-£2,378,964	-£1,341,612	-£1,767,898	-£730,546	-£3,237,250	-£2,626,184
35%	71%	-£4,381,512	-£3,171,268	-£3,668,602	-£2,458,358	-£5,382,845	-£4,669,935
40%	71%	-£6,384,060	-£5,000,924	-£5,569,306	-£4,186,169	-£7,528,441	-£6,713,686
45%	71%	-£8,386,609	-£6,830,580	-£7,470,009	-£5,913,981	-£9,674,036	-£8,757,437
50%	71%	-£10,389,156	-£8,660,236	-£9,370,713	-£7,641,793	-£11,819,631	-£10,801,188
100%	71%	-£30,414,636	-£26,956,796	-£28,377,750	-£24,919,910	-£33,275,587	-£31,238,701
10%	75%	£5,448,114	£5,753,068	£5,660,824	£5,965,779	£5,195,801	£5,408,512
15%	75%	£3,431,544	£3,888,974	£3,750,609	£4,208,040	£3,053,074	£3,372,139
20%	75%	£1,414,973	£2,024,880	£1,840,393	£2,450,301	£910,346	£1,335,767
25%	75%	-£611,438	£160,787	-£70,965	£692,563	-£1,252,538	-£712,065
30%	75%	-£2,660,990	-£1,731,166	-£2,012,423	-£1,082,598	-£3,430,310	-£2,781,742
35%	75%	-£4,710,543	-£3,625,748	-£3,953,880	-£2,869,085	-£5,608,083	-£4,851,420
40%	75%	-£6,760,095	-£5,520,329	-£5,895,338	-£4,655,572	-£7,785,854	-£6,921,097
45%	75%	-£8,809,648	-£7,414,910	-£7,836,796	-£6,442,059	-£9,963,627	-£8,990,776
50%	75%	-£10,859,200	-£9,309,492	-£9,778,254	-£8,228,546	-£12,141,400	-£11,060,453
10%	60%	£5,806,984	£6,246,587	£5,969,494	£6,409,098	£5,443,263	£5,605,774
15%	60%	£3,969,847	£4,629,252	£4,213,613	£4,873,020	£3,424,267	£3,668,033
20%	60%	£2,132,710	£3,011,918	£2,457,732	£3,336,940	£1,405,270	£1,730,292
25%	60%	£295,574	£1,394,583	£701,851	£1,800,861	-£623,765	-£210,843
30%	60%	-£1,566,776	-£226,394	-£1,071,270	£264,782	-£2,675,782	-£2,180,276
35%	60%	-£3,433,960	-£1,870,181	-£2,855,868	-£1,292,089	-£4,727,800	-£4,149,710
40%	60%	-£5,301,143	-£3,513,967	-£4,640,467	-£2,853,291	-£6,779,818	-£6,119,143
45%	60%	-£7,168,326	-£5,157,753	-£6,425,066	-£4,414,494	-£8,831,836	-£8,088,576
50%	60%	-£9.035.510	-£6.801.540	-£8.209.665	-£5.975.695	-£10.883.854	-£10.058.009

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

Benchmark 21 - H	·9··						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£126,257,149	-£126,257,149	-£126,257,149	-£126,257,149	-£126,257,149	-£126,257,149
10%	71%	-£130,194,622				-£130,476,114	
15%	71%	-£132,164,945					
20%	71%	-£134,135,269	-£133,454,828	-£133,734,446	-£133,054,007	-£134,698,251	-£134,297,429
25%	71%	-£136,111,648					
30%	71%	-£138,114,197					
35%	71%	-£140,116,745					-£140,405,167
40%	71%	-£142,119,292					
45%	71%	-£144,121,841			-£141,649,214		
50%	71%	-£146,124,389		-£145,105,946	-£143,377,025	-£147,554,864	-£146,536,421
100%	71%	-£166,149,868					
10%	75%	-£130,287,118	-£129,982,164	-£130,074,408	-£129,769,453	-£130,539,431	-£130,326,720
15%	75%	-£132,303,689		-£131,984,624			
20%	75%	-£134,320,260	-£133,710,352	-£133,894,840	-£133,284,931	-£134,824,887	-£134,399,466
25%	75%	-£136,346,671	-£135,574,446	-£135,806,197	-£135,042,670	-£136,987,770	-£136,447,297
30%	75%	-£138,396,223					
35%	75%	-£140,445,775	-£139,360,980	-£139,689,113	-£138,604,318	-£141,343,315	-£140,586,653
40%	75%	-£142,495,328			-£140,390,804		
45%	75%	-£144,544,880	-£143,150,143	-£143,572,029	-£142,177,292	-£145,698,859	-£144,726,008
50%	75%	-£146,594,433					
10%	60%	-£129,928,249	-£129,488,645			-£130,291,969	-£130,129,458
15%	60%	-£131,765,385					
20%	60%	-£133,602,522					-£134,004,940
25%	60%	-£135,439,659					
30%	60%	-£137,302,009	-£135,961,627	-£136,806,502	-£135,470,451	-£138,411,015	-£137,915,508
35%	60%	-£139,169,192					
40%	60%	-£141,036,375	-£139,249,199	-£140,375,700	-£138,588,524	-£142,515,051	-£141,854,375
45%	60%	-£142,903,559					
50%	60%	-£144,770,742					

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%	-£99,600,257					
10%	71%	-£103,537,731	-£103,197,510	-£103,337,320	-£102,997,100	-£103,819,222	-£103,618,811
15%	71%	-£105,508,053					
20%	71%	-£107,478,377	-£106,797,937	-£107,077,555	-£106,397,116	-£108,041,360	-£107,640,537
25%	71%	-£109,454,757					
30%	71%	-£111,457,306	-£110,419,953	-£110,846,239	-£109,808,887		-£111,704,525
35%	71%	-£113,459,853					
40%	71%	-£115,462,401	-£114,079,265	-£114,647,647		-£116,606,782	-£115,792,027
45%	71%	-£117,464,950					
50%	71%	-£119,467,497	-£117,738,577		-£116,720,134		-£119,879,529
100%	71%	-£139,492,977					
10%	75%	-£103,630,227		-£103,417,517	-£103,112,562	-£103,882,540	
15%	75%	-£105,646,797					
20%	75%	-£107,663,368			-£106,628,040		-£107,742,574
25%	75%	-£109,689,779		-£109,149,306			-£109,790,406
30%	75%	-£111,739,331		-£111,090,764			
35%	75%	-£113,788,884					
40%	75%	-£115,838,436					-£115,999,438
45%	75%	-£117,887,989					
50%	75%	-£119,937,541			-£117,306,887	-£121,219,741	-£120,138,794
10%	60%	-£103,271,357	-£102,831,754				-£103,472,567
15%	60%	-£105,108,494		-£104,864,728			-£105,410,308
20%	60%	-£106,945,631	-£106,066,423	-£106,620,609	-£105,741,401		-£107,348,049
25%	60%	-£108,782,768	-£107,683,758	-£108,376,490	-£107,277,480	-£109,702,106	-£109,289,184
30%	60%	-£110,645,117		-£110,149,611		-£111,754,124	
35%	60%	-£112,512,301	-£110,948,522			-£113,806,141	-£113,228,051
40%	60%	-£114,379,484	-£112,592,308	-£113,718,808			-£115,197,484
45%	60%	-£116,246,667	-£114,236,094	-£115,503,407			-£117,166,917
50%	60%	-£118,113,851	-£115,879,881	-£117,288,006	-£115,054,036	-£119,962,195	-£119,136,350

Residual Land values compared to benchmark land values

Residual 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%	-£53,189,365	-£53,189,365	-£53,189,365	-£53,189,365	-£53,189,365	-£53,189,365
10%	71%	-£57,126,839	-£56,786,618				
15%	71%	-£59,097,161	-£58,586,831	-£58,796,544		-£59,519,398	-£59,218,781
20%	71%	-£61,067,485	-£60,387,045				
25%	71%	-£63,043,865	-£62,187,258	-£62,536,780	-£61,686,231		
30%	71%	-£65,046,413	-£64,009,061				
35%	71%	-£67,048,961	-£65,838,717	-£66,336,051	-£65,125,807	-£68,050,293	-£67,337,383
40%	71%	-£69,051,509	-£67,668,373				
45%	71%	-£71,054,057	-£69,498,028	-£70,137,458	-£68,581,430	-£72,341,485	-£71,424,886
50%	71%	-£73,056,605	-£71,327,684				
100%	71%	-£93,082,085	-£89,624,245	-£91,045,198	-£87,587,359	-£95,943,036	-£93,906,150
10%	75%	-£57,219,334	-£56,914,380	-£57,006,624	-£56,701,669	-£57,471,648	
15%	75%	-£59,235,905	-£58,778,474	-£58,916,840		-£59,614,375	
20%	75%	-£61,252,476	-£60,642,568	-£60,827,056	-£60,217,147		
25%	75%	-£63,278,887	-£62,506,662		-£61,974,886	-£63,919,986	
30%	75%	-£65,328,439	-£64,398,614			-£66,097,759	
35%	75%	-£67,377,991	-£66,293,196		-£65,536,534		
40%	75%	-£69,427,544	-£68,187,777	-£68,562,787		-£70,453,303	-£69,588,546
45%	75%	-£71,477,096	-£70,082,359	-£70,504,245			-£71,658,224
50%	75%	-£73,526,649	-£71,976,941	-£72,445,702	-£70,895,994	-£74,808,848	-£73,727,902
10%	60%	-£56,860,465	-£56,420,862			-£57,224,186	-£57,061,674
15%	60%	-£58,697,602	-£58,038,196	-£58,453,836			
20%	60%	-£60,534,738	-£59,655,531				
25%	60%	-£62,371,875	-£61,272,865	-£61,965,598			
30%	60%	-£64,234,225	-£62,893,843				
35%	60%	-£66,101,409	-£64,537,629		-£63,959,538	-£67,395,249	-£66,817,158
40%	60%	-£67,968,591	-£66,181,416				
45%	60%	-£69,835,775	-£67,825,202	-£69,092,514			-£70,756,024
600/	60%	671 702 060	660 466 066				

£90,000,000

£72,325,000

£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	IAR and IIR
0%	71%	-£32.183.584	-£32.183.584	-£32,183,584	-£32,183,584	-£32,183,584	-£32.183.584
10%	71%	-£36,121,057	-£35,780,837	-£35,920,646	-£35,580,427	-£36,402,549	-£36,202,137
15%	71%	-£38,091,380	-£37,581,050	-£37,790,763	-£37,280,434	-£38,513,617	-£38,213,000
20%	71%	-£40,061,703	-£39,381,263	-£39.660.881	-£38,980,442	-£40.624.686	-£40,223,864
25%	71%	-£42,038,083	-£41.181.477	-£41.530.999	-£40.680.450	-£42,753,321	-£42,244,100
30%	71%	-£44,040,632	-£43,003,279	-£43.429.566	-£42.392.213	-£44.898.917	-£44,287,851
35%	71%	-£46,043,180	-£44.832.935	-£45,330,269	-£44,120,025	-£47.044.512	-£46,331,602
40%	71%	-£48,045,727	-£46,662,592	-£47,230,973	-£45.847.837	-£49,190,108	-£48.375.353
45%	71%	-£50.048.276	-£48,492,247	-£49.131.677	-£47,575,649	-£51 335 703	-£50,419,104
50%	71%	-£52,050,824	-£50,321,903		-£49,303,460	-£53,481,299	-£52,462,856
100%	71%	-£72,076,303	-£68,618,463		-£66,581,577		-£72,900,368
10%	75%	-£36,213,553	-£35,908,599				-£36,253,155
15%	75%	-£38,230,124	-£37,772,693		-£37.453.627		-£38,289,528
20%	75%	-£40.246.695	-£39.636.787				-£40,325,900
25%	75%	-£42,273,106	-£41 500 881				-£42,373,732
30%	75%	-£44.322.657	-£43.392.833				
35%	75%	-£46.372.210	-£45.287.415				-£46.513.088
40%	75%	-£48.421.763	-£47.181.996				
45%	75%	-£50.471.315	-£49,076,578				-£50,652,443
50%	75%	-£52,520,868	-£50,971,160			-£53,803,067	-£52,722,120
10%	60%	-£35,854,684	-£35,415,080	-£35,692,174		-£36,218,404	
15%	60%	-£37,691,820	-£37,032,415	-£37,448,054	-£36,788,648	-£38,237,401	-£37,993,635
20%	60%	-£39,528,957	-£38,649,750		-£38,324,727	-£40,256,397	
25%	60%	-£41,366,094	-£40,267,084		-£39,860,806		
30%	60%	-£43,228,444	-£41,888,062		-£41,396,886	-£44,337,450	-£43,841,943
35%	60%	-£45,095,627	-£43,531,848				
40%	60%	-£46,962,810	-£45,175,634	-£46,302,134	-£44,514,959	-£48,441,486	-£47,780,810
45%	60%	-£48,829,994	-£46,819,421				
50%	60%	-£50 697 177	-£48.463.207				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£16,611,736	-£16,611,736	-£16,611,736	-£16,611,736	-£16,611,736	-£16,611,736
10%	71%	-£20,549,210	-£20,208,989	-£20,348,799	-£20,008,579	-£20,830,701	-£20,630,290
15%	71%	-£22,519,532	-£22,009,202	-£22,218,916	-£21,708,587		
20%	71%	-£24,489,856	-£23,809,416	-£24,089,034	-£23,408,595	-£25,052,838	-£24,652,016
25%	71%	-£26,466,236					
30%	71%	-£28,468,784					
35%	71%	-£30,471,332					
40%	71%	-£32,473,880	-£31,090,744	-£31,659,126		-£33,618,261	-£32,803,506
45%	71%	-£34,476,428					
50%	71%	-£36,478,976	-£34,750,056	-£35,460,533	-£33,731,613	-£37,909,451	-£36,891,008
100%	71%	-£56,504,456					
10%	75%	-£20,641,705	-£20,336,751	-£20,428,995	-£20,124,040	-£20,894,019	-£20,681,308
15%	75%	-£22,658,276	-£22,200,845	-£22,339,211	-£21,881,779		
20%	75%	-£24,674,847	-£24,064,939	-£24,249,427	-£23,639,518	-£25,179,474	-£24,754,053
25%	75%	-£26,701,258					
30%	75%	-£28,750,810	-£27,820,986	-£28,102,243	-£27,172,417	-£29,520,130	-£28,871,562
35%	75%	-£30,800,362					
40%	75%	-£32,849,915	-£31,610,148	-£31,985,158	-£30,745,392	-£33,875,674	-£33,010,917
45%	75%	-£34,899,468					
50%	75%	-£36,949,020	-£35,399,312	-£35,868,074	-£34,318,366	-£38,231,219	-£37,150,273
10%	60%	-£20,282,836	-£19,843,233	-£20,120,326	-£19,680,722	-£20,646,557	-£20,484,046
15%	60%	-£22,119,973	-£21,460,567	-£21,876,207	-£21,216,800		-£22,421,787
20%	60%	-£23,957,110	-£23,077,902	-£23,632,087	-£22,752,880		-£24,359,528
25%	60%	-£25,794,246					
30%	60%	-£27,656,596	-£26,316,214	-£27,161,090	-£25,825,038		-£28,270,096
35%	60%	-£29,523,780					
40%	60%	-£31,390,962				-£32,869,638	-£32,208,963
45%	60%	-£33,258,146			-£30,504,314		
50%	60%	-£35.125.330				-£36.973.674	

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%	-£753,337	-£753,337	-£753,337	-£753,337	-£753,337	-£753,337
10%	71%	-£4,690,810	-£4,350,589	-£4,490,399	-£4,150,179	-£4,972,301	-£4,771,890
15%	71%	-£6,661,133	-£6,150,803	-£6,360,516	-£5,850,187	-£7,083,370	-£6,782,753
20%	71%	-£8,631,456	-£7,951,016	-£8,230,634	-£7,550,195	-£9,194,439	-£8,793,617
25%	71%	-£10,607,836	-£9,751,229	-£10,100,752	-£9,250,203	-£11,323,074	-£10,813,853
30%	71%	-£12,610,385	-£11,573,032	-£11,999,319	-£10,961,966	-£13,468,670	-£12,857,604
35%	71%	-£14,612,932	-£13,402,688	-£13,900,022	-£12,689,778	-£15,614,265	-£14,901,355
40%	71%	-£16,615,480	-£15,232,345	-£15,800,726	-£14,417,589	-£17,759,861	-£16,945,106
45%	71%	-£18,618,029	-£17,062,000	-£17,701,430	-£16,145,402	-£19,905,456	-£18,988,857
50%	71%	-£20,620,576	-£18,891,656	-£19,602,133	-£17,873,213	-£22,051,052	-£21,032,608
100%	71%	-£40,646,056					-£41,470,121
10%	75%	-£4,783,306	-£4,478,352	-£4,570,596	-£4,265,641	-£5,035,619	-£4,822,908
15%	75%	-£6,799,877	-£6,342,446	-£6,480,812	-£6,023,380	-£7,178,346	-£6,859,281
20%	75%	-£8,816,448	-£8,206,540	-£8,391,028	-£7,781,119	-£9,321,074	-£8,895,653
25%	75%	-£10,842,859	-£10,070,634	-£10,302,385	-£9,538,858	-£11,483,958	-£10,943,485
30%	75%	-£12,892,410	-£11,962,586	-£12,243,843	-£11,314,018	-£13,661,730	-£13,013,162
35%	75%	-£14,941,963	-£13,857,168	-£14,185,300	-£13,100,505	-£15,839,503	-£15,082,840
40%	75%	-£16,991,515	-£15,751,749	-£16,126,758	-£14,886,992	-£18,017,275	-£17,152,518
45%	75%	-£19,041,068	-£17,646,331	-£18,068,217	-£16,673,479	-£20,195,047	-£19,222,196
50%	75%	-£21,090,621	-£19,540,913	-£20,009,674	-£18,459,966	-£22,372,820	-£21,291,873
10%	60%	-£4,424,436	-£3,984,833	-£4,261,926	-£3,822,322	-£4,788,157	-£4,625,646
15%	60%	-£6,261,573	-£5,602,168	-£6,017,807	-£5,358,401	-£6,807,154	-£6,563,388
20%	60%	-£8,098,710	-£7,219,502	-£7,773,688	-£6,894,480	-£8,826,150	-£8,501,128
25%	60%	-£9,935,847	-£8,836,837	-£9,529,570	-£8,430,559	-£10,855,185	-£10,442,263
30%	60%	-£11,798,196	-£10,457,815	-£11,302,690	-£9,966,638	-£12,907,203	-£12,411,696
35%	60%	-£13,665,380	-£12,101,601	-£13,087,289	-£11,523,509	-£14,959,221	-£14,381,130
40%	60%	-£15,532,563	-£13,745,387	-£14,871,887	-£13,084,712	-£17,011,238	-£16,350,563
45%	60%	-£17,399,746	-£15,389,173	-£16,656,486	-£14,645,914	-£19,063,256	-£18,319,996
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%	-£32,664,690					
10%	71%	-£36,602,163	-£36,261,943	-£36,401,752	-£36,061,533	-£36,883,654	-£36,683,243
15%	71%	-£38,572,486					
20%	71%	-£40,542,809	-£39,862,369	-£40,141,987	-£39,461,548	-£41,105,792	-£40,704,970
25%	71%	-£42,519,189					
30%	71%	-£44,521,738					
35%	71%	-£46,524,286					
40%	71%	-£48,526,833	-£47,143,698	-£47,712,079	-£46,328,943	-£49,671,214	-£48,856,459
45%	71%	-£50,529,382					
50%	71%	-£52,531,930	-£50,803,009	-£51,513,486	-£49,784,566	-£53,962,405	-£52,943,962
100%	71%	-£72,557,409					
10%	75%	-£36,694,659	-£36,389,705	-£36,481,949	-£36,176,994	-£36,946,972	-£36,734,261
15%	75%	-£38,711,230					
20%	75%	-£40,727,801	-£40,117,893	-£40,302,381	-£39,692,472	-£41,232,427	-£40,807,006
25%	75%	-£42,754,212					
30%	75%	-£44,803,763	-£43,873,939	-£44,155,196	-£43,225,371	-£45,573,083	-£44,924,515
35%	75%	-£46,853,316					
40%	75%	-£48,902,869		-£48,038,112	-£46,798,345	-£49,928,628	-£49,063,871
45%	75%	-£50,952,421					
50%	75%	-£53,001,974					
10%	60%	-£36,335,790	-£35,896,186	-£36,173,279	-£35,733,675	-£36,699,510	-£36,536,999
15%	60%	-£38,172,926					
20%	60%	-£40,010,063	-£39,130,855	-£39,685,041	-£38,805,833	-£40,737,503	-£40,412,481
25%	60%	-£41,847,200					
30%	60%	-£43,709,550	-£42,369,168	-£43,214,043	-£41,877,992	-£44,818,556	-£44,323,049
35%	60%	-£45,576,733					
40%	60%	-£47,443,916	-£45,656,740	-£46,783,240	-£44,996,065	-£48,922,592	-£48,261,916
45%	60%	-£49,311,100					
50%	60%	-£51.178.283					

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%	-£10,842,989	-£10,842,989	-£10,842,989	-£10,842,989	-£10,842,989	-£10,842,989
10%	71%	-£14,780,462	-£14,440,242	-£14,580,051	-£14,239,832	-£15,061,954	-£14,861,542
15%	71%	-£16,750,785	-£16,240,455	-£16,450,168	-£15,939,839	-£17,173,022	-£16,872,405
20%	71%	-£18,721,108	-£18,040,668	-£18,320,286	-£17,639,847	-£19,284,091	-£18,883,269
25%	71%	-£20,697,488	-£19,840,882	-£20,190,404	-£19,339,855	-£21,412,726	-£20,903,505
30%	71%	-£22,700,037	-£21,662,684	-£22,088,971	-£21,051,618		
35%	71%	-£24,702,585	-£23,492,341 -£25,321,997				
40%	71%	-£26,705,132					
45%	71%	-£28,707,681			-£26,235,054		
50%	71%	-£30,710,229	-£28,981,308		-£27,962,865	-£32,140,704	
100%	71%	-£50,735,708	-£47,277,869		-£45,240,982	-£53,596,660	
10%	75%	-£14,872,958	-£14,568,004	-£14,660,248	-£14,355,293	-£15,125,271	-£14,912,560
15%	75%	-£16,889,529	-£16,432,098	-£16,570,464	-£16,113,032	-£17,267,998	-£16,948,933
20%	75%	-£18,906,100	-£18,296,192	-£18,480,680	-£17,870,771	-£19,410,727	-£18,985,306
25%	75%	-£20,932,511	-£20,160,286	-£20,392,037	-£19,628,510	-£21,573,610	-£21,033,137
30%	75%	-£22,982,062	-£22,052,238	-£22,333,495	-£21,403,670		-£23,102,814
35%	75%	-£25,031,615	-£23,946,820	-£24,274,953	-£23,190,158		-£25,172,493
40%	75%	-£27,081,168					
45%	75%	-£29,130,720	-£27,735,983	-£28,157,869	-£26,763,132	-£30,284,699	-£29,311,848
50%	75%	-£31,180,273					
10%	60%	-£14,514,089	-£14,074,485	-£14,351,579	-£13,911,974	-£14,877,809	-£14,715,298
15%	60%	-£16,351,225	-£15,691,820	-£16,107,459	-£15,448,053	-£16,896,806	-£16,653,040
20%	60%	-£18,188,362	-£17,309,155	-£17,863,340	-£16,984,132	-£18,915,803	-£18,590,780
25%	60%	-£20,025,499	-£18,926,489	-£19,619,222	-£18,520,211	-£20,944,837	-£20,531,915
30%	60%	-£21,887,849	-£20,547,467	-£21,392,342	-£20,056,291		-£22,501,348
35%	60%	-£23,755,032	-£22,191,253	-£23,176,941	-£21,613,162	-£25,048,873	-£24,470,782
40%	60%	-£25,622,215	-£23,835,039		-£23,174,364		
45%	60%	-£27,489,399	-£25,478,826	-£26,746,138	-£24,735,566	-£29,152,908	-£28,409,648
50%	60%	-£29,356,582	-£27,122,612				

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%	-£753,337	-£753,337	-£753,337	-£753,337	-£753,337	-£753,337
10%	71%	-£4,690,810	-£4,350,589	-£4,490,399	-£4,150,179	-£4,972,301	-£4,771,890
15%	71%	-£6,661,133	-£6,150,803	-£6,360,516	-£5,850,187	-£7,083,370	-£6,782,753
20%	71%	-£8,631,456	-£7,951,016	-£8,230,634	-£7,550,195	-£9,194,439	-£8,793,617
25%	71%	-£10,607,836	-£9,751,229	-£10,100,752	-£9,250,203	-£11,323,074	-£10,813,853
30%	71%	-£12,610,385	-£11,573,032	-£11,999,319	-£10,961,966	-£13,468,670	-£12,857,604
35%	71%	-£14,612,932	-£13,402,688	-£13,900,022	-£12,689,778	-£15,614,265	-£14,901,355
40%	71%	-£16,615,480	-£15,232,345	-£15,800,726	-£14,417,589	-£17,759,861	-£16,945,106
45%	71%	-£18,618,029	-£17,062,000	-£17,701,430	-£16,145,402	-£19,905,456	-£18,988,857
50%	71%	-£20,620,576	-£18,891,656	-£19,602,133	-£17,873,213	-£22,051,052	-£21,032,608
100%	71%	-£40,646,056					-£41,470,121
10%	75%	-£4,783,306	-£4,478,352	-£4,570,596	-£4,265,641	-£5,035,619	-£4,822,908
15%	75%	-£6,799,877	-£6,342,446	-£6,480,812	-£6,023,380	-£7,178,346	-£6,859,281
20%	75%	-£8,816,448	-£8,206,540	-£8,391,028	-£7,781,119	-£9,321,074	-£8,895,653
25%	75%	-£10,842,859	-£10,070,634	-£10,302,385	-£9,538,858	-£11,483,958	-£10,943,485
30%	75%	-£12,892,410	-£11,962,586	-£12,243,843	-£11,314,018	-£13,661,730	-£13,013,162
35%	75%	-£14,941,963	-£13,857,168	-£14,185,300	-£13,100,505	-£15,839,503	-£15,082,840
40%	75%	-£16,991,515	-£15,751,749	-£16,126,758	-£14,886,992	-£18,017,275	-£17,152,518
45%	75%	-£19,041,068	-£17,646,331	-£18,068,217	-£16,673,479	-£20,195,047	-£19,222,196
50%	75%	-£21,090,621	-£19,540,913	-£20,009,674	-£18,459,966	-£22,372,820	-£21,291,873
10%	60%	-£4,424,436	-£3,984,833	-£4,261,926	-£3,822,322	-£4,788,157	-£4,625,646
15%	60%	-£6,261,573	-£5,602,168	-£6,017,807	-£5,358,401	-£6,807,154	-£6,563,388
20%	60%	-£8,098,710	-£7,219,502	-£7,773,688	-£6,894,480	-£8,826,150	-£8,501,128
25%	60%	-£9,935,847	-£8,836,837	-£9,529,570	-£8,430,559	-£10,855,185	-£10,442,263
30%	60%	-£11,798,196	-£10,457,815	-£11,302,690	-£9,966,638	-£12,907,203	-£12,411,696
35%	60%	-£13,665,380	-£12,101,601	-£13,087,289	-£11,523,509	-£14,959,221	-£14,381,130
40%	60%	-£15,532,563	-£13,745,387	-£14,871,887	-£13,084,712	-£17,011,238	-£16,350,563
45%	60%	-£17,399,746	-£15,389,173	-£16,656,486	-£14,645,914	-£19,063,256	-£18,319,996
50%	60%	-£19 266 930	-£17 032 960	-£18 441 086	-£16 207 115	-£21 115 274	-£20 289 430

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 6 
 No Units
 300

 Site Area
 1.08 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%	£173,296,524	£173,296,524	£173,296,524	£173,296,524	£173,296,524	£173,296,524
10%	71%	£151,377,745	£152,344,974	£151,417,262	£152,384,491	£151,520,883	£151,560,400
15%	71%	£140,391,780	£141,859,478	£140,451,743	£141,919,441	£140,608,982	£140,668,945
20%	71%	£129,402,369	£131,359,299	£129,482,320	£131,439,250	£129,691,972	£129,771,922
25%	71%	£118,412,958	£120,859,121	£118,512,896	£120,959,059	£118,774,961	£118,874,899
30%	71%	£107,423,547	£110,358,942	£107,543,473	£110,478,868	£107,857,951	£107,977,877
35%	71%	£96,434,136	£99,858,763	£96,574,050	£99,998,676	£96,940,940	£97,080,854
40%	71%	£85,442,249	£89.358.584	£85.604.266	£89.518.485	£86.023.930	£86.183.831
45%	71%	£74,401,593	£78,858,405	£74,583,862	£79,038,294	£75,061,820	£75,244,089
50%	71%	£63.360.937	£68.317.995	£63.563.459	£68.520.517	£64.094.522	£64,297,043
100%	71%	-£51.782.821	-£40.871.737	-£51.337.048	-£40.425.963	-£50.168.112	-£49.722.338
10%	75%	£151,253,711	£152.120.428	£151,295,640	£152.162.356	£151.381.975	£151,423,904
15%	75%	£140.203.569	£141.518.744	£140.267.193	£141.582.369	£140.398.199	£140.461.823
20%	75%	£129.151.420	£130.904.988	£129.236.252	£130.989.821	£129.410.927	£129,495,760
25%	75%	£118,099,272	£120,291,232	£118,205,313	£120,397,273	£118,423,655	£118,529,697
30%	75%	£107.047.124	£109.677.476	£107.174.373	£109.804.725	£107,436,385	£107.563.633
35%	75%	£95,994,976	£99,063,719	£96,143,432	£99,212,176	£96,449,113	£96,597,570
40%	75%	£84.933.710	£88,449,963	£85.105.620	£88.619.628	£85,459,592	£85,631,501
45%	75%	£73,829,486	£77,827,221	£74,022,886	£78,020,619	£74,421,103	£74,614,502
50%	75%	£62.725.264	£67.167.191	£62.940.150	£67.382.078	£63.382.615	£63,597,503
10%	60%	£151,733,115	£152,984,121	£151,765,191	£153,016,197	£151,918,250	£151,950,325
15%	60%	£140.931.029	£142.827.921	£140.979.699	£142.876.033	£141,211,955	£141.260.627
20%	60%	£130,121,367	£132,652,442	£130,186,263	£132,717,337	£130,495,935	£130,560,830
25%	60%	£119,311,705	£122,475,549	£119,392,825	£122,556,668	£119,779,917	£119,861,035
30%	60%	£108,502,044	£112,298,656	£108,599,387	£112,395,999	£109,063,897	£109,161,239
35%	60%	£97.692.383	£102.121.763	£97.805.949	£102.235.329	£98.347.878	£98,461,444
40%	60%	£86,882,720	£91,944,870	£87,012,511	£92,074,660	£87,631,858	£87,761,649
45%	60%	£76.040.744	£81.767.977	£76.188.690	£81,913,991	£76.894.675	£77.042.621
50%	60%	£65.182.216	£71.591.084	£65.346.599	£71.753.322	£66.131.028	£66 295 412

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%	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647
10%	71%	£53,830,869	£54,798,097	£53,870,385	£54,837,614	£53,974,006	£54,013,523
15%	71%	£42.844.904	£44,312,601	£42.904.867	£44.372.564	£43.062.106	£43.122.069
20%	71%	£31,855,492	£33,812,422	£31,935,443	£33,892,373	£32,145,095	£32,225,045
25%	71%	£20.866.082	£23.312.244	£20.966.020	£23.412.182	£21,228,085	£21.328.023
30%	71%	£9,876,670	£12,812,065	£9,996,596	£12,931,991	£10,311,074	£10,431,000
35%	71%	-£1.112.740	£2.311.887	-£972.826	£2.451.800	-£605.937	-£466.023
40%	71%	-£12,104,628	-£8,188,292	-£11,942,611	-£8,028,391	-£11,522,947	-£11,363,046
45%	71%	-£23.145.283	-£18.688.471	-£22.963.014	-£18.508.582		
50%	71%	-£34,185,940	-£29,228,881			-£33,452,354	
100%	71%		-£138.418.614				-£147.269.214
10%	75%	£53,706,834	£54,573,551	£53,748,764	£54,615,480	£53,835,098	£53,877,027
15%	75%	£42,656,692	£43.971.868	£42.720.316	£44.035.492	£42.851.323	£42.914.946
20%	75%	£31,604,544	£33,358,111	£31,689,376	£33,442,944	£31,864,051	£31,948,884
25%	75%	£20.552.396	£22.744.356	£20.658.436	£22.850.396	£20.876.779	£20.982.820
30%	75%	£9,500,247	£12,130,599	£9,627,496	£12,257,848	£9,889,508	£10,016,757
35%	75%	-£1.551.901	£1.516.843	-£1,403,444	£1.665,299	-£1.097.764	-£949.307
40%	75%	-£12,613,166	-£9,096,914	-£12,441,257	-£8,927,249	-£12,087,285	-£11,915,375
45%	75%		-£19.719.656		-£19,526,257		
50%	75%		-£30,379,686				
10%	60%	£54.186.239	£55.437.245	£54.218.314	£55.469.320	£54.371.373	£54,403,448
15%	60%	£43,384,152	£45,281,045	£43,432,823	£45,329,156	£43,665,079	£43,713,750
20%	60%	£32,574,490	£35,105,566	£32,639,386	£35,170,460	£32,949,059	£33,013,954
25%	60%	£21.764.829	£24.928.673	£21.845.948	£25,009,791	£22.233.040	£22,314,158
30%	60%	£10,955,167	£14,751,780	£11,052,510	£14,849,122	£11,517,020	£11,614,363
35%	60%	£145.506	£4.574.887	£259.072	£4,688,453	£801.001	£914.567
40%	60%	-£10.664.156	-£5.602.006	-£10.534.366	-£5.472.217	-£9.915.019	-£9.785.228
45%	60%	-£21,506,133	-£15.778.899	-£21,358,187	-£15.632.885	-£20,652,202	-£20,504,256
50%	60%		-£25 955 792		-£25 793 555	-£31 415 849	-£31 251 464

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%	£94,906,770	£94,906,770	£94,906,770	£94,906,770	£94,906,770	£94,906,770
10%	71%	£72,987,991	£73,955,220	£73,027,508	£73,994,737	£73,131,129	£73,170,646
15%	71%	£62,002,027	£63,469,724	£62,061,990	£63,529,687	£62,219,228	£62,279,191
20%	71%	£51,012,615	£52,969,545	£51,092,566	£53,049,496	£51,302,218	£51,382,168
25%	71%	£40,023,204	£42,469,367	£40,123,142	£42,569,305	£40,385,207	£40,485,145
30%	71%	£29,033,793	£31,969,188	£29,153,719	£32,089,114	£29,468,197	£29,588,123
35%	71%	£18,044,382	£21,469,009	£18,184,296	£21,608,922	£18,551,186	£18,691,100
40%	71%	£7,052,495	£10,968,830	£7,214,512	£11,128,731	£7,634,176	£7,794,077
45%	71%	-£3,988,161	£468,651	-£3,805,892	£648,540	-£3,327,934	-£3,145,665
50%	71%	-£15,028,817	-£10,071,759	-£14,826,295	-£9,869,237	-£14,295,231	-£14,092,711
100%	71%	-£130,172,575	-£119,261,491	-£129,726,802	-£118,815,717	-£128,557,866	-£128,112,092
10%	75%	£72,863,957	£73,730,674	£72,905,886	£73,772,602	£72,992,221	£73,034,150
15%	75%	£61.813.815	£63,128,991	£61.877.439	£63,192,615	£62,008,445	£62.072.069
20%	75%	£50,761,666	£52,515,234	£50,846,498	£52,600,067	£51,021,173	£51,106,006
25%	75%	£39,709,518	£41,901,478	£39.815.559	£42.007.519	£40.033.902	£40.139.943
30%	75%	£28,657,370	£31,287,722	£28,784,619	£31,414,971	£29,046,631	£29,173,879
35%	75%	£17.605.222	£20.673.965	£17.753.678	£20.822.422	£18,059,359	£18,207,816
40%	75%	£6,543,956	£10,060,209	£6,715,866	£10,229,874	£7,069,838	£7,241,748
45%	75%	-£4.560.268	-£562.533	-£4.366.868	-£369.135	-£3.968.651	-£3,775,252
50%	75%	-£15,664,490	-£11,222,563	-£15,449,604	-£11,007,676	-£15,007,139	-£14,792,251
10%	60%	£73,343,362	£74,594,367	£73,375,437	£74,626,443	£73,528,496	£73,560,571
15%	60%	£62,541,275	£64,438,167	£62,589,945	£64,486,279	£62,822,201	£62,870,873
20%	60%	£51,731,613	£54,262,688	£51,796,509	£54,327,583	£52,106,182	£52,171,076
25%	60%	£40,921,951	£44,085,795	£41,003,071	£44,166,914	£41,390,163	£41,471,281
30%	60%	£30,112,290	£33,908,902	£30,209,633	£34,006,245	£30,674,143	£30,771,485
35%	60%	£19,302,629	£23,732,009	£19,416,195	£23,845,576	£19,958,124	£20,071,690
40%	60%	£8,492,966	£13,555,116	£8,622,757	£13,684,906	£9,242,104	£9,371,895
45%	60%	-£2,349,010	£3,378,223	-£2,201,064	£3,524,237	-£1,495,079	-£1,347,133
50%	60%	-£13 207 538	-£6 798 670	-£13.043.155	-£6 636 432	-£12.258.726	-£12 094 342

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%	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214
10%	71%	£106,341,436	£107,308,665	£106,380,953	£107,348,182	£106,484,574	£106,524,091
15%	71%	£95,355,471	£96,823,169	£95,415,434	£96,883,132	£95,572,673	£95,632,636
20%	71%	£84,366,060	£86,322,990	£84,446,011	£86,402,941	£84,655,663	£84,735,613
25%	71%	£73,376,649	£75,822,812	£73,476,587	£75,922,750	£73,738,652	£73,838,590
30%	71%	£62.387.238	£65,322,632	£62.507.164	£65.442.558	£62.821.642	£62.941.568
35%	71%	£51,397,827	£54,822,454	£51,537,741	£54,962,367	£51,904,631	£52,044,545
40%	71%	£40,405,940	£44,322,275	£40.567.957	£44.482.176	£40.987.620	£41.147.521
45%	71%	£29,365,284	£33,822,096	£29,547,553	£34,001,985	£30,025,511	£30,207,780
50%	71%	£18.324.628	£23,281,686	£18.527.150	£23,484,208	£19.058.213	£19,260,734
100%	71%				-£85,462,272		
10%	75%	£106.217.402	£107.084.119	£106.259.331	£107.126.047	£106.345.666	£106.387.595
15%	75%	£95,167,259	£96,482,435	£95,230,884	£96,546,060	£95,361,890	£95,425,514
20%	75%	£84,115,111	£85,868,679	£84.199.943	£85,953,512	£84,374,618	£84,459,451
25%	75%	£73,062,963	£75,254,923	£73,169,004	£75,360,964	£73,387,346	£73,493,388
30%	75%	£62,010,815	£64,641,167	£62,138,064	£64,768,416	£62,400,075	£62,527,324
35%	75%	£50,958,667	£54,027,410	£51,107,123	£54,175,867	£51,412,804	£51,561,261
40%	75%	£39.897.401	£43,413,654	£40.069.311	£43.583.319	£40,423,283	£40.595.192
45%	75%	£28,793,177	£32,790,912	£28,986,577	£32,984,310	£29,384,794	£29,578,192
50%	75%	£17,688,954	£22,130,882	£17,903,841	£22,345,769	£18,346,306	£18,561,193
10%	60%	£106,696,806	£107,947,812	£106,728,882	£107,979,887	£106,881,941	£106,914,016
15%	60%	£95,894,720	£97,791,612	£95,943,390	£97,839,724	£96,175,646	£96,224,318
20%	60%	£85,085,058	£87.616.133	£85.149.953	£87.681.028	£85,459,626	£85,524,521
25%	60%	£74,275,396	£77,439,240	£74,356,516	£77,520,358	£74,743,607	£74,824,726
30%	60%	£63,465,735	£67,262,347	£63.563.078	£67,359,690	£64.027.588	£64.124.930
35%	60%	£52,656,074	£57,085,454	£52,769,640	£57,199,020	£53,311,569	£53,425,135
40%	60%	£41.846.411	£46,908,561	£41.976.202	£47.038.351	£42,595,549	£42,725,339
45%	60%	£31,004,435	£36,731,668	£31,152,381	£36,877,682	£31,858,366	£32,006,312
E00/	000/	COO 4 4E OOC	COC EE 4 77E	020 240 200	COC 747 040	CO4 004 740	004.050.400

£90,000,000

£72,325,000

£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%	£143,356,136	£143,356,136	£143,356,136	£143,356,136	£143,356,136	£143,356,136
10%	71%	£121,437,357	£122,404,586	£121,476,874	£122,444,103	£121,580,495	£121,620,012
15%	71%	£110,451,392	£111,919,090	£110,511,355	£111,979,053	£110,668,594	£110,728,557
20%	71%	£99,461,981	£101,418,911	£99,541,932	£101,498,862	£99,751,584	£99,831,534
25%	71%	£88,472,570	£90,918,733	£88,572,508	£91,018,671	£88,834,573	£88,934,511
30%	71%	£77,483,159	£80,418,554	£77,603,085	£80,538,480	£77,917,563	£78,037,489
35%	71%	£66,493,748	£69,918,375	£66,633,662	£70,058,288	£67,000,552	£67,140,466
40%	71%	£55,501,861	£59,418,196	£55,663,878	£59,578,097	£56,083,542	£56,243,443
45%	71%	£44,461,205	£48,918,017	£44,643,474	£49,097,906	£45,121,432	£45,303,701
50%	71%	£33,420,549	£38,377,607	£33,623,071	£38,580,129	£34,154,134	£34,356,655
100%	71%			-£81,277,436			
10%	75%	£121,313,323	£122,180,040	£121,355,252	£122,221,968	£121,441,587	£121,483,516
15%	75%	£110,263,181	£111,578,356	£110,326,805	£111,641,981	£110,457,811	£110,521,435
20%	75%	£99,211,032	£100,964,600	£99,295,864	£101,049,433	£99,470,539	£99,555,372
25%	75%	£88,158,884	£90,350,844	£88,264,925	£90,456,885	£88,483,267	£88,589,309
30%	75%	£77,106,736	£79,737,088	£77,233,985	£79,864,337	£77,495,997	£77,623,245
35%	75%	£66,054,588	£69,123,331	£66,203,044	£69,271,788	£66,508,725	£66,657,182
40%	75%	£54,993,322	£58,509,575	£55,165,232	£58,679,240	£55,519,204	£55,691,113
45%	75%	£43,889,098	£47,886,833	£44,082,498	£48,080,231	£44,480,715	£44,674,114
50%	75%	£32,784,876	£37,226,803	£32,999,762	£37,441,690	£33,442,227	£33,657,115
10%	60%	£121,792,727	£123,043,733	£121,824,803	£123,075,809	£121,977,862	£122,009,937
15%	60%	£110,990,641	£112,887,533	£111,039,311	£112,935,645	£111,271,567	£111,320,239
20%	60%	£100,180,979	£102,712,054	£100,245,875	£102,776,949	£100,555,547	£100,620,442
25%	60%	£89,371,317	£92,535,161	£89,452,437	£92,616,279	£89,839,529	£89,920,647
30%	60%	£78,561,656	£82,358,268	£78,658,999	£82,455,611	£79,123,509	£79,220,851
35%	60%	£67,751,995	£72,181,375	£67,865,561	£72,294,941	£68,407,490	£68,521,056
40%	60%	£56,942,332	£62,004,482	£57,072,123	£62,134,272	£57,691,470	£57,821,260
45%	60%	£46,100,356	£51,827,589	£46,248,302	£51,973,603	£46,954,287	£47,102,233
50%	60%	£35,241,827	£41.650.696	£35,406,211	£41.812.934	£36.190.640	£36.355.024

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£154,546,930	£154,546,930	£154,546,930	£154,546,930	£154,546,930	£154,546,930
10%	71%	£132,628,152	£133,595,381	£132,667,668	£133,634,897	£132,771,290	£132,810,806
15%	71%	£121,642,187	£123,109,884	£121,702,150	£123,169,847	£121,859,389	£121,919,352
20%	71%	£110,652,775	£112,609,705	£110,732,726	£112,689,656	£110,942,378	£111,022,328
25%	71%	£99,663,365	£102,109,527	£99,763,303	£102,209,465	£100,025,368	£100,125,306
30%	71%	£88,673,953	£91,609,348	£88,793,879	£91,729,274	£89,108,357	£89,228,283
35%	71%	£77,684,543	£81,109,170	£77,824,457	£81,249,083	£78,191,347	£78,331,261
40%	71%	£66,692,655	£70,608,991	£66,854,673	£70,768,892	£67,274,336	£67,434,237
45%	71%	£55,652,000	£60,108,812	£55,834,269	£60,288,701	£56,312,227	£56,494,496
50%	71%	£44,611,343	£49,568,402	£44,813,865	£49,770,923	£45,344,929	£45,547,450
100%	71%					-£68,917,706	
10%	75%	£132,504,117	£133,370,834	£132,546,047	£133,412,763	£132,632,381	£132,674,311
15%	75%	£121,453,975	£122,769,151	£121,517,599	£122,832,775	£121,648,606	£121,712,229
20%	75%	£110,401,827	£112,155,394	£110,486,659	£112,240,227	£110,661,334	£110,746,167
25%	75%	£99,349,679	£101,541,639	£99,455,719	£101,647,679	£99,674,062	£99,780,103
30%	75%	£88,297,531	£90,927,882	£88,424,779	£91,055,131	£88,686,791	£88,814,040
35%	75%	£77,245,382	£80,314,126	£77,393,839	£80,462,582	£77,699,519	£77,847,976
40%	75%	£66,184,117	£69,700,369	£66,356,026	£69,870,034	£66,709,998	£66,881,908
45%	75%	£55,079,893	£59,077,628	£55,273,292	£59,271,026	£55,671,510	£55,864,908
50%	75%	£43,975,670	£48,417,597	£44,190,557	£48,632,484	£44,633,021	£44,847,909
10%	60%	£132,983,522	£134,234,528	£133,015,597	£134,266,603	£133,168,656	£133,200,732
15%	60%	£122,181,436	£124,078,328	£122,230,106	£124,126,440	£122,462,362	£122,511,033
20%	60%	£111.371.773	£113,902,849	£111.436.669	£113.967.743	£111.746.342	£111.811.237
25%	60%	£100,562,112	£103,725,956	£100,643,231	£103,807,074	£101,030,323	£101,111,441
30%	60%	£89,752,451	£93,549,063	£89,849,793	£93,646,405	£90,314,303	£90,411,646
35%	60%	£78,942,789	£83,372,170	£79,056,355	£83,485,736	£79,598,284	£79,711,850
40%	60%	£68,133,127	£73,195,277	£68,262,917	£73,325,066	£68,882,264	£69,012,055
45%	60%	£57,291,150	£63,018,384	£57,439,096	£63,164,398	£58,145,081	£58,293,028
50%	60%	£46.432.622	£52.841.491	£46.597.006	£53.003.728	£47.381.434	£47 545 819

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%	£165,943,657	£165,943,657	£165,943,657	£165,943,657	£165,943,657	£165,943,657
10%	71%	£144,024,878	£144,992,107	£144,064,395	£145,031,624	£144,168,016	£144,207,533
15%	71%	£133,038,914	£134,506,611	£133,098,877	£134,566,574	£133,256,116	£133,316,079
20%	71%	£122,049,502	£124,006,432	£122,129,453	£124,086,383	£122,339,105	£122,419,055
25%	71%	£111,060,092	£113,506,254	£111,160,030	£113,606,192	£111,422,094	£111,522,032
30%	71%	£100,070,680	£103,006,075	£100,190,606	£103,126,001	£100,505,084	£100,625,010
35%	71%	£89,081,270	£92,505,897	£89,221,184	£92,645,810	£89,588,073	£89,727,987
40%	71%	£78,089,382	£82,005,718	£78,251,399	£82,165,619	£78,671,063	£78,830,964
45%	71%	£67,048,727	£71,505,538	£67,230,996	£71,685,427	£67,708,953	£67,891,222
50%	71%	£56,008,070	£60,965,128	£56,210,592	£61,167,650	£56,741,656	£56,944,176
100%	71%		-£48,224,604				
10%	75%	£143,900,844	£144,767,561	£143,942,773	£144,809,489	£144,029,108	£144,071,037
15%	75%	£132,850,702	£134,165,878	£132,914,326	£134,229,502	£133,045,333	£133,108,956
20%	75%	£121,798,554	£123,552,121	£121,883,386	£123,636,954	£122,058,061	£122,142,894
25%	75%	£110,746,405	£112,938,366	£110,852,446	£113,044,406	£111,070,789	£111,176,830
30%	75%	£99,694,257	£102,324,609	£99,821,506	£102,451,858	£100,083,518	£100,210,767
35%	75%	£88,642,109	£91,710,853	£88,790,566	£91,859,309	£89,096,246	£89,244,703
40%	75%	£77,580,843	£81,097,096	£77,752,753	£81,266,761	£78,106,725	£78,278,635
45%	75%	£66,476,620	£70,474,354	£66,670,019	£70,667,753	£67,068,237	£67,261,635
50%	75%	£55,372,397	£59,814,324	£55,587,284	£60,029,211	£56,029,748	£56,244,636
10%	60%	£144,380,249	£145,631,255	£144,412,324	£145,663,330	£144,565,383	£144,597,458
15%	60%	£133,578,162	£135,475,055	£133,626,833	£135,523,166	£133,859,089	£133,907,760
20%	60%	£122,768,500	£125,299,575	£122,833,396	£125,364,470	£123,143,069	£123,207,964
25%	60%	£111,958,839	£115,122,682	£112,039,958	£115,203,801	£112,427,050	£112,508,168
30%	60%	£101,149,177	£104,945,789	£101,246,520	£105,043,132	£101,711,030	£101,808,373
35%	60%	£90,339,516	£94,768,896	£90,453,082	£94,882,463	£90,995,011	£91,108,577
40%	60%	£79,529,854	£84,592,004	£79,659,644	£84,721,793	£80,278,991	£80,408,782
45%	60%	£68,687,877	£74,415,111	£68,835,823	£74,561,125	£69,541,808	£69,689,754
50%	60%	£57,829,349	£64,238,218	£57,993,733	£64,400,455	£58,778,161	£58,942,546

£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 LL
0%	71%	£143.010.386	£143.010.386	£143.010.386	£143.010.386	£143.010.386	£143.010.386
10%	71%	£121.091.608	£122.058.837	£121.131.124	£122.098.353	£121,234,746	£121,274,262
15%	71%	£110.105.643	£111.573.340	£110.165.606	£111.633.303	£110.322.845	£110.382.808
20%	71%	£99.116.231	£101.073.161	£99,196,182	£101.153.112	£99,405,834	£99,485,784
25%	71%	£88.126.821	£90.572.983	£88.226.759	£90.672.921	£88.488.824	£88,588,762
30%	71%	£77.137.409	£80.072.804	£77,257,335	£80,192,730	£77.571.813	£77,691,739
35%	71%	£66,147,999	£69,572,626	£66,287,913	£69,712,539	£66,654,803	£66,794,717
40%	71%	£55,156,111	£59,072,447	£55,318,129	£59,232,348	£55,737,792	£55,897,693
45%	71%	£44.115.456	£48.572.268	£44,297,725	£48,752,157	£44,775,683	£44,957,952
50%	71%	£33,074,799	£38,031,858	£33,277,321	£38,234,379	£33,808,385	£34,010,906
100%	71%				-£70.712.100		
10%	75%	£120,967,573	£121,834,290	£121,009,503	£121,876,219	£121,095,837	£121,137,767
15%	75%	£109,917,431	£111,232,607	£109,981,056	£111,296,231	£110,112,062	£110,175,685
20%	75%	£98,865,283	£100,618,850	£98,950,115	£100,703,683	£99,124,790	£99,209,623
25%	75%	£87,813,135	£90,005,095	£87,919,175	£90,111,135	£88,137,518	£88,243,559
30%	75%	£76,760,987	£79,391,338	£76,888,235	£79,518,587	£77,150,247	£77,277,496
35%	75%	£65,708,838	£68,777,582	£65,857,295	£68,926,038	£66,162,975	£66,311,433
40%	75%	£54,647,573	£58,163,825	£54,819,482	£58,333,490	£55,173,454	£55,345,364
45%	75%	£43,543,349	£47,541,084	£43,736,748	£47,734,482	£44,134,966	£44,328,364
50%	75%	£32,439,126	£36,881,053	£32,654,013	£37,095,940	£33,096,477	£33,311,365
10%	60%	£121,446,978	£122,697,984	£121,479,053	£122,730,059	£121,632,112	£121,664,188
15%	60%	£110,644,892	£112,541,784	£110,693,562	£112,589,896	£110,925,818	£110,974,489
20%	60%	£99,835,229	£102,366,305	£99,900,125	£102,431,200	£100,209,798	£100,274,693
25%	60%	£89,025,568	£92,189,412	£89,106,687	£92,270,530	£89,493,779	£89,574,897
30%	60%	£78,215,907	£82,012,519	£78,313,249	£82,109,861	£78,777,759	£78,875,102
35%	60%	£67,406,245	£71,835,626	£67,519,811	£71,949,192	£68,061,740	£68,175,306
40%	60%	£56,596,583	£61,658,733	£56,726,374	£61,788,522	£57,345,720	£57,475,511
45%	60%	£45,754,606	£51,481,840	£45,902,552	£51,627,854	£46,608,537	£46,756,484
50%	60%	£34,896,078	£41.304.947	£35,060,462	£41.467.184	£35.844.890	£36.009.275

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%	£158.692.672	£158,692,672	£158.692.672	£158.692.672	£158.692.672	£158,692,672
10%	71%	£136,773,894	£137,741,123	£136,813,410	£137,780,639	£136,917,032	£136,956,548
15%	71%	£125,787,929	£127,255,627	£125,847,892	£127,315,590	£126,005,131	£126,065,094
20%	71%	£114,798,518	£116,755,447	£114,878,469	£116,835,398	£115,088,121	£115,168,071
25%	71%	£103,809,107	£106,255,269	£103,909,045	£106,355,207	£104,171,110	£104,271,048
30%	71%	£92,819,696	£95,755,090	£92,939,622	£95,875,016	£93,254,099	£93,374,025
35%	71%	£81,830,285	£85,254,912	£81,970,199	£85,394,825	£82,337,089	£82,477,003
40%	71%	£70,838,398	£74,754,733	£71,000,415	£74,914,634	£71,420,078	£71,579,979
45%	71%	£59,797,742	£64,254,554	£59,980,011	£64,434,443	£60,457,969	£60,640,238
50%	71%	£48,757,086	£53,714,144	£48,959,607	£53,916,666	£49,490,671	£49,693,192
100%	71%		-£55,475,589	-£65,940,899	-£55,029,814	-£64,771,964	-£64,326,189
10%	75%	£136,649,860	£137,516,577	£136,691,789	£137,558,505	£136,778,123	£136,820,053
15%	75%	£125,599,717	£126,914,893	£125,663,342	£126,978,518	£125,794,348	£125,857,971
20%	75%	£114,547,569	£116,301,137	£114,632,401	£116,385,970	£114,807,076	£114,891,909
25%	75%	£103,495,421	£105,687,381	£103,601,461	£105,793,422	£103,819,804	£103,925,846
30%	75%	£92,443,273	£95,073,625	£92,570,522	£95,200,873	£92,832,533	£92,959,782
35%	75%	£81,391,125	£84,459,868	£81,539,581	£84,608,324	£81,845,261	£81,993,719
40%	75%	£70,329,859	£73,846,112	£70,501,769	£74,015,776	£70,855,741	£71,027,650
45%	75%	£59,225,635	£63,223,370	£59,419,034	£63,416,768	£59,817,252	£60,010,650
50%	75%	£48,121,412	£52,563,340	£48,336,299	£52,778,226	£48,778,764	£48,993,651
10%	60%	£137,129,264	£138,380,270	£137,161,339	£138,412,345	£137,314,399	£137,346,474
15%	60%	£126,327,178	£128,224,070	£126,375,848	£128,272,182	£126,608,104	£126,656,775
20%	60%	£115,517,515	£118,048,591	£115,582,411	£118,113,486	£115,892,084	£115,956,979
25%	60%	£104,707,854	£107,871,698	£104,788,973	£107,952,816	£105,176,065	£105,257,184
30%	60%	£93,898,193	£97,694,805	£93,995,536	£97,792,148	£94,460,045	£94,557,388
35%	60%	£83,088,531	£87,517,912	£83,202,098	£87,631,478	£83,744,026	£83,857,593
40%	60%	£72,278,869	£77,341,019	£72,408,660	£77,470,809	£73,028,007	£73,157,797
45%	60%	£61,436,893	£67,164,126	£61,584,839	£67,310,140	£62,290,824	£62,438,770
60%	60%	CEO E70 204	CEC 007 222	CEO 742 749	CE7 140 471	CE1 E27 176	CEA COA ECA

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%	£165,943,657	£165,943,657	£165,943,657	£165,943,657	£165,943,657	£165,943,657
10%	71%	£144,024,878	£144,992,107	£144,064,395	£145,031,624	£144,168,016	£144,207,533
15%	71%	£133,038,914	£134,506,611	£133,098,877	£134,566,574	£133,256,116	£133,316,079
20%	71%	£122,049,502	£124,006,432	£122,129,453	£124,086,383	£122,339,105	£122,419,055
25%	71%	£111,060,092	£113,506,254	£111,160,030	£113,606,192	£111,422,094	£111,522,032
30%	71%	£100,070,680	£103,006,075	£100,190,606	£103,126,001	£100,505,084	£100,625,010
35%	71%	£89,081,270	£92,505,897	£89,221,184	£92,645,810	£89,588,073	£89,727,987
40%	71%	£78,089,382	£82,005,718	£78,251,399	£82,165,619	£78,671,063	£78,830,964
45%	71%	£67,048,727	£71,505,538	£67,230,996	£71,685,427	£67,708,953	£67,891,222
50%	71%	£56,008,070	£60,965,128	£56,210,592	£61,167,650	£56,741,656	£56,944,176
100%	71%	-£59,135,688	-£48,224,604	-£58,689,914	-£47,778,830	-£57,520,979	-£57,075,205
10%	75%	£143,900,844	£144,767,561	£143,942,773	£144,809,489	£144,029,108	£144,071,037
15%	75%	£132,850,702	£134,165,878	£132,914,326	£134,229,502	£133,045,333	£133,108,956
20%	75%	£121,798,554	£123,552,121	£121,883,386	£123,636,954	£122,058,061	£122,142,894
25%	75%	£110,746,405	£112,938,366	£110,852,446	£113,044,406	£111,070,789	£111,176,830
30%	75%	£99,694,257	£102,324,609	£99,821,506	£102,451,858	£100,083,518	£100,210,767
35%	75%	£88,642,109	£91,710,853	£88,790,566	£91,859,309	£89,096,246	£89,244,703
40%	75%	£77,580,843	£81,097,096	£77,752,753	£81,266,761	£78,106,725	£78,278,635
45%	75%	£66,476,620	£70,474,354	£66,670,019	£70,667,753	£67,068,237	£67,261,635
50%	75%	£55.372.397	£59.814.324	£55.587.284	£60.029.211	£56,029,748	£56,244,636
10%	60%	£144.380.249	£145.631.255	£144.412.324	£145.663.330	£144,565,383	£144,597,458
15%	60%	£133,578,162	£135,475,055	£133,626,833	£135,523,166	£133,859,089	£133,907,760
20%	60%	£122.768.500	£125,299,575	£122.833.396	£125.364.470	£123.143.069	£123,207,964
25%	60%	£111,958,839	£115,122,682	£112,039,958	£115,203,801	£112,427,050	£112,508,168
30%	60%	£101.149.177	£104,945,789	£101.246.520	£105.043.132	£101.711.030	£101.808.373
35%	60%	£90,339,516	£94,768,896	£90,453,082	£94,882,463	£90,995,011	£91,108,577
40%	60%	£79.529.854	£84,592,004	£79.659.644	£84,721,793	£80,278,991	£80,408,782
45%	60%	£68.687.877	£74,415,111	£68.835.823	£74.561.125	£69.541.808	£69,689,754
E09/	60%	CE7 920 240	CGA 220 240	CE7 002 722	264 400 4EE	CEO 770 161	CEO 042 E46

£13,474,000

	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%	£89,167,550	£89,167,550	£89,167,550	£89,167,550	£89,167,550	£89,167,550
10%	71%	£75,546,233	£76,537,644	£75,586,737	£76,578,149	£75,686,809	£75,727,313
15%	71%	£68,735,574	£70,222,692	£68,796,330	£70,283,448	£68,946,438	£69,007,195
20%	71%	£61,892,092	£63,904,288	£61,974,300	£63,986,497	£62,177,410	£62,259,618
25%	71%	£55,039,785	£57,555,030	£55,142,545	£57,657,791	£55,396,431	£55,499,192
30%	71%	£48,181,576	£51,205,773	£48,306,906	£51,329,085	£48,615,454	£48,738,767
35%	71%	£41,273,810	£44,852,747	£41,420,028	£44,998,965	£41,781,282	£41,927,500
40%	71%	£34,366,044	£38,456,257	£34,533,150	£38,623,363	£34,946,012	£35,113,119
45%	71%	£27,439,227	£32,059,767	£27,630,297	£32,247,762	£28,102,363	£28,293,432
50%	71%	£20,460,943	£25,657,329	£20,673,242	£25,869,628	£21,197,759	£21,410,059
100%	71%	-£51,782,821	-£40,871,737	-£51,337,048	-£40,425,963	-£50,235,694	-£49,789,920
10%	75%	£75,419,098	£76,307,483	£75,462,075	£76,350,462	£75,545,066	£75,588,044
15%	75%	£68,544,872	£69,877,450	£68,609,338	£69,941,917	£68,733,824	£68,798,290
20%	75%	£61,634,056	£63,437,148	£61,721,283	£63,524,375	£61,889,723	£61,976,951
25%	75%	£54,717,239	£56,971,104	£54,826,275	£57,080,140	£55,036,824	£55,145,859
30%	75%	£47,788,192	£50,505,060	£47,921,174	£50,635,903	£48,177,965	£48,310,948
35%	75%	£40,814,862	£44,021,879	£40,970,007	£44,177,026	£41,269,597	£41,424,744
40%	75%	£33.841.531	£37.506.694	£34.018.841	£37.684.004	£34.361.230	£34.538.540
45%	75%	£26,839,499	£30,991,509	£27,042,235	£31,190,983	£27,433,723	£27,636,459
50%	75%	£19,794,578	£24,450,962	£20,019,840	£24,676,225	£20,454,826	£20,680,088
10%	60%	£75,910,488	£77,192,771	£75,943,366	£77,225,649	£76,092,309	£76,125,186
15%	60%	£69.281.958	£71,205,382	£69.331.273	£71,254,697	£69.554.687	£69.604.003
20%	60%	£62,631,395	£65,217,993	£62,698,123	£65,283,746	£63,000,423	£63,067,150
25%	60%	£55,963,914	£59,217,110	£56,047,323	£59,300,520	£56,425,198	£56,508,607
30%	60%	£49,296,433	£53,200,267	£49,396,524	£53,300,360	£49,849,973	£49,950,065
35%	60%	£42,588,751	£47,183,425	£42,707,435	£47,300,200	£43,245,111	£43,363,794
40%	60%	£35,868,834	£41,159,078	£36,004,472	£41,294,716	£36,618,959	£36,754,597
45%	60%	£29,148,916	£35,100,442	£29,301,510	£35,253,034	£29,992,808	£30,145,400
50%	60%	£22,370,153	£29.041.804	£22.542.473	£29.211.352	£23.323.145	£23,495,466

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%	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327
10%	71%	-£22,000,644		-£21,960,139	-£20,968,728	-£21,860,068	-£21,819,563
15%	71%						-£28,539,682
20%	71%	-£35,654,785		-£35,572,576		-£35,369,467	-£35,287,258
25%	71%						-£42,047,684
30%	71%						-£48,808,110
35%	71%						-£55,619,377
40%	71%				-£58,923,514		-£62,433,758
45%	71%					-£69,444,514	-£69,253,445
50%	71%		-£71,889,548			-£76,349,118	-£76,136,818
100%	71%		-£138,418,614	-£148,883,924		-£147,782,571	-£147,336,796
10%	75%	-£22,127,779		-£22,084,801	-£21,196,415		-£21,958,833
15%	75%				-£27,604,960		-£28,748,587
20%	75%	-£35,912,821	-£34,109,729	-£35,825,593	-£34,022,501	-£35,657,153	-£35,569,926
25%	75%	-£42,829,638	-£40,575,773	-£42,720,602	-£40,466,737	-£42,510,053	-£42,401,018
30%	75%		-£47,041,817		-£46,910,974		-£49,235,929
35%	75%	-£56,732,015	-£53,524,998		-£53,369,851		-£56,122,133
40%	75%	-£63,705,346		-£63,528,036			-£63,008,337
45%	75%	-£70,707,377	-£66,555,367	-£70,504,642	-£66,355,894	-£70,113,154	-£69,910,418
50%	75%		-£73,095,914	-£77,527,036			-£76,866,789
10%	60%		-£20,354,106				-£21,421,691
15%	60%		-£26,341,494	-£28,215,604			-£27,942,874
20%	60%			-£34,848,754		-£34,546,454	-£34,479,727
25%	60%						-£41,038,270
30%	60%				-£44,246,517	-£47,696,904	-£47,596,812
35%	60%						-£54,183,082
40%	60%			-£61,542,405		-£60,927,918	-£60,792,279
45%	60%						-£67,401,477
50%	60%					-£74.223.732	-£74.051.411

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%	£10,777,796	£10,777,796	£10,777,796	£10,777,796	£10,777,796	£10,777,796
10%	71%	-£2,843,521	-£1,852,110	-£2,803,017	-£1,811,605	-£2,702,945	-£2,662,441
15%	71%	-£9,654,180	-£8,167,062	-£9,593,424	-£8,106,306	-£9,443,315	-£9,382,559
20%	71%		-£14,485,466	-£16,415,454 -£23,247,209	-£14,403,257	-£16,212,344	-£16,130,136
25%	71%		-£20,834,724		-£20,731,963		-£22,890,561
30%	71%	-£30,208,178	-£27,183,981	-£30,082,848	-£27,060,669	-£29,774,300	-£29,650,987
35%	71%	-£37,115,944	-£33,537,007	-£36,969,726			-£36,462,254
40%	71%	-£44,023,710	-£39,933,497	-£43,856,604	-£39,766,391	-£43,443,742	-£43,276,635
45%	71%		-£46,329,987		-£46,141,992		-£50,096,322
50%	71%		-£52,732,425		-£52,520,126		-£56,979,695
100%	71%		-£119,261,491			-£128,625,448	-£128,179,674
10%	75%	-£2,970,656	-£2,082,271	-£2,927,679	-£2,039,292	-£2,844,688	-£2,801,710
15%	75%	-£9,844,882	-£8,512,304	-£9,780,416	-£8,447,837	-£9,655,930	-£9,591,464
20%	75%	-£16,755,698	-£14,952,606	-£16,668,471	-£14,865,379	-£16,500,030	-£16,412,803
25%	75%		-£21,418,650		-£21,309,614		-£23,243,895
30%	75%	-£30,601,562	-£27,884,694	-£30,468,580		-£30,211,789	-£30,078,806
35%	75%		-£34.367.875				-£36.965.010
40%	75%	-£44,548,223	-£40,883,060	-£44,370,913	-£40,705,750	-£44,028,524	-£43,851,214
45%	75%		-£47,398,245				-£50,753,295
50%	75%	-£58,595,176	-£53,938,792	-£58,369,914	-£53,713,529	-£57,934,928	-£57,709,666
10%	60%	-£2,479,266	-£1,196,983	-£2,446,388	-£1,164,105	-£2,297,445	-£2,264,568
15%	60%	-£9,107,796	-£7,184,371	-£9,058,481	-£7,135,057	-£8,835,066	-£8,785,751
20%	60%	-£15,758,359	-£13,171,761	-£15,691,631	-£13,106,008	-£15,389,331	-£15,322,604
25%	60%	-£22,425,840	-£19,172,644	-£22,342,431	-£19,089,234	-£21,964,556	-£21,881,147
30%	60%		-£25,189,487		-£25,089,394		-£28,439,689
35%	60%		-£31,206,329		-£31,089,554	-£35,144,643	-£35,025,960
40%	60%		-£37,230,676				-£41,635,157
45%	60%	-£49,240,838	-£43,289,312	-£49,088,244	-£43,136,720	-£48,396,946	-£48,244,354
50%	60%		-£49 347 950				-£54 894 288

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%	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241
10%	71%	£30,509,924	£31,501,335	£30,550,428	£31,541,840	£30,650,500	£30,691,004
15%	71%	£23,699,265	£25,186,383	£23,760,021	£25,247,139	£23,910,129	£23,970,886
20%	71%	£16,855,783	£18,867,979	£16,937,991	£18,950,188	£17,141,100	£17,223,309
25%	71%	£10,003,475	£12,518,721	£10,106,236	£12,621,482	£10,360,122	£10,462,883
30%	71%	£3,145,267	£6,169,464	£3,270,597	£6,292,776	£3,579,145	£3,702,458
35%	71%	-£3,762,499	-£183,563	-£3,616,281	-£37,344	-£3,255,027	-£3,108,809
40%	71%	-£10,670,266	-£6,580,052	-£10,503,159	-£6,412,946	-£10,090,297	-£9,923,191
45%	71%	-£17,597,082	-£12,976,542	-£17,406,012	-£12,788,547	-£16,933,947	-£16,742,878
50%	71%		-£19,378,980				-£23,626,250
100%	71%	-£96,819,130	-£85,908,046	-£96,373,357	-£85,462,272		-£94,826,229
10%	75%	£30,382,789	£31,271,174	£30,425,766	£31,314,152	£30,508,757	£30,551,735
15%	75%	£23,508,563	£24,841,141	£23,573,029	£24,905,608	£23,697,515	£23,761,981
20%	75%	£16,597,747	£18,400,839	£16,684,974	£18,488,066	£16,853,414	£16,940,642
25%	75%	£9,680,930	£11,934,795	£9,789,966	£12,043,830	£10,000,515	£10,109,550
30%	75%	£2,751,883	£5,468,751	£2,884,864	£5,599,594	£3,141,656	£3,274,639
35%	75%	-£4,221,448	-£1,014,430	-£4,066,302	-£859,283	-£3,766,712	-£3,611,565
40%	75%	-£11.194.779	-£7,529,615	-£11.017.468	-£7.352.305	-£10.675.079	-£10.497.770
45%	75%	-£18,196,810	-£14,044,800	-£17,994,074	-£13,845,326	-£17,602,586	-£17,399,851
50%	75%		-£20.585.347		-£20.360.084		-£24.356.221
10%	60%	£30,874,179	£32,156,462	£30,907,057	£32,189,340	£31,056,000	£31,088,877
15%	60%	£24,245,648	£26,169,073	£24,294,964	£26.218.388	£24,518,378	£24,567,694
20%	60%	£17.595.086	£20.181.684	£17.661.814	£20.247.437	£17.964.114	£18,030,841
25%	60%	£10,927,605	£14,180,801	£11,011,014	£14,264,211	£11,388,889	£11,472,298
30%	60%	£4,260,124	£8.163.958	£4.360,215	£8,264,051	£4.813.664	£4.913.756
35%	60%	-£2,447,558	£2,147,116	-£2,328,874	£2,263,891	-£1,791,198	-£1,672,515
40%	60%	-£9.167.475	-£3.877.231	-£9.031.837	-£3.741.593	-£8.417.350	-£8,281,712
45%	60%	-£15.887.393	-£9.935.868	-£15.734.800	-£9.783.275	-£15.043.501	-£14.890.909
500/	0001	000,000,450	045.004.505	000 100 000	045.004.057	004 740 404	004.540.040

£90,000,000

£72,325,000

£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%	£59,227,162	£59,227,162	£59,227,162	£59,227,162	£59,227,162	£59,227,162
10%	71%	£45,605,845	£46,597,256	£45,646,349	£46,637,761	£45,746,421	£45,786,925
15%	71%	£38,795,186	£40,282,304	£38,855,942	£40,343,060	£39,006,050	£39,066,807
20%	71%	£31,951,704	£33,963,900	£32,033,912	£34,046,109	£32,237,021	£32,319,230
25%	71%	£25,099,397	£27,614,642	£25,202,157	£27,717,403	£25,456,043	£25,558,804
30%	71%	£18,241,188	£21,265,385	£18,366,518	£21,388,697	£18,675,066	£18,798,379
35%	71%	£11,333,422	£14,912,358	£11,479,640	£15,058,577	£11,840,894	£11,987,112
40%	71%	£4,425,656	£8,515,869	£4,592,762	£8,682,975	£5,005,624	£5,172,731
45%	71%	-£2,501,161	£2,119,379	-£2,310,091	£2,307,374	-£1,838,025	-£1,646,956
50%	71%	-£9,479,445	-£4,283,059	-£9,267,146	-£4,070,760	-£8,742,629	-£8,530,329
100%	71%		-£70,812,125				
10%	75%	£45,478,710	£46,367,095	£45,521,687	£46,410,073	£45,604,678	£45,647,656
15%	75%	£38,604,484	£39,937,062	£38,668,950	£40,001,529	£38,793,436	£38,857,902
20%	75%	£31,693,668	£33,496,760	£31,780,895	£33,583,987	£31,949,335	£32,036,563
25%	75%	£24,776,851	£27,030,716	£24,885,887	£27,139,752	£25,096,436	£25,205,471
30%	75%	£17,847,804	£20,564,672	£17,980,786	£20,695,515	£18,237,577	£18,370,560
35%	75%	£10,874,474	£14,081,491	£11,029,619	£14,236,638	£11,329,209	£11,484,356
40%	75%	£3,901,143	£7,566,306	£4,078,453	£7,743,616	£4,420,842	£4,598,152
45%	75%	-£3,100,889	£1,051,121	-£2,898,153	£1,250,595	-£2,506,665	-£2,303,929
50%	75%	-£10,145,810	-£5,489,426	-£9,920,548	-£5,264,163	-£9,485,562	-£9,260,300
10%	60%	£45,970,100	£47,252,383	£46,002,978	£47,285,261	£46,151,921	£46,184,798
15%	60%	£39,341,569	£41,264,994	£39,390,885	£41,314,309	£39,614,299	£39,663,615
20%	60%	£32,691,007	£35,277,605	£32,757,735	£35,343,358	£33,060,035	£33,126,762
25%	60%	£26,023,526	£29,276,722	£26,106,935	£29,360,132	£26,484,810	£26,568,219
30%	60%	£19,356,045	£23,259,879	£19,456,136	£23,359,972	£19,909,585	£20,009,677
35%	60%	£12,648,363	£17,243,037	£12,767,047	£17,359,812	£13,304,723	£13,423,406
40%	60%	£5,928,446	£11,218,690	£6,064,084	£11,354,328	£6,678,571	£6,814,209
45%	60%	-£791,472	£5,160,054	-£638,878	£5,312,646	£52,420	£205,012
50%	60%	-£7,570,235	-£898,584	-£7,397,915	-£729,036	-£6,617,243	-£6,444,922

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£70,417,957	£70,417,957	£70,417,957	£70,417,957	£70,417,957	£70,417,957
10%	71%	£56,796,639	£57,788,051	£56,837,144	£57,828,555	£56,937,215	£56,977,720
15%	71%	£49,985,980	£51,473,098	£50,046,737	£51,533,855	£50,196,845	£50,257,601
20%	71%	£43,142,498	£45,154,695	£43,224,707	£45,236,903	£43,427,816	£43,510,025
25%	71%	£36,290,191	£38,805,437	£36,392,951	£38,908,197	£36,646,838	£36,749,599
30%	71%	£29,431,983	£32,456,179	£29,557,313	£32,579,491	£29,865,860	£29,989,173
35%	71%	£22,524,216	£26,103,153	£22,670,435	£26,249,371	£23,031,688	£23,177,907
40%	71%	£15,616,450	£19,706,664	£15,783,557	£19,873,769	£16,196,418	£16,363,525
45%	71%	£8,689,634	£13,310,174	£8,880,704	£13,498,169	£9,352,769	£9,543,838
50%	71%	£1,711,349	£6,907,735	£1,923,648	£7,120,034	£2,448,165	£2,660,465
100%	71%	-£70.532.415	-£59.621.331				-£68.539.513
10%	75%	£56,669,505	£57,557,890	£56,712,482	£57,600,868	£56,795,472	£56,838,450
15%	75%	£49,795,278	£51,127,856	£49,859,744	£51,192,323	£49,984,230	£50,048,696
20%	75%	£42,884,462	£44,687,554	£42,971,690	£44,774,782	£43,140,130	£43,227,357
25%	75%	£35,967,645	£38,221,510	£36,076,681	£38,330,546	£36,287,231	£36,396,265
30%	75%	£29,038,598	£31,755,466	£29,171,580	£31,886,309	£29,428,371	£29,561,354
35%	75%	£22.065.268	£25,272,285	£22,220,414	£25,427,432	£22.520.003	£22,675,150
40%	75%	£15,091,937	£18,757,101	£15,269,248	£18,934,410	£15,611,636	£15,788,946
45%	75%	£8.089.906	£12.241.916	£8,292,642	£12.441.389	£8.684.129	£8.886.865
50%	75%	£1,044,984	£5,701,369	£1,270,247	£5,926,631	£1,705,233	£1,930,494
10%	60%	£57,160,895	£58,443,177	£57,193,772	£58,476,055	£57,342,716	£57,375,592
15%	60%	£50,532,364	£52,455,789	£50,581,679	£52,505,103	£50,805,094	£50,854,409
20%	60%	£43,881,801	£46,468,399	£43,948,530	£46,534,153	£44,250,829	£44,317,557
25%	60%	£37,214,320	£40,467,516	£37,297,730	£40,550,927	£37,675,604	£37,759,014
30%	60%	£30,546,839	£34,450,674	£30,646,931	£34,550,766	£31,100,379	£31,200,472
35%	60%	£23,839,157	£28,433,832	£23,957,841	£28,550,606	£24,495,517	£24,614,201
40%	60%	£17,119,241	£22,409,484	£17,254,878	£22,545,123	£17,869,365	£18,005,004
45%	60%	£10,399,323	£16,350,848	£10,551,916	£16,503,440	£11,243,214	£11,395,807
50%	60%	£3,620,559	£10.292.211	£3,792,880	£10.461.759	£4.573.551	£4,745,873

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%	£81,814,683	£81,814,683	£81,814,683	£81,814,683	£81,814,683	£81,814,683
10%	71%	£68,193,366	£69,184,777	£68,233,870	£69,225,282	£68,333,942	£68,374,446
15%	71%	£61,382,707	£62,869,825	£61,443,464	£62,930,581	£61,593,572	£61,654,328
20%	71%	£54,539,225	£56,551,421	£54,621,434	£56,633,630	£54,824,543	£54,906,751
25%	71%	£47,686,918	£50,202,164	£47,789,678	£50,304,924	£48,043,564	£48,146,326
30%	71%	£40,828,709	£43,852,906	£40,954,039	£43,976,218	£41,262,587	£41,385,900
35%	71%	£33,920,943	£37,499,880	£34,067,161	£37,646,098	£34,428,415	£34,574,633
40%	71%	£27,013,177	£31,103,390	£27,180,283	£31,270,496	£27,593,145	£27,760,252
45%	71%	£20,086,360	£24,706,900	£20,277,430	£24,894,895	£20,749,496	£20,940,565
50%	71%	£13,108,076	£18,304,462	£13,320,375	£18,516,761	£13,844,892	£14,057,192
100%	71%		-£48,224,604	-£58,689,914			-£57,142,787
10%	75%	£68,066,231	£68,954,617	£68,109,208	£68,997,595	£68,192,199	£68,235,177
15%	75%	£61,192,005	£62,524,583	£61,256,471	£62,589,050	£61,380,957	£61,445,423
20%	75%	£54,281,189	£56,084,281	£54,368,417	£56,171,508	£54,536,857	£54,624,084
25%	75%	£47,364,372	£49,618,237	£47,473,408	£49,727,273	£47,683,957	£47,792,992
30%	75%	£40,435,325	£43,152,193	£40,568,307	£43,283,036	£40,825,098	£40,958,081
35%	75%	£33,461,995	£36,669,012	£33,617,141	£36,824,159	£33,916,730	£34,071,877
40%	75%	£26,488,664	£30,153,827	£26,665,974	£30,331,137	£27,008,363	£27,185,673
45%	75%	£19,486,633	£23,638,643	£19,689,368	£23,838,116	£20,080,856	£20,283,592
50%	75%	£12,441,711	£17,098,096	£12,666,974	£17,323,358	£13,101,959	£13,327,221
10%	60%	£68,557,621	£69,839,904	£68,590,499	£69,872,782	£68,739,442	£68,772,319
15%	60%	£61,929,091	£63,852,516	£61,978,406	£63,901,830	£62,201,821	£62,251,136
20%	60%	£55,278,528	£57,865,126	£55,345,256	£57,930,879	£55,647,556	£55,714,283
25%	60%	£48,611,047	£51,864,243	£48,694,456	£51,947,653	£49,072,331	£49,155,740
30%	60%	£41,943,566	£45,847,401	£42,043,657	£45,947,493	£42,497,106	£42,597,198
35%	60%	£35,235,884	£39,830,558	£35,354,568	£39,947,333	£35,892,244	£36,010,928
40%	60%	£28,515,967	£33,806,211	£28,651,605	£33,941,850	£29,266,092	£29,401,730
45%	60%	£21,796,049	£27,747,575	£21,948,643	£27,900,167	£22,639,941	£22,792,533
E00/	600/	C4E 047 200	CO4 COD CO7	C4E 400 C0C	COA 0E0 40C	C4E 070 070	C4C 440 E00

£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 LL
0%	71%	£58 881 413	£58 881 413	£58 881 413	£58.881.413	£58 881 413	£58 881 413
10%	71%	£45,260,095	£46.251.507	£45,300,600	£46 292 011	£45,400,671	£45,441,176
15%	71%	£38.449.437	£39,936,554	£38.510.193	£39,997,311	£38,660,301	£38,721,057
20%	71%	£31.605.954	£33.618.151	£31,688,163	£33,700,359	£31.891.272	£31,973,481
25%	71%	£24,753,647	£27,268,893	£24.856.407	£27.371.653	£25,110,294	£25,213,055
30%	71%	£17,895,439	£20,919,635	£18.020.769	£21,042,947	£18 329 316	£18,452,629
35%	71%	£10.987.672	£14.566.609	£11,133,891	£14,712,827	£11,495,144	£11,641,363
40%	71%	£4.079.906	£8.170.120	£4.247.013	£8.337.225	£4.659.874	£4.826.981
45%	71%	-£2.846.910	£1.773.630	-£2.655.840	£1.961.625	-£2.183.775	-£1,992,706
50%	71%	-£9,825,195	-£4,628,809	-£9,612,896	-£4,416,510	-£9,088,379	-£8,876,079
100%	71%						
10%	75%	£45,132,961	£46,021,346	£45,175,938	£46,064,324	£45,258,928	£45,301,906
15%	75%	£38,258,735	£39,591,312	£38,323,200	£39,655,779	£38,447,686	£38,512,152
20%	75%	£31,347,918	£33,151,010	£31,435,146	£33,238,238	£31,603,586	£31,690,814
25%	75%	£24,431,101	£26,684,966	£24,540,137	£26,794,002	£24,750,687	£24,859,721
30%	75%	£17,502,054	£20,218,922	£17,635,036	£20,349,765	£17,891,827	£18,024,810
35%	75%	£10,528,724	£13,735,741	£10,683,870	£13,890,888	£10,983,459	£11,138,606
40%	75%	£3,555,393	£7,220,557	£3,732,704	£7,397,866	£4,075,092	£4,252,402
45%	75%	-£3,446,638	£705,372	-£3,243,902	£904,845	-£2,852,415	-£2,649,679
50%	75%	-£10,491,560	-£5,835,175	-£10,266,297	-£5,609,912	-£9,831,311	-£9,606,050
10%	60%	£45,624,351	£46,906,634	£45,657,228	£46,939,511	£45,806,172	£45,839,048
15%	60%	£38,995,820	£40,919,245	£39,045,135	£40,968,559	£39,268,550	£39,317,865
20%	60%	£32,345,257	£34,931,855	£32,411,986	£34,997,609	£32,714,285	£32,781,013
25%	60%	£25,677,776	£28,930,972	£25,761,186	£29,014,383	£26,139,060	£26,222,470
30%	60%	£19,010,295	£22,914,130	£19,110,387	£23,014,222	£19,563,835	£19,663,928
35%	60%	£12,302,613	£16,897,288	£12,421,297	£17,014,062	£12,958,973	£13,077,657
40%	60%	£5,582,697	£10,872,940	£5,718,334	£11,008,579	£6,332,821	£6,468,460
45%	60%	-£1,137,221	£4,814,304	-£984,628	£4,966,896	-£293,330	-£140,737
50%	60%	-£7.915.985	-£1.244.333	-£7.743.664	-£1.074.785	-£6.962.993	-£6,790,671

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%	£74,563,699	£74,563,699	£74,563,699	£74,563,699	£74,563,699	£74,563,699
10%	71%	£60,942,381	£61,933,793	£60,982,886	£61,974,297	£61,082,957	£61,123,462
15%	71%	£54,131,723	£55,618,840	£54,192,479	£55,679,597	£54,342,587	£54,403,344
20%	71%	£47,288,240	£49,300,437	£47,370,449	£49,382,646	£47,573,558	£47,655,767
25%	71%	£40,435,933	£42,951,179	£40,538,694	£43,053,940	£40,792,580	£40,895,341
30%	71%	£33,577,725	£36,601,921	£33,703,055	£36,725,233	£34,011,602	£34,134,915
35%	71%	£26,669,959	£30,248,895	£26,816,177	£30,395,114	£27,177,431	£27,323,649
40%	71%	£19,762,192	£23,852,406	£19,929,299	£24,019,512	£20,342,161	£20,509,267
45%	71%	£12,835,376	£17,455,916	£13,026,446	£17,643,911	£13,498,511	£13,689,580
50%	71%	£5,857,092	£11,053,477	£6,069,390	£11,265,776	£6,593,908	£6,806,208
100%	71%	-£66,386,672	-£55,475,589	-£65,940,899	-£55,029,814	-£64,839,546	-£64,393,771
10%	75%	£60,815,247	£61,703,632	£60,858,224	£61,746,610	£60,941,214	£60,984,193
15%	75%	£53,941,021	£55,273,599	£54,005,486	£55,338,065	£54,129,973	£54,194,438
20%	75%	£47,030,205	£48,833,296	£47,117,432	£48,920,524	£47,285,872	£47,373,100
25%	75%	£40,113,388	£42,367,253	£40,222,423	£42,476,288	£40,432,973	£40,542,007
30%	75%	£33,184,340	£35,901,209	£33,317,322	£36,032,052	£33,574,114	£33,707,097
35%	75%	£26,211,010	£29,418,028	£26,366,156	£29,573,174	£26,665,746	£26,820,892
40%	75%	£19,237,679	£22,902,843	£19,414,990	£23,080,152	£19,757,379	£19,934,688
45%	75%	£12,235,648	£16,387,658	£12,438,384	£16,587,131	£12,829,871	£13,032,607
50%	75%	£5,190,727	£9,847,111	£5,415,989	£10,072,374	£5,850,975	£6,076,237
10%	60%	£61,306,637	£62,588,920	£61,339,514	£62,621,797	£61,488,458	£61,521,334
15%	60%	£54,678,106	£56,601,531	£54,727,422	£56,650,846	£54,950,836	£55,000,152
20%	60%	£48,027,544	£50,614,142	£48,094,272	£50,679,895	£48,396,572	£48,463,299
25%	60%	£41,360,063	£44,613,258	£41,443,472	£44,696,669	£41,821,346	£41,904,756
30%	60%	£34,692,581	£38,596,416	£34,792,673	£38,696,509	£35,246,121	£35,346,214
35%	60%	£27,984,900	£32,579,574	£28,103,583	£32,696,348	£28,641,259	£28,759,943
40%	60%	£21,264,983	£26,555,227	£21,400,620	£26,690,865	£22,015,107	£22,150,746
45%	60%	£14,545,065	£20,496,590	£14,697,658	£20,649,183	£15,388,957	£15,541,549
50%	60%	£7.766.301	£14,437,953	£7 938 622	£14,607,501	£8.719.293	£8.891.615

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%	£81,814,683	£81,814,683	£81,814,683	£81,814,683	£81,814,683	£81,814,683
10%	71%	£68,193,366	£69,184,777	£68,233,870	£69,225,282	£68,333,942	£68,374,446
15%	71%	£61,382,707	£62,869,825	£61,443,464	£62,930,581	£61,593,572	£61,654,328
20%	71%	£54.539.225	£56.551.421	£54.621.434	£56,633,630	£54.824.543	£54,906,751
25%	71%	£47,686,918	£50,202,164	£47,789,678	£50,304,924	£48,043,564	£48,146,326
30%	71%	£40,828,709	£43,852,906	£40,954,039	£43,976,218	£41,262,587	£41,385,900
35%	71%	£33,920,943	£37,499,880	£34,067,161	£37,646,098	£34,428,415	£34,574,633
40%	71%	£27.013.177	£31,103,390	£27.180.283	£31,270,496	£27,593,145	£27,760,252
45%	71%	£20,086,360	£24,706,900	£20,277,430	£24,894,895	£20,749,496	£20,940,565
50%	71%	£13.108.076	£18.304.462	£13.320.375	£18.516.761	£13.844.892	£14,057,192
100%	71%		-£48,224,604	-£58,689,914			-£57,142,787
10%	75%	£68.066.231	£68.954.617	£68.109.208	£68.997.595	£68.192.199	£68,235,177
15%	75%	£61,192,005	£62,524,583	£61,256,471	£62,589,050	£61,380,957	£61,445,423
20%	75%	£54,281,189	£56.084.281	£54.368.417	£56.171.508	£54,536,857	£54,624,084
25%	75%	£47,364,372	£49,618,237	£47,473,408	£49,727,273	£47,683,957	£47,792,992
30%	75%	£40.435.325	£43.152.193	£40.568.307	£43,283,036	£40.825.098	£40.958.081
35%	75%	£33,461,995	£36,669,012	£33.617.141	£36.824.159	£33.916.730	£34,071,877
40%	75%	£26,488,664	£30.153.827	£26,665,974	£30.331.137	£27.008.363	£27,185,673
45%	75%	£19,486,633	£23,638,643	£19,689,368	£23,838,116	£20,080,856	£20,283,592
50%	75%	£12,441,711	£17,098,096	£12,666,974	£17,323,358	£13,101,959	£13,327,221
10%	60%	£68.557.621	£69.839.904	£68,590,499	£69.872.782	£68.739.442	£68,772,319
15%	60%	£61,929,091	£63,852,516	£61,978,406	£63,901,830	£62,201,821	£62,251,136
20%	60%	£55,278,528	£57.865.126	£55,345,256	£57.930.879	£55,647,556	£55,714,283
25%	60%	£48,611,047	£51,864,243	£48,694,456	£51,947,653	£49,072,331	£49,155,740
30%	60%	£41.943.566	£45.847.401	£42.043.657	£45,947,493	£42,497,106	£42,597,198
35%	60%	£35,235,884	£39.830.558	£35,354,568	£39.947.333	£35.892.244	£36.010.928
40%	60%	£28,515,967	£33.806.211	£28,651,605	£33.941.850	£29,266,092	£29,401,730
45%	60%	£21.796.049	£27.747.575	£21,948,643	£27.900.167	£22,639,941	£22,792,533
50%	60%	£15.017.286	£21 688 937	£15 189 606	£21 858 486	£15,970,278	£16 142 500

£13,474,000

 No Units
 300

 Site Area
 1.08 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%	£61,081,692	£61,081,692	£61,081,692	£61,081,692	£61,081,692	£61,081,692
10%	71%	£50,180,858	£51,203,412	£50,222,635	£51,245,188	£50,325,850	£50,367,627
15%	71%	£44,697,080	£46,230,909	£44,759,745	£46,293,574	£44,914,567	£44,977,232
20%	71%	£39,213,302	£41,258,408	£39,296,855	£41,341,962	£39,503,286	£39,586,839
25%	71%	£33,729,524	£36,285,906	£33,833,964	£36,390,348	£34,092,004	£34,196,444
30%	71%	£28,217,937	£31,313,405	£28,345,316	£31,438,735	£28,660,026	£28,787,406
35%	71%	£22,679,377	£26,316,847	£22,827,986	£26,465,456	£23,195,148	£23,343,757
40%	71%	£17.140.816	£21.297.925	£17.310.655	£21.467.764	£17.730.269	£17,900,108
45%	71%	£11,535,309	£16,279,004	£11,729,503	£16,470,073	£12,209,290	£12,403,485
50%	71%	£5,909,696	£11,210,810	£6.128.997	£11.426.581	£6.670.812	£6.890.113
100%	71%	-£51,782,821	-£40,871,737	-£51,337,048	-£40,425,963	-£50,235,694	-£49,789,920
10%	75%	£50.049.730	£50.966.021	£50.094.058	£51.010.348	£50.179.654	£50,223,982
15%	75%	£44,500,388	£45,874,824	£44,566,878	£45,941,315	£44,695,274	£44,761,766
20%	75%	£38.951.045	£40.783.627	£39.039.700	£40.872.282	£39.210.894	£39,299,549
25%	75%	£33,401,703	£35,692,430	£33,512,521	£35,803,249	£33,726,514	£33,837,333
30%	75%	£27.818.118	£30.601.233	£27.953.276	£30.734.215	£28.214.266	£28.349.424
35%	75%	£22,212,921	£25,472,390	£22,370,605	£25,630,074	£22,675,095	£22,832,778
40%	75%	£16.599.373	£20.332.832	£16.782.530	£20.513.041	£17.135.923	£17.316.132
45%	75%	£10,925,773	£15,185,059	£11,131,825	£15,391,111	£11,529,715	£11,735,766
50%	75%	£5,221,358	£9,984,714	£5,454,048	£10,213,659	£5,903,378	£6,136,069
10%	60%	£50,556,555	£51,869,970	£50,590,465	£51,903,334	£50,744,087	£50,777,997
15%	60%	£45,260,627	£47,244,468	£45,311,490	£47,295,332	£45,541,923	£45,592,788
20%	60%	£39,964,697	£42,609,819	£40,032,516	£42,677,638	£40,339,760	£40,407,579
25%	60%	£34,668,767	£37,975,169	£34,753,541	£38,059,943	£35,137,596	£35,222,370
30%	60%	£29,363,462	£33,340,521	£29,466,855	£33,442,250	£29,935,258	£30,037,161
35%	60%	£24,015,824	£28,705,872	£24,136,448	£28,824,555	£24,682,918	£24,803,542
40%	60%	£18,668,184	£24,044,951	£18,806,040	£24,182,808	£19,430,578	£19,568,434
45%	60%	£13,281,702	£19,369,407	£13,439,326	£19,524,497	£14,153,423	£14,311,047
50%	60%	£7.869.871	£14.693.864	£8.045.011	£14.866.185	£8.838.451	£9.013.589

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%	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185	-£36,465,185
10%	71%	-£47,366,018	-£46,343,465		-£46,301,688	-£47,221,026	-£47,179,250
15%	71%	-£52.849.796					-£52,569,644
20%	71%	-£58,333,575	-£56,288,468				-£57,960,038
25%	71%	-£63,817,353					-£63,350,432
30%	71%	-£69,328,940	-£66,233,472	-£69,201,561	-£66,108,142		-£68,759,471
35%	71%	-£74,867,500					-£74,203,120
40%	71%	-£80,406,060	-£76,248,952	-£80,236,221			-£79,646,768
45%	71%	-£86,011,567			-£81,076,804		-£85,143,392
50%	71%	-£91,637,180	-£86,336,067	-£91,417,880		-£90,876,065	-£90,656,764
100%	71%	-£149,329,698	-£138.418.614				-£147,336,796
10%	75%	-£47,497,147					-£47,322,895
15%	75%	-£53.046.489					-£52,785,111
20%	75%	-£58,595,832	-£56,763,249	-£58,507,176	-£56,674,595		-£58,247,327
25%	75%	-£64,145,174					-£63,709,543
30%	75%	-£69,728,759	-£66,945,644				-£69,197,453
35%	75%	-£75,333,955		-£75,176,272			-£74,714,099
40%	75%	-£80,947,504	-£77,214,044				-£80,230,744
45%	75%	-£86,621,103					-£85,811,111
50%	75%	-£92,325,519					-£91,410,807
10%	60%	-£46,990,321	-£45,676,906	-£46,956,412	-£45,643,543	-£46,802,789	-£46,768,880
15%	60%	-£52,286,250			-£50,251,544		-£51,954,089
20%	60%	-£57,582,180		-£57,514,361			-£57,139,298
25%	60%	-£62,878,110					-£62,324,507
30%	60%	-£68,183,414	-£64,206,356		-£64,104,627	-£67,611,619	-£67,509,716
35%	60%	-£73,531,053					-£72,743,335
40%	60%	-£78,878,692			-£73,364,069		-£77,978,442
45%	60%	-£84,265,175	-£78.177.469		-£78,022,380	-£83,393,454	-£83,235,829
50%	60%	-£89 677 005					-£88 533 288

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%	-£17,308,062	-£17,308,062				
10%	71%	-£28,208,895	-£27,186,342	-£28,167,119	-£27,144,566	-£28,063,904	
15%	71%	-£33,692,674	-£32,158,844		-£32,096,179	-£33,475,186	
20%	71%	-£39,176,452	-£37,131,346	-£39,092,899	-£37,047,792	-£38,886,468	-£38,802,915
25%	71%	-£44,660,230	-£42,103,848				
30%	71%	-£50,171,817	-£47,076,349	-£50,044,438	-£46,951,019	-£49,729,727	-£49,602,348
35%	71%	-£55,710,377	-£52,072,907				
40%	71%	-£61,248,938	-£57,091,829	-£61,079,099	-£56,921,990	-£60,659,485	-£60,489,646
45%	71%	-£66,854,444	-£62,110,750			-£66,180,464	
50%	71%	-£72,480,058	-£67,178,944	-£72,260,757	-£66,963,172	-£71,718,942	-£71,499,641
100%	71%	-£130,172,575	-£119,261,491				-£128,179,674
10%	75%	-£28,340,024	-£27,423,733	-£28,295,696	-£27,379,406		
15%	75%	-£33,889,366	-£32,514,930				
20%	75%	-£39,438,709	-£37,606,127	-£39,350,054	-£37,517,472		-£39,090,205
25%	75%	-£44,988,051	-£42,697,324				
30%	75%	-£50,571,636	-£47,788,521	-£50,436,478			
35%	75%	-£56.176.833	-£52.917.364				
40%	75%	-£61,790,381	-£58,056,922	-£61,607,224			
45%	75%	-£67.463.980	-£63,204,695				
50%	75%	-£73,168,396	-£68,405,040	-£72,935,706		-£72,486,376	-£72,253,685
10%	60%	-£27,833,199	-£26,519,784				
15%	60%	-£33,129,127	-£31,145,286	-£33,078,264	-£31,094,422	-£32,847,831	-£32,796,966
20%	60%	-£38,425,057	-£35,779,935			-£38,049,994	
25%	60%	-£43,720,987	-£40,414,585	-£43,636,213	-£40,329,811	-£43,252,158	-£43,167,384
30%	60%	-£49,026,292	-£45,049,233		-£44,947,504	-£48,454,496	
35%	60%	-£54,373,930	-£49,683,882				
40%	60%	-£59,721,569	-£54,344,803	-£59,583,714	-£54,206,946	-£58,959,176	
45%	60%	-£65,108,052	-£59,020,347				
50%	60%	£70 519 883	-F63 695 890				

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% 40% 45% 50% 100% 10% 15%

£90,000,000

£72,325,000

£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%	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304
10%	71%	£20,240,470	£21,263,024	£20,282,247	£21,304,800	£20,385,462	£20,427,239
15%	71%	£14,756,692	£16,290,521	£14,819,357	£16,353,186	£14,974,179	£15,036,844
20%	71%	£9,272,914	£11,318,020	£9,356,467	£11,401,574	£9,562,898	£9,646,451
25%	71%	£3,789,136	£6,345,518	£3,893,576	£6,449,960	£4,151,616	£4,256,056
30%	71%	-£1,722,451	£1,373,017	-£1,595,072	£1,498,347	-£1,280,362	-£1,152,982
35%	71%	-£7,261,011	-£3,623,541	-£7,112,402	-£3,474,932	-£6,745,240	-£6,596,631
40%	71%	-£12,799,572	-£8,642,463	-£12,629,733	-£8,472,624	-£12,210,119	-£12,040,280
45%	71%	-£18,405,079	-£13,661,384		-£13,470,315		
50%	71%	-£24,030,692	-£18,729,578		-£18,513,807	-£23,269,576	
100%	71%	-£81,723,209		-£81,277,436			
10%	75%	£20,109,342	£21,025,633	£20,153,670	£21,069,960	£20,239,266	£20,283,594
15%	75%	£14,560,000	£15,934,436	£14,626,490	£16,000,927	£14,754,886	£14,821,378
20%	75%	£9,010,657	£10,843,239	£9,099,312	£10,931,893	£9,270,506	£9,359,161
25%	75%	£3,461,315	£5,752,042	£3,572,133	£5,862,861	£3,786,126	£3,896,945
30%	75%	-£2,122,270	£660,845	-£1,987,112	£793,827	-£1,726,122	-£1,590,964
35%	75%	-£7,727,467	-£4,467,998	-£7,569,783	-£4,310,314	-£7,265,293	-£7,107,610
40%	75%	-£13,341,015	-£9,607,556	-£13,157,858	-£9,427,347	-£12,804,465	-£12,624,256
45%	75%	-£19,014,615	-£14,755,329		-£14,549,277		
50%	75%	-£24,719,030	-£19,955,674	-£24,486,340			
10%	60%	£20,616,167	£21,929,582	£20,650,077	£21,962,946	£20,803,699	£20,837,609
15%	60%	£15,320,239	£17,304,080	£15,371,102	£17,354,944	£15,601,535	£15,652,400
20%	60%	£10,024,309	£12,669,431	£10,092,128	£12,737,250	£10,399,372	£10,467,191
25%	60%	£4,728,379	£8,034,781	£4,813,153	£8,119,555	£5,197,208	£5,281,982
30%	60%	-£576,926	£3,400,133	-£473,533	£3,501,862	-£5,130	£96,773
35%	60%	-£5,924,564	-£1,234,516	-£5,803,940	-£1,115,833	-£5,257,470	-£5,136,846
40%	60%	-£11,272,204	-£5,895,437	-£11,134,348	-£5,757,580	-£10,509,810	-£10,371,954
45%	60%	-£16,658,686	-£10,570,981		-£10,415,892	-£15,786,965	-£15,629,341
50%	60%	-£22,070,517	-£15,246,524		-£15,074,203		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£42,332,098	£42,332,098	£42,332,098	£42,332,098	£42,332,098	£42,332,098
10%	71%	£31,431,265	£32,453,818	£31,473,042	£32,495,595	£31,576,257	£31,618,033
15%	71%	£25,947,487	£27,481,316	£26,010,152	£27,543,981	£26,164,974	£26,227,639
20%	71%	£20,463,708	£22,508,815	£20,547,262	£22,592,368	£20,753,692	£20,837,245
25%	71%	£14,979,930	£17,536,313	£15,084,371	£17,640,754	£15,342,410	£15,446,851
30%	71%	£9,468,343	£12,563,811	£9,595,723	£12,689,141	£9,910,433	£10,037,812
35%	71%	£3,929,783	£7,567,253	£4,078,392	£7,715,863	£4,445,554	£4,594,164
40%	71%	-£1,608,777	£2,548,331	-£1,438,938	£2,718,170	-£1,019,324	-£849,485
45%	71%	-£7,214,284	-£2,470,590	-£7,020,090	-£2,279,521	-£6,540,304	-£6,346,109
50%	71%	-£12,839,897	-£7,538,783	-£12,620,596	-£7,323,012	-£12,078,782	-£11,859,481
100%	71%	-£70,532,415	-£59,621,331				
10%	75%	£31,300,136	£32,216,427	£31,344,464	£32,260,755	£31,430,061	£31,474,388
15%	75%	£25,750,794	£27,125,230	£25,817,285	£27,191,722	£25,945,681	£26,012,172
20%	75%	£20,201,451	£22,034,034	£20,290,107	£22,122,688	£20,461,301	£20,549,956
25%	75%	£14,652,109	£16,942,836	£14,762,927	£17,053,655	£14,976,921	£15,087,740
30%	75%	£9,068,524	£11,851,639	£9,203,682	£11,984,621	£9,464,673	£9,599,830
35%	75%	£3.463.328	£6.722.796	£3.621.011	£6.880.481	£3.925.501	£4.083.185
40%	75%	-£2,150,221	£1,583,239	-£1,967,063	£1,763,448	-£1,613,670	-£1,433,461
45%	75%	-£7,823,820	-£3,564,534	-£7,617,769	-£3,358,483	-£7,219,879	-£7,013,827
50%	75%	-£13,528,236	-£8,764,880	-£13,295,546	-£8,535,934	-£12,846,215	-£12,613,524
10%	60%	£31,806,962	£33,120,377	£31,840,871	£33,153,740	£31,994,494	£32,028,403
15%	60%	£26,511,033	£28,494,874	£26,561,896	£28,545,739	£26,792,330	£26,843,194
20%	60%	£21,215,103	£23,860,225	£21,282,922	£23,928,044	£21,590,166	£21,657,985
25%	60%	£15,919,173	£19,225,576	£16,003,947	£19,310,350	£16,388,002	£16,472,776
30%	60%	£10,613,869	£14,590,927	£10,717,262	£14,692,656	£11,185,664	£11,287,567
35%	60%	£5,266,230	£9,956,278	£5,386,855	£10,074,962	£5,933,324	£6,053,948
40%	60%	-£81,409	£5,295,357	£56,447	£5,433,214	£680,984	£818,841
45%	60%	-£5,467,892	£619,814	-£5,310,267	£774,903	-£4,596,171	-£4,438,546
50%	60%	-£10,879,722	-£4,055,730	-£10.704.583	-£3,883,408	-£9,911,143	-£9.736.004

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%	£53,728,825	£53,728,825	£53,728,825	£53,728,825	£53,728,825	£53,728,825
10%	71%	£42,827,992	£43,850,545	£42,869,768	£43,892,322	£42,972,984	£43,014,760
15%	71%	£37,344,213	£38,878,043	£37,406,878	£38,940,708	£37,561,701	£37,624,366
20%	71%	£31,860,435	£33,905,542	£31,943,988	£33,989,095	£32,150,419	£32,233,972
25%	71%	£26,376,657	£28,933,039	£26,481,098	£29,037,481	£26,739,137	£26,843,578
30%	71%	£20,865,070	£23,960,538	£20,992,449	£24,085,868	£21,307,160	£21,434,539
35%	71%	£15,326,510	£18,963,980	£15,475,119	£19,112,589	£15,842,281	£15,990,890
40%	71%	£9,787,950	£13,945,058	£9,957,789	£14,114,897	£10,377,402	£10,547,242
45%	71%	£4,182,443	£8,926,137	£4,376,637	£9,117,206	£4,856,423	£5,050,618
50%	71%	-£1,443,171	£3,857,943	-£1,223,870	£4,073,715	-£682,055	-£462,754
100%	71%	-£59,135,688	-£48,224,604				
10%	75%	£42,696,863	£43,613,154	£42,741,191	£43,657,481	£42,826,787	£42,871,115
15%	75%	£37,147,521	£38,521,957	£37,214,012	£38,588,449	£37,342,407	£37,408,899
20%	75%	£31,598,178	£33,430,760	£31,686,833	£33,519,415	£31,858,027	£31,946,683
25%	75%	£26,048,836	£28,339,563	£26,159,654	£28,450,382	£26,373,647	£26,484,466
30%	75%	£20,465,251	£23,248,366	£20,600,409	£23,381,348	£20,861,399	£20,996,557
35%	75%	£14.860.055	£18.119.523	£15.017.738	£18.277.207	£15.322.228	£15.479.911
40%	75%	£9,246,506	£12,979,966	£9,429,664	£13,160,175	£9,783,056	£9,963,266
45%	75%	£3,572,907	£7,832,192	£3,778,958	£8,038,244	£4,176,848	£4,382,899
50%	75%	-£2,131,509	£2,631,847	-£1,898,819	£2,860,793	-£1,449,489	-£1,216,797
10%	60%	£43,203,689	£44,517,104	£43,237,598	£44,550,467	£43,391,220	£43,425,130
15%	60%	£37,907,760	£39,891,601	£37,958,623	£39,942,466	£38,189,057	£38,239,921
20%	60%	£32,611,830	£35,256,952	£32,679,649	£35,324,771	£32,986,893	£33,054,712
25%	60%	£27,315,900	£30,622,303	£27,400,674	£30,707,077	£27,784,729	£27,869,503
30%	60%	£22,010,595	£25,987,654	£22,113,988	£26,089,383	£22,582,391	£22,684,294
35%	60%	£16,662,957	£21,353,005	£16,783,581	£21,471,689	£17,330,051	£17,450,675
40%	60%	£11,315,318	£16,692,084	£11,453,173	£16,829,941	£12,077,711	£12,215,568
45%	60%	£5,928,835	£12,016,541	£6,086,460	£12,171,630	£6,800,556	£6,958,180
50%	60%	£517 004	£7 340 997	£692 144	£7 513 310	£1 485 584	£1 660 722

£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%	£30,795,554	£30,795,554	£30,795,554	£30,795,554	£30,795,554	£30,795,554
10%	71%	£19,894,721	£20,917,274	£19,936,498	£20,959,051	£20,039,713	£20,081,489
15%	71%	£14,410,943	£15,944,772	£14,473,608	£16,007,437	£14,628,430	£14,691,095
20%	71%	£8,927,164	£10,972,271	£9,010,718	£11,055,824	£9,217,148	£9,300,701
25%	71%	£3,443,386	£5,999,769	£3,547,827	£6,104,210	£3,805,866	£3,910,307
30%	71%	-£2,068,201	£1,027,267	-£1,940,821	£1,152,597	-£1,626,111	-£1,498,732
35%	71%	-£7,606,761	-£3,969,291	-£7,458,152	-£3,820,681	-£7,090,990	-£6,942,380
40%	71%	-£13,145,321	-£8,988,213	-£12,975,482	-£8,818,374	-£12,555,868	-£12,386,029
45%	71%	-£18,750,828	-£14,007,134	-£18,556,634	-£13,816,065		
50%	71%	-£24,376,441	-£19,075,327	-£24,157,140	-£18,859,556	-£23,615,326	-£23,396,025
100%	71%	-£82,068,959	-£71,157,875				
10%	75%	£19,763,592	£20,679,883	£19,807,920	£20,724,211	£19,893,517	£19,937,844
15%	75%	£14,214,250	£15,588,686	£14,280,741	£15,655,178	£14,409,137	£14,475,628
20%	75%	£8,664,907	£10,497,490	£8,753,563	£10,586,144	£8,924,757	£9,013,412
25%	75%	£3,115,565	£5,406,292	£3,226,384	£5,517,111	£3,440,377	£3,551,196
30%	75%	-£2,468,019	£315,095	-£2,332,862	£448,077	-£2,071,871	-£1,936,714
35%	75%	-£8.073.216	-£4.813.748	-£7.915.533	-£4.656.063	-£7.611.043	-£7.453.359
40%	75%	-£13,686,765	-£9,953,305	-£13,503,607	-£9,773,096	-£13,150,214	-£12,970,005
45%	75%	-£19.360.364	-£15.101.078		-£14.895.027		
50%	75%	-£25,064,780	-£20,301,424	-£24,832,090	-£20,072,478		
10%	60%	£20,270,418	£21.583.833	£20.304.327	£21,617,196	£20,457,950	£20,491,859
15%	60%	£14,974,489	£16,958,330	£15,025,352	£17,009,195	£15,255,786	£15,306,650
20%	60%	£9.678.559	£12.323.681	£9.746.378	£12.391.500	£10.053.622	£10.121.441
25%	60%	£4,382,629	£7,689,032	£4,467,403	£7,773,806	£4,851,458	£4,936,232
30%	60%	-£922.675	£3.054.383	-£819.282	£3,156,112	-£350.880	-£248.977
35%	60%	-£6,270,314	-£1,580,266	-£6,149,689	-£1,461,582	-£5,603,220	-£5,482,595
40%	60%	-£11.617.953	-£6,241,187	-£11.480.097	-£6.103.330	-£10.855.560	-£10.717.703
45%	60%	-£17,004,436	-£10,916,730	-£16,846,811	-£10,761,641	-£16,132,715	-£15,975,090
50%	60%	-£22,416,266	-£15.592.274		-£15.419.952	-£21,447,687	-£21,272,548

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%	£46,477,840	£46,477,840	£46,477,840	£46,477,840	£46,477,840	£46,477,840
10%	71%	£35,577,007	£36,599,560	£35,618,784	£36,641,337	£35,721,999	£35,763,776
15%	71%	£30,093,229	£31,627,058	£30,155,894	£31,689,723	£30,310,716	£30,373,381
20%	71%	£24,609,451	£26,654,557	£24,693,004	£26,738,110	£24,899,434	£24,982,988
25%	71%	£19,125,672	£21,682,055	£19,230,113	£21,786,497	£19,488,152	£19,592,593
30%	71%	£13,614,086	£16,709,554	£13,741,465	£16,834,884	£14,056,175	£14,183,555
35%	71%	£8,075,525	£11,712,996	£8,224,135	£11,861,605	£8,591,297	£8,739,906
40%	71%	£2,536,965	£6,694,074	£2,706,804	£6,863,913	£3,126,418	£3,296,257
45%	71%	-£3,068,542	£1,675,153	-£2,874,348	£1,866,222	-£2,394,561	-£2,200,366
50%	71%	-£8,694,155	-£3,393,041	-£8,474,854	-£3,177,270	-£7,933,040	-£7,713,739
100%	71%	-£66,386,672	-£55,475,589	-£65,940,899	-£55,029,814	-£64,839,546	-£64,393,771
10%	75%	£35,445,879	£36,362,169	£35,490,206	£36,406,497	£35,575,803	£35,620,130
15%	75%	£29,896,537	£31,270,973	£29,963,027	£31,337,464	£30,091,423	£30,157,914
20%	75%	£24,347,194	£26,179,776	£24,435,849	£26,268,430	£24,607,043	£24,695,698
25%	75%	£18,797,852	£21,088,578	£18,908,670	£21,199,397	£19,122,663	£19,233,482
30%	75%	£13,214,267	£15,997,382	£13,349,424	£16,130,363	£13,610,415	£13,745,573
35%	75%	£7,609,070	£10,868,539	£7,766,753	£11,026,223	£8,071,243	£8,228,927
40%	75%	£1,995,522	£5,728,981	£2,178,679	£5,909,190	£2,532,072	£2,712,281
45%	75%	-£3,678,078	£581,208	-£3,472,026	£787,259	-£3,074,137	-£2,868,085
50%	75%	-£9,382,494	-£4,619,137	-£9,149,803	-£4,390,192	-£8,700,473	-£8,467,782
10%	60%	£35,952,704	£37,266,119	£35,986,614	£37,299,482	£36,140,236	£36,174,146
15%	60%	£30,656,775	£32,640,617	£30,707,639	£32,691,481	£30,938,072	£30,988,937
20%	60%	£25,360,845	£28,005,967	£25,428,665	£28,073,787	£25,735,908	£25,803,728
25%	60%	£20,064,916	£23,371,318	£20,149,690	£23,456,092	£20,533,744	£20,618,518
30%	60%	£14,759,611	£18,736,670	£14,863,004	£18,838,399	£15,331,406	£15,433,309
35%	60%	£9,411,973	£14,102,020	£9,532,597	£14,220,704	£10,079,066	£10,199,691
40%	60%	£4,064,333	£9,441,100	£4,202,189	£9,578,956	£4,826,726	£4,964,583
45%	60%	-£1,322,149	£4,765,556	-£1,164,525	£4,920,645	-£450,429	-£292,804
50%	60%	-£6.733.980	£90.013	-£6,558,841	£262.334	-£5.765.401	-£5.590.262

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%	£53,728,825	£53,728,825	£53,728,825	£53,728,825	£53,728,825	£53,728,825
10%	71%	£42,827,992	£43,850,545	£42,869,768	£43,892,322	£42,972,984	£43,014,760
15%	71%	£37,344,213	£38,878,043	£37,406,878	£38,940,708	£37,561,701	£37,624,366
20%	71%	£31,860,435	£33,905,542	£31,943,988	£33,989,095	£32,150,419	£32,233,972
25%	71%	£26,376,657	£28,933,039	£26,481,098	£29,037,481	£26,739,137	£26,843,578
30%	71%	£20,865,070	£23,960,538	£20,992,449	£24,085,868	£21,307,160	£21,434,539
35%	71%	£15,326,510	£18,963,980	£15,475,119	£19,112,589	£15,842,281	£15,990,890
40%	71%	£9,787,950	£13,945,058	£9,957,789	£14,114,897	£10,377,402	£10,547,242
45%	71%	£4,182,443	£8,926,137	£4,376,637	£9,117,206	£4,856,423	£5,050,618
50%	71%	-£1,443,171	£3,857,943	-£1,223,870	£4,073,715	-£682,055	-£462,754
100%	71%	-£59,135,688	-£48,224,604	-£58,689,914	-£47,778,830	-£57,588,561	-£57,142,787
10%	75%	£42,696,863	£43,613,154	£42,741,191	£43,657,481	£42,826,787	£42,871,115
15%	75%	£37,147,521	£38,521,957	£37,214,012	£38,588,449	£37,342,407	£37,408,899
20%	75%	£31,598,178	£33,430,760	£31,686,833	£33,519,415	£31,858,027	£31,946,683
25%	75%	£26,048,836	£28,339,563	£26,159,654	£28,450,382	£26,373,647	£26,484,466
30%	75%	£20,465,251	£23,248,366	£20,600,409	£23,381,348	£20,861,399	£20,996,557
35%	75%	£14,860,055	£18,119,523	£15,017,738	£18,277,207	£15,322,228	£15,479,911
40%	75%	£9,246,506	£12,979,966	£9,429,664	£13,160,175	£9,783,056	£9,963,266
45%	75%	£3,572,907	£7,832,192	£3,778,958	£8,038,244	£4,176,848	£4,382,899
50%	75%	-£2,131,509	£2,631,847	-£1,898,819	£2,860,793	-£1,449,489	-£1,216,797
10%	60%	£43.203.689	£44.517.104	£43,237,598	£44,550,467	£43.391.220	£43.425.130
15%	60%	£37,907,760	£39,891,601	£37,958,623	£39,942,466	£38,189,057	£38,239,921
20%	60%	£32,611,830	£35,256,952	£32,679,649	£35,324,771	£32,986,893	£33,054,712
25%	60%	£27,315,900	£30,622,303	£27,400,674	£30,707,077	£27,784,729	£27,869,503
30%	60%	£22,010,595	£25,987,654	£22,113,988	£26,089,383	£22,582,391	£22,684,294
35%	60%	£16,662,957	£21,353,005	£16,783,581	£21,471,689	£17,330,051	£17,450,675
40%	60%	£11,315,318	£16,692,084	£11,453,173	£16,829,941	£12,077,711	£12,215,568
45%	60%	£5,928,835	£12,016,541	£6,086,460	£12,171,630	£6,800,556	£6,958,180
E00/	608/	CE47.004	07 240 007	0000 444	C7 E40 040	C4 40E E04	04.000.700

£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%	£67,454,020	£67,454,020	£67,454,020	£67,454,020	£67,454,020	£67,454,020
10%	71%	£55,938,839	£56,964,307	£55,979,942	£57,005,411	£55,793,255	£55,834,359
15%	71%	£50,178,635	£51,716,838	£50,240,291	£51,778,494	£49,960,260	£50,021,916
20%	71%	£44,382,677	£46,467,156	£44,466,230	£46,550,710	£44,086,748	£44,170,301
25%	71%	£38,575,813	£41,181,413	£38,680,255	£41,285,854	£38,205,902	£38,310,343
30%	71%	£32,768,949	£35,895,669	£32,894,278	£36,020,999	£32,325,056	£32,450,385
35%	71%	£26,938,369	£30,609,924	£27,086,978	£30,756,143	£26,412,024	£26,560,633
40%	71%	£21,072,194	£25,309,337	£21,242,033	£25,479,176	£20,470,656	£20,640,495
45%	71%	£15,192,473	£19,972,805	£15,386,668	£20,163,874	£14,504,676	£14,698,870
50%	71%	£9,254,131	£14,636,273	£9,469,902	£14,848,572	£8,489,910	£8,705,682
100%	71%	-£51,782,821	-£40,661,673	-£51,337,048	-£40,215,898	-£53,361,666	-£52,915,891
10%	75%	£55,809,821	£56,728,723	£55,853,435	£56,772,337	£55,679,366	£55,722,980
15%	75%	£49,985,108	£51,363,462	£50,050,529	£51,428,883	£49,789,426	£49,854,847
20%	75%	£44,120,421	£45,988,284	£44,209,075	£46,076,938	£43,855,244	£43,943,899
25%	75%	£38,247,992	£40,582,822	£38,358,810	£40,693,640	£37,916,521	£38,027,340
30%	75%	£32,375,563	£35,177,359	£32,508,546	£35,310,341	£31,977,800	£32,110,782
35%	75%	£26,471,914	£29,771,897	£26,629,597	£29,927,043	£26,000,266	£26,157,949
40%	75%	£20,539,102	£24,335,927	£20,719,312	£24,516,137	£20,000,076	£20,180,286
45%	75%	£14,582,937	£18,877,719	£14,788,989	£19,080,455	£13,966,615	£14,172,666
50%	75%	£8,576,868	£13,400,522	£8,805,815	£13,629,467	£7,892,065	£8,121,011
10%	60%	£56,308,490	£57,634,821	£56,341,854	£57,668,185	£56,120,195	£56,153,558
15%	60%	£50,733,112	£52,722,610	£50,783,158	£52,772,656	£50,450,668	£50,500,715
20%	60%	£45,134,072	£47,810,398	£45,201,891	£47,877,125	£44,751,320	£44,819,139
25%	60%	£39,515,056	£42,885,115	£39,599,830	£42,969,890	£39,036,617	£39,121,391
30%	60%	£33,896,041	£37,940,112	£33,997,770	£38,041,840	£33,321,913	£33,423,642
35%	60%	£28,274,816	£32,995,109	£28,395,441	£33,113,791	£27,594,046	£27,714,670
40%	60%	£22,599,562	£28,050,105	£22,737,419	£28,185,743	£21,821,539	£21,959,395
45%	60%	£16,924,307	£23,089,626	£17,079,397	£23,244,715	£16,049,032	£16,204,120
50%	60%	£11.194.566	£18.099.407	£11.369.706	£18.271.729	£10.206.132	£10.381,270

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

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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%	-£30,092,857	-£30,092,857	-£30,092,857	-£30,092,857	-£30,092,857	-£30,092,857
10%	71%	-£41,608,038	-£40,582,570				
15%	71%	-£47.368.242	-£45.830.039				
20%	71%	-£53,164,200	-£51,079,720	-£53,080,646	-£50,996,167	-£53,460,129	-£53,376,576
25%	71%	-£58,971,064	-£56,365,464				
30%	71%	-£64,777,928	-£61,651,208		-£61,525,878		-£65,096,492
35%	71%	-£70,608,508	-£66,936,952				
40%	71%	-£76,474,683	-£72,237,539	-£76,304,844	-£72,067,700		-£76,906,381
45%	71%	-£82,354,403	-£77,574,071				
50%	71%	-£88,292,746	-£82,910,604		-£82,698,304	-£89,056,966	-£88,841,195
100%	71%	-£149,329,698	-£138,208,549				
10%	75%	-£41,737,056	-£40,818,154	-£41,693,442	-£40,774,540	-£41,867,511	-£41,823,897
15%	75%	-£47,561,769	-£46,183,415				
20%	75%	-£53,426,456	-£51,558,592	-£53,337,801	-£51,469,938		
25%	75%	-£59,298,884	-£56,964,055	-£59,188,066		-£59,630,355	-£59,519,536
30%	75%	-£65,171,313	-£62,369,517				
35%	75%	-£71,074,963	-£67,774,980	-£70,917,280	-£67,619,834	-£71,546,611	-£71,388,928
40%	75%	-£77,007,774	-£73,210,950				
45%	75%	-£82,963,939	-£78,669,158	-£82,757,888	-£78,466,422	-£83,580,262	-£83,374,210
50%	75%	-£88,970,009	-£84,146,355				
10%	60%	-£41,238,387	-£39,912,055			-£41,426,682	
15%	60%	-£46,813,765	-£44,824,267				
20%	60%	-£52,412,805	-£49,736,479				
25%	60%	-£58,031,820	-£54,661,761				
30%	60%	-£63,650,836	-£59,606,765	-£63,549,107	-£59,505,036	-£64,224,964	-£64,123,235
35%	60%	-£69,272,061	-£64,551,768				
40%	60%	-£74,947,315	-£69,496,772	-£74,809,458	-£69,361,133	-£75,725,338	-£75,587,482
45%	60%	-£80,622,569	-£74,457,251				
50%	60%	-£86,352,310	-£79,447,470				

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%	-£10,935,734	-£10,935,734	-£10,935,734	-£10,935,734	-£10,935,734	-£10,935,734
10%	71%	-£22,450,915	-£21,425,447	-£22,409,812		-£22.596.499	
15%	71%	-£28,211,119	-£26,672,916			-£28,429,494	
20%	71%	-£34,007,077	-£31,922,598	-£33,923,524	-£31,839,044	-£34,303,006	-£34,219,453
25%	71%	-£39,813,941	-£37,208,341				
30%	71%	-£45,620,805	-£42,494,085	-£45,495,476	-£42,368,755	-£46,064,698	-£45,939,369
35%	71%	-£51,451,385	-£47,779,830				
40%	71%	-£57,317,560	-£53,080,417	-£57,147,721	-£52,910,578	-£57,919,098	-£57,749,259
45%	71%	-£63,197,281	-£58,416,949				
50%	71%	-£69,135,623	-£63,753,481	-£68,919,852	-£63,541,182	-£69,899,844	-£69,684,072
100%	71%	-£130,172,575	-£119,051,427				
10%	75%	-£22,579,933	-£21,661,031	-£22,536,319	-£21,617,417	-£22,710,388	-£22,666,774
15%	75%	-£28,404,646	-£27,026,292				
20%	75%	-£34,269,333	-£32,401,470	-£34,180,679	-£32,312,815	-£34,534,510	-£34,445,855
25%	75%	-£40,141,762	-£37,806,932				
30%	75%	-£46,014,191	-£43,212,395	-£45,881,208	-£43,079,413	-£46,411,954	-£46,278,972
35%	75%	-£51,917,840	-£48,617,857				
40%	75%	-£57,850,652	-£54,053,827	-£57,670,442		-£58,389,678	-£58,209,468
45%	75%	-£63,806,817	-£59,512,035				
50%	75%	-£69,812,886	-£64,989,232			-£70,497,689	
10%	60%	-£22,081,264	-£20,754,933				
15%	60%	-£27,656,642	-£25,667,144	-£27,606,596	-£25,617,098		
20%	60%	-£33,255,682	-£30,579,356			-£33,638,434	
25%	60%	-£38,874,698	-£35,504,638	-£38,789,924	-£35,419,864		-£39,268,363
30%	60%	-£44,493,713	-£40,449,642	-£44,391,984	-£40,347,914	-£45,067,841	-£44,966,112
35%	60%	-£50,114,938	-£45,394,645				
40%	60%	-£55,790,192	-£50,339,649		-£50,204,011		-£56,430,359
45%	60%	-£61,465,447	-£55,300,128				
50%	60%	-£67,195,188	-£60,290,347				-£68,008,484

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%	£22,417,711	£22,417,711	£22,417,711	£22,417,711	£22,417,711	£22,417,711
10%	71%	£10,902,530	£11,927,998	£10,943,633	£11,969,102	£10,756,946	£10,798,050
15%	71%	£5,142,326	£6,680,529	£5,203,982	£6,742,185	£4,923,951	£4,985,607
20%	71%	-£653,632	£1,430,847	-£570,079	£1,514,401	-£949,561	-£866,008
25%	71%	-£6,460,496	-£3,854,896	-£6,356,054	-£3,750,455	-£6,830,407	-£6,725,966
30%	71%	-£12,267,360	-£9,140,640	-£12,142,031	-£9,015,310	-£12,711,253	-£12,585,924
35%	71%	-£18,097,940	-£14,426,385	-£17,949,331	-£14,280,167	-£18,624,285	-£18,475,676
40%	71%	-£23,964,115					
45%	71%	-£29,843,836	-£25,063,504	-£29,649,641	-£24,872,435	-£30,531,633	-£30,337,439
50%	71%	-£35,782,178					
100%	71%	-£96,819,130	-£85,697,982	-£96,373,357	-£85,252,207	-£98,397,975	-£97,952,200
10%	75%	£10,773,511	£11,692,414	£10,817,126	£11,736,028	£10,643,057	£10,686,671
15%	75%	£4,948,799	£6,327,153	£5,014,220	£6,392,574	£4,753,117	£4,818,538
20%	75%	-£915,888	£951,975	-£827,234	£1,040,629	-£1,181,065	-£1,092,410
25%	75%	-£6,788,317	-£4,453,487	-£6,677,499	-£4,342,669	-£7,119,788	-£7,008,969
30%	75%	-£12,660,746	-£9,858,950	-£12,527,763	-£9,725,968	-£13,058,509	-£12,925,528
35%	75%	-£18,564,395	-£15,264,412	-£18,406,712	-£15,109,267	-£19,036,044	-£18,878,360
40%	75%	-£24,497,207					-£24,856,023
45%	75%	-£30,453,372	-£26,158,590		-£25,955,854	-£31,069,694	
50%	75%	-£36,459,441	-£31,635,787	-£36,230,495	-£31,406,842	-£37,144,244	-£36,915,298
10%	60%	£11,272,181	£12,598,512	£11,305,545	£12,631,876	£11,083,885	£11,117,249
15%	60%	£5,696,803	£7,686,300	£5,746,849	£7,736,347	£5,414,359	£5,464,405
20%	60%	£97.763	£2,774,089	£165.582	£2.840.816	-£284.989	-£217.170
25%	60%	-£5,521,253	-£2,151,194	-£5,436,479	-£2,066,420	-£5,999,692	-£5,914,918
30%	60%	-£11,140,268	-£7,096,198	-£11,038,540	-£6,994,469	-£11,714,396	-£11,612,667
35%	60%	-£16,761,493	-£12,041,200		-£11,922,518	-£17,442,263	
40%	60%	-£22.436.747	-£16.986.204		-£16.850.566		-£23.076.914
45%	60%	-£28,112,002			-£21,791,594		
E00/	60%	£22 941 742					

£90,000,000

£72,325,000

£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%	£37.513.632	£37.513.632	£37.513.632	£37.513.632	£37.513.632	£37.513.632
10%	71%	£25.998.451	£27.023.919	£26.039.554	£27,065,023	£25.852.867	£25,893,971
15%	71%	£20,238,247	£21,776,450	£20,299,903	£21,838,106	£20,019,872	£20,081,528
20%	71%	£14,442,289	£16,526,768	£14,525,842	£16,610,322	£14,146,360	£14,229,913
25%	71%	£8,635,425	£11,241,025	£8,739,867	£11,345,466	£8,265,514	£8,369,955
30%	71%	£2,828,561	£5,955,281	£2,953,890	£6,080,611	£2,384,668	£2,509,997
35%	71%	-£3,002,019	£669,536	-£2,853,410	£815,755	-£3,528,364	-£3,379,755
40%	71%	-£8,868,194	-£4,631,051	-£8,698,355	-£4,461,212	-£9,469,732	-£9,299,893
45%	71%	-£14,747,915	-£9,967,583	-£14,553,720	-£9,776,514	-£15,435,712	-£15,241,518
50%	71%		-£15,304,115	-£20,470,486	-£15,091,816	-£21,450,478	-£21,234,706
100%	71%		-£70,602,061				-£82,856,279
10%	75%	£25,869,433	£26,788,335	£25,913,047	£26,831,949	£25,738,978	£25,782,592
15%	75%	£20,044,720	£21,423,074	£20,110,141	£21,488,495	£19,849,038	£19,914,459
20%	75%	£14,180,033	£16,047,896	£14,268,687	£16,136,550	£13,914,856	£14,003,511
25%	75%	£8,307,604	£10,642,434	£8,418,422	£10,753,252	£7,976,133	£8,086,952
30%	75%	£2,435,175	£5,236,971	£2,568,158	£5,369,953	£2,037,412	£2,170,394
35%	75%	-£3,468,474	-£168,491	-£3,310,791	-£13,345	-£3,940,123	-£3,782,439
40%	75%	-£9,401,286	-£5,604,461	-£9,221,076	-£5,424,251	-£9,940,312	-£9,760,102
45%	75%	-£15,357,451	-£11,062,669	-£15,151,399	-£10,859,933	-£15,973,773	-£15,767,722
50%	75%		-£16,539,866		-£16,310,921	-£22,048,323	-£21,819,377
10%	60%	£26,368,102	£27,694,433	£26,401,466	£27,727,797	£26,179,807	£26,213,170
15%	60%	£20,792,724	£22,782,222	£20,842,770	£22,832,268	£20,510,280	£20,560,327
20%	60%	£15,193,684	£17,870,010	£15,261,503	£17,936,737	£14,810,932	£14,878,751
25%	60%	£9,574,668	£12,944,727	£9,659,442	£13,029,502	£9,096,229	£9,181,003
30%	60%	£3,955,653	£7,999,724	£4,057,382	£8,101,452	£3,381,525	£3,483,254
35%	60%	-£1,665,572	£3,054,721	-£1,544,947	£3,173,403	-£2,346,342	-£2,225,718
40%	60%	-£7,340,826	-£1,890,283	-£7,202,969	-£1,754,645	-£8,118,849	-£7,980,993
45%	60%	-£13,016,081	-£6,850,762	-£12,860,992	-£6,695,673	-£13,891,356	-£13,736,268
50%	60%		-£11 840 981		-£11 668 660	-£19 734 256	-£19.559.118

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£48,704,426	£48,704,426	£48,704,426	£48,704,426	£48,704,426	£48,704,426
10%	71%	£37,189,245	£38,214,713	£37,230,349	£38,255,818	£37,043,661	£37,084,765
15%	71%	£31,429,041	£32,967,244	£31,490,698	£33,028,900	£31,210,666	£31,272,323
20%	71%	£25,633,083	£27,717,563	£25,716,637	£27,801,116	£25,337,154	£25,420,708
25%	71%	£19,826,219	£22,431,819	£19,930,661	£22,536,260	£19,456,308	£19,560,750
30%	71%	£14,019,355	£17,146,075	£14,144,684	£17,271,405	£13,575,462	£13,700,791
35%	71%	£8,188,775	£11,860,331	£8,337,385	£12,006,549	£7,662,430	£7,811,039
40%	71%	£2,322,600	£6,559,744	£2,492,439	£6,729,583	£1,721,063	£1,890,902
45%	71%	-£3,557,120	£1,223,212	-£3,362,925	£1,414,281	-£4,244,918	-£4,050,724
50%	71%	-£9,495,463	-£4,113,321	-£9,279,691	-£3,901,021	-£10,259,683	-£10,043,912
100%	71%	-£70,532,415	-£59,411,266				
10%	75%	£37,060,227	£37,979,129	£37,103,841	£38,022,744	£36,929,772	£36,973,387
15%	75%	£31,235,514	£32,613,868	£31,300,936	£32,679,290	£31,039,832	£31,105,254
20%	75%	£25,370,827	£27,238,691	£25,459,482	£27,327,345	£25,105,651	£25,194,306
25%	75%	£19,498,399	£21,833,228	£19,609,217	£21,944,046	£19,166,928	£19,277,747
30%	75%	£13,625,970	£16,427,766	£13,758,953	£16,560,748	£13,228,206	£13,361,188
35%	75%	£7,722,320	£11,022,303	£7,880,004	£11,177,449	£7,250,672	£7,408,355
40%	75%	£1,789,509	£5,586,333	£1,969,719	£5,766,543	£1,250,482	£1,430,692
45%	75%	-£4,166,656	£128,125	-£3,960,605	£330,861	-£4,782,979	-£4,576,927
50%	75%	-£10,172,726	-£5,349,072	-£9,943,779	-£5,120,126	-£10,857,529	-£10,628,582
10%	60%	£37,558,897	£38,885,228	£37,592,261	£38,918,592	£37,370,601	£37,403,964
15%	60%	£31,983,519	£33,973,016	£32,033,565	£34,023,062	£31,701,075	£31,751,121
20%	60%	£26,384,478	£29,060,804	£26,452,298	£29,127,532	£26,001,727	£26,069,546
25%	60%	£20,765,463	£24,135,522	£20,850,237	£24,220,296	£20,287,024	£20,371,798
30%	60%	£15,146,447	£19,190,518	£15,248,176	£19,292,247	£14,572,320	£14,674,048
35%	60%	£9,525,223	£14,245,515	£9,645,847	£14,364,198	£8,844,452	£8,965,077
40%	60%	£3,849,968	£9,300,511	£3,987,825	£9,436,150	£3,071,945	£3,209,801
45%	60%	-£1,825,286	£4,340,032	-£1,670,197	£4,495,121	-£2,700,562	-£2,545,473
50%	60%	-£7.555.027	-£650.187	-£7,379,888	-£477.865	-£8.543.462	-£8.368.323

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%	£60,101,153	£60,101,153		£60,101,153	£60,101,153	£60,101,153
10%	71%	£48,585,972	£49,611,440	£48,627,076	£49,652,544	£48,440,388	£48,481,492
15%	71%	£42,825,768	£44,363,971	£42,887,424	£44,425,627	£42,607,393	£42,669,049
20%	71%	£37,029,810	£39,114,290	£37,113,364	£39,197,843	£36,733,881	£36,817,434
25%	71%	£31,222,946	£33,828,546	£31,327,388	£33,932,987	£30,853,035	£30,957,477
30%	71%	£25,416,082	£28,542,802	£25,541,411	£28,668,132	£24,972,189	£25,097,518
35%	71%	£19,585,502	£23,257,057	£19,734,111	£23,403,276	£19,059,157	£19,207,766
40%	71%	£13,719,327	£17,956,470	£13,889,166	£18,126,310	£13,117,789	£13,287,628
45%	71%	£7,839,607	£12,619,939	£8,033,802	£12,811,008	£7,151,809	£7,346,003
50%	71%	£1,901,264	£7,283,406	£2,117,035	£7,495,706	£1,137,044	£1,352,815
100%	71%	-£59,135,688		-£58,689,914			
10%	75%	£48,456,954	£49,375,856	£48,500,568	£49,419,470	£48,326,499	£48,370,113
15%	75%	£42,632,241	£44,010,595	£42,697,663	£44,076,016	£42,436,559	£42,501,981
20%	75%	£36,767,554	£38,635,417	£36,856,208	£38,724,072	£36,502,377	£36,591,033
25%	75%	£30,895,125	£33,229,955	£31,005,944	£33,340,773	£30,563,655	£30,674,474
30%	75%	£25,022,697	£27,824,492	£25,155,680	£27,957,474	£24,624,933	£24,757,915
35%	75%	£19,119,047	£22,419,030	£19,276,730	£22,574,176	£18,647,399	£18,805,082
40%	75%	£13,186,235	£16,983,060	£13,366,445	£17,163,270	£12,647,209	£12,827,419
45%	75%	£7,230,071	£11,524,852	£7,436,122	£11,727,588	£6,613,748	£6,819,800
50%	75%	£1,224,001	£6,047,655	£1,452,948	£6,276,600	£539,198	£768,145
10%	60%	£48,955,623	£50,281,955	£48,988,987	£50,315,319	£48,767,328	£48,800,691
15%	60%	£43,380,245	£45,369,743	£43,430,292	£45,419,789	£43,097,802	£43,147,848
20%	60%	£37,781,205	£40,457,531	£37,849,024	£40,524,258	£37,398,453	£37,466,273
25%	60%	£32,162,189	£35,532,249	£32,246,964	£35,617,023	£31,683,750	£31,768,524
30%	60%	£26,543,174	£30,587,245	£26,644,903	£30,688,974	£25,969,046	£26,070,775
35%	60%	£20,921,949	£25,642,242	£21,042,574	£25,760,925	£20,241,179	£20,361,804
40%	60%	£15,246,695	£20,697,238	£15,384,552	£20,832,876	£14,468,672	£14,606,528
45%	60%	£9,571,441	£15,736,759	£9,726,530	£15,891,848	£8,696,165	£8,851,253
50%	60%	£3.841.699	£10,746,540	£4.016.839	£10.918.862	£2.853.265	£3.028.404

£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 LAR and SO at GLA Income thresholds % of AH as rented 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%	£52,850,169	£52,850,169	£52,850,169	£52,850,169	£52,850,169	£52,850,169
10%	71%	£41,334,988	£42,360,456	£41,376,091	£42,401,560	£41,189,403	£41,230,508
15%	71%	£35,574,784	£37,112,987	£35,636,440	£37,174,643	£35,356,409	£35,418,065
20%	71%	£29,778,826	£31,863,305	£29,862,379	£31,946,858	£29,482,897	£29,566,450
25%	71%	£23,971,962	£26,577,562	£24,076,403	£26,682,002	£23,602,050	£23,706,492
30%	71%	£18,165,098	£21,291,817	£18,290,427	£21,417,147	£17,721,204	£17,846,533
35%	71%	£12,334,518	£16,006,073	£12,483,127	£16,152,291	£11,808,172	£11,956,782
40%	71%	£6,468,342	£10,705,486	£6,638,181	£10,875,325	£5,866,805	£6,036,644
45%	71%	£588,622	£5,368,954	£782,817	£5,560,023	-£99,175	£95,019
50%	71%	-£5,349,721	£32,421	-£5,133,949	£244,721	-£6,113,941	-£5,898,169
100%	71%	-£66,386,672	-£55,265,524	-£65,940,899	-£54,819,749	-£67,965,517	-£67,519,743
10%	75%	£41,205,969	£42,124,872	£41,249,584	£42,168,486	£41,075,515	£41,119,129
15%	75%	£35,381,257	£36,759,611	£35,446,678	£36,825,032	£35,185,575	£35,250,996
20%	75%	£29,516,570	£31,384,433	£29,605,224	£31,473,087	£29,251,393	£29,340,048
25%	75%	£23,644,141	£25,978,970	£23,754,959	£26,089,789	£23,312,670	£23,423,489
30%	75%	£17,771,712	£20,573,508	£17,904,695	£20,706,490	£17,373,948	£17,506,930
35%	75%	£11,868,063	£15,168,046	£12,025,746	£15,323,191	£11,396,414	£11,554,098
40%	75%	£5,935,251	£9,732,076	£6,115,461	£9,912,286	£5,396,224	£5,576,434
45%	75%	-£20,914	£4,273,868	£185,138	£4,476,604	-£637,236	-£431,185
50%	75%	-£6,026,983	-£1,203,330	-£5,798,037	-£974,384	-£6,711,786	-£6,482,840
10%	60%	£41,704,639	£43,030,970	£41,738,003	£43,064,334	£41,516,343	£41,549,706
15%	60%	£36,129,261	£38,118,758	£36,179,307	£38,168,804	£35,846,817	£35,896,863
20%	60%	£30,530,220	£33,206,546	£30,598,040	£33,273,274	£30,147,469	£30,215,288
25%	60%	£24,911,205	£28,281,264	£24,995,979	£28,366,038	£24,432,766	£24,517,540
30%	60%	£19,292,189	£23,336,260	£19,393,918	£23,437,989	£18,718,062	£18,819,791
35%	60%	£13,670,965	£18,391,257	£13,791,589	£18,509,940	£12,990,195	£13,110,819
40%	60%	£7,995,710	£13,446,253	£8,133,567	£13,581,892	£7,217,688	£7,355,543
45%	60%	£2,320,456	£8,485,775	£2,475,545	£8,640,864	£1,445,181	£1,600,269
50%	60%	£3 409 285	£3.495.556	-F3 234 146	£3.667.877	-FA 307 710	-FA 222 581

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%	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153
10%	71%	£48,585,972	£49,611,440	£48,627,076	£49,652,544	£48,440,388	£48,481,492
15%	71%	£42,825,768	£44,363,971	£42,887,424	£44,425,627	£42,607,393	£42,669,049
20%	71%	£37,029,810	£39,114,290	£37,113,364	£39,197,843	£36,733,881	£36,817,434
25%	71%	£31,222,946	£33,828,546	£31,327,388	£33,932,987	£30,853,035	£30,957,477
30%	71%	£25,416,082	£28,542,802	£25,541,411	£28,668,132	£24,972,189	£25,097,518
35%	71%	£19,585,502	£23,257,057	£19,734,111	£23,403,276	£19,059,157	£19,207,766
40%	71%	£13,719,327	£17,956,470	£13,889,166	£18,126,310	£13,117,789	£13,287,628
45%	71%	£7,839,607	£12,619,939	£8,033,802	£12,811,008	£7,151,809	£7,346,003
50%	71%	£1,901,264	£7,283,406	£2,117,035	£7,495,706	£1,137,044	£1,352,815
100%	71%	-£59,135,688					
10%	75%	£48,456,954	£49,375,856	£48,500,568	£49,419,470	£48,326,499	£48,370,113
15%	75%	£42,632,241	£44,010,595	£42,697,663	£44,076,016	£42,436,559	£42,501,981
20%	75%	£36,767,554	£38,635,417	£36,856,208	£38,724,072	£36,502,377	£36,591,033
25%	75%	£30,895,125	£33,229,955	£31,005,944	£33,340,773	£30,563,655	£30,674,474
30%	75%	£25,022,697	£27,824,492	£25,155,680	£27,957,474	£24,624,933	£24,757,915
35%	75%	£19,119,047	£22,419,030	£19,276,730	£22,574,176	£18,647,399	£18,805,082
40%	75%	£13,186,235	£16,983,060	£13,366,445	£17,163,270	£12,647,209	£12,827,419
45%	75%	£7,230,071	£11,524,852	£7,436,122	£11,727,588	£6,613,748	£6,819,800
50%	75%	£1,224,001	£6,047,655	£1,452,948	£6,276,600	£539,198	£768,145
10%	60%	£48,955,623	£50,281,955	£48,988,987	£50,315,319	£48,767,328	£48,800,691
15%	60%	£43,380,245	£45,369,743	£43,430,292	£45,419,789	£43,097,802	£43,147,848
20%	60%	£37,781,205	£40,457,531	£37,849,024	£40,524,258	£37,398,453	£37,466,273
25%	60%	£32,162,189	£35,532,249	£32,246,964	£35,617,023	£31,683,750	£31,768,524
30%	60%	£26,543,174	£30,587,245	£26,644,903	£30,688,974	£25,969,046	£26,070,775
35%	60%	£20,921,949	£25,642,242	£21,042,574	£25,760,925	£20,241,179	£20,361,804
40%	60%	£15,246,695	£20,697,238	£15,384,552	£20,832,876	£14,468,672	£14,606,528
45%	60%	£9,571,441	£15,736,759	£9,726,530	£15,891,848	£8,696,165	£8,851,253
50%	60%	£3,841,699	£10,746,540	£4,016,839	£10,918,862	£2,853,265	£3,028,404

£27,943,000

£13,474,000

 No Units
 300

 Site Area
 1.08 Ha

	CIL Zone	2
	Value Area	Med
ales value inflation		0%
uild 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%	£30,568,752	£30,568,752	£30,568,752	£30,568,752	£30,568,752	£30,568,752
10%	71%	£22,556,245	£23,355,420	£22,622,145	£23,421,319	£22,317,797	£22,383,698
15%	71%	£18,549,992	£19,748,753	£18,648,843	£19,847,603	£18,192,320	£18,291,170
20%	71%	£14,505,224	£16,129,712	£14,639,179	£16,263,667	£14,020,528	£14,154,483
25%	71%	£10,450,676	£12,481,287	£10,618,121	£12,648,731	£9,844,806	£10,012,250
30%	71%	£6,379,777	£8,832,861	£6,583,997	£9,033,795	£5,640,841	£5,845,061
35%	71%	£2,267,531	£5,156,881	£2,505,787	£5,395,137	£1,405,439	£1,643,696
40%	71%	-£1,874,886	£1,457,399	-£1,598,140	£1,729,692	-£2,876,247	-£2,599,500
45%	71%	-£6,054,389	-£2,278,752	-£5,743,048	-£1,967,413	-£7,180,919	-£6,869,579
50%	71%	-£10,233,890	-£6,038,739	-£9,887,957	-£5,692,806	-£11,485,591	-£11,139,658
100%	71%	-£52,028,914	-£43,638,612	-£51,337,048	-£42,946,745	-£54,532,315	-£53,840,449
10%	75%	£22,421,542	£23,137,666	£22,491,466	£23,207,589	£22,207,872	£22,277,796
15%	75%	£18,347,936	£19,422,123	£18,452,822	£19,527,009	£18,027,433	£18,132,319
20%	75%	£14,231,410	£15,687,083	£14,373,544	£15,829,218	£13,797,082	£13,939,218
25%	75%	£10,108,409	£11,928,001	£10,286,077	£12,105,669	£9,565,499	£9,743,168
30%	75%	£5,962,338	£8,168,918	£6,179,027	£8,382,120	£5,300,192	£5,516,881
35%	75%	£1,780,519	£4,369,611	£2,033,323	£4,622,415	£1,008,015	£1,260,819
40%	75%	-£2,440,574	£557,662	-£2,146,930	£846,581	-£3,337,875	-£3,044,231
45%	75%	-£6,690,788	-£3,307,511	-£6,360,438	-£2,977,161	-£7,700,251	-£7,369,901
50%	75%	-£10,941,001	-£7,181,805	-£10,573,945	-£6,814,750	-£12,062,627	-£11,695,571
10%	60%	£22,942,502	£23,976,145	£22,995,992	£24,029,636	£22,634,095	£22,687,586
15%	60%	£19,129,376	£20,679,842	£19,209,612	£20,760,078	£18,666,766	£18,747,002
20%	60%	£15,290,371	£17,383,539	£15,399,100	£17,490,520	£14,663,469	£14,772,199
25%	60%	£11,432,110	£14,058,483	£11,568,022	£14,194,395	£10,648,483	£10,784,396
30%	60%	£7,573,850	£10,725,497	£7,736,945	£10,888,592	£6,621,027	£6,786,790
35%	60%	£3,664,010	£7,392,510	£3,857,400	£7,582,788	£2,548,989	£2,742,379
40%	60%	-£252,808	£4,022,185	-£28,175	£4,243,202	-£1,547,959	-£1,323,326
45%	60%	-£4,229,550	£643,302	-£3,976,839	£891,945	-£5,686,595	-£5,433,884
50%	60%	-£8.206.293	-£2.780.323	-£7.925.502	-£2.499.533	-£9.825.232	-£9.544.441

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%	-£66,978,125	-£66,978,125				
10%	71%	-£74,990,631	-£74,191,457	-£74,924,731	-£74,125,558	-£75,229,079	-£75,163,179
15%	71%	-£78,996,884	-£77,798,124				
20%	71%	-£83,041,653	-£81,417,165	-£82,907,698	-£81,283,209	-£83,526,349	-£83,392,394
25%	71%	-£87,096,201	-£85,065,590				
30%	71%	-£91,167,100	-£88,714,016	-£90,962,880		-£91,906,036	-£91,701,816
35%	71%	-£95,279,346	-£92,389,996			-£96,141,437	
40%	71%	-£99,421,763	-£96,089,478	-£99,145,016		-£100,423,123	
45%	71%	-£103,601,265	-£99,825,629				
50%	71%	-£107,780,767	-£103,585,616				-£108,686,535
100%	71%	-£149,575,790	-£141,185,489	-£148,883,924	-£140,493,622		
10%	75%	-£75,125,335	-£74,409,211	-£75,055,411	-£74,339,287	-£75,339,004	-£75,269,081
15%	75%	-£79,198,941	-£78,124,754	-£79,094,054		-£79,519,444	
20%	75%	-£83,315,467	-£81,859,794		-£81,717,658	-£83,749,794	
25%	75%	-£87,438,468	-£85,618,876	-£87,260,799	-£85,441,207	-£87,981,377	-£87,803,709
30%	75%	-£91,584,539	-£89,377,959				
35%	75%	-£95,766,358	-£93,177,266	-£95,513,554	-£92,924,462	-£96,538,862	-£96,286,057
40%	75%	-£99,987,451	-£96,989,215				
45%	75%	-£104,237,664	-£100,854,387	-£103,907,314			
50%	75%	-£108,487,878	-£104,728,682				
10%	60%	-£74,604,375	-£73,570,732				
15%	60%	-£78,417,500	-£76,867,035				
20%	60%	-£82,256,506	-£80,163,337				
25%	60%	-£86,114,766	-£83,488,394				
30%	60%	-£89,973,027	-£86,821,380		-£86,658,285	-£90,925,850	-£90,760,087
35%	60%	-£93,882,867	-£90,154,366				
40%	60%	-£97,799,684	-£93,524,691				
45%	60%	-£101,776,426	-£96,903,575				
50%	60%	-£105,753,169	-£100.327.199			-£107.372.108	

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%	-£47,821,002	-£47,821,002	-£47,821,002	-£47,821,002	-£47,821,002	-£47,821,002
10%	71%	-£55,833,509	-£55,034,334	-£55,767,609	-£54,968,435	-£56,071,957	-£56,006,056
15%	71%	-£59,839,762	-£58,641,001				
20%	71%	-£63,884,530	-£62,260,042	-£63,750,575		-£64,369,226	-£64,235,271
25%	71%	-£67,939,078	-£65,908,467				
30%	71%	-£72,009,977	-£69,556,893	-£71,805,757	-£69,355,959	-£72,748,913	-£72,544,693
35%	71%	-£76,122,223	-£73,232,873				
40%	71%	-£80,264,640	-£76,932,355		-£76,660,062	-£81,266,001	-£80,989,254
45%	71%	-£84,444,143	-£80,668,506				
50%	71%	-£88,623,644	-£84,428,493			-£89,875,345	-£89,529,412
100%	71%	-£130,418,668	-£122,028,366				
10%	75%	-£55,968,212	-£55,252,088			-£56,181,882	-£56,111,958
15%	75%	-£60,041,818	-£58,967,631				
20%	75%	-£64,158,344	-£62,702,671		-£62,560,536	-£64,592,672	-£64,450,536
25%	75%	-£68,281,345	-£66,461,753				
30%	75%	-£72,427,416	-£70,220,836		-£70,007,634		
35%	75%	-£76,609,235	-£74,020,143				
40%	75%	-£80,830,328	-£77,832,092	-£80,536,684			-£81,433,984
45%	75%	-£85,080,542	-£81,697,265				
50%	75%	-£89,330,755	-£85,571,559	-£88,963,699	-£85,204,504	-£90,452,381	-£90,085,325
10%	60%	-£55,447,252	-£54,413,609		-£54,360,118		
15%	60%	-£59,260,378	-£57,709,912				
20%	60%	-£63,099,383	-£61,006,215				
25%	60%	-£66,957,644	-£64,331,271				-£67,605,358
30%	60%	-£70,815,904	-£67,664,257			-£71,768,727	-£71,602,964
35%	60%	-£74,725,744	-£70,997,244				
40%	60%	-£78,642,562	-£74,367,569	-£78,417,929	-£74,146,552		
45%	60%	-£82,619,304	-£77,746,452		-£77,497,809		

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 thresholds LAR and SO at GLA Income thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

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

£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%	£628,364	£628,364	£628,364	£628,364	£628,364	£628,364
10%	71%	-£7,384,143	-£6,584,968	-£7,318,243	-£6,519,069	-£7,622,591	-£7,556,690
15%	71%	-£11,390,396	-£10,191,635	-£11,291,545	-£10,092,785	-£11,748,068	-£11,649,218
20%	71%	-£15,435,164	-£13,810,676	-£15,301,209	-£13,676,721	-£15,919,861	-£15,785,905
25%	71%	-£19,489,712	-£17,459,101				-£19,928,138
30%	71%	-£23,560,611	-£21,107,527	-£23,356,391	-£20,906,593	-£24,299,547	-£24,095,327
35%	71%	-£27,672,857	-£24,783,507				-£28,296,692
40%	71%	-£31,815,274	-£28,482,989	-£31,538,528	-£28,210,696	-£32,816,635	-£32,539,888
45%	71%	-£35,994,777	-£32,219,140				-£36,809,967
50%	71%	-£40,174,278	-£35,979,127	-£39,828,345	-£35,633,194	-£41,425,979	-£41,080,046
100%	71%	-£81,969,302	-£73,579,000				-£83,780,837
10%	75%	-£7,518,846	-£6,802,722	-£7,448,922	-£6,732,799	-£7,732,516	-£7,662,592
15%	75%	-£11,592,452	-£10,518,265	-£11,487,566	-£10,413,379	-£11,912,955	-£11,808,069
20%	75%	-£15,708,978	-£14,253,305	-£15,566,844	-£14,111,170	-£16,143,306	-£16,001,170
25%	75%	-£19,831,979	-£18,012,387				-£20,197,220
30%	75%	-£23,978,050	-£21,771,470	-£23,761,361	-£21,558,268	-£24,640,196	-£24,423,507
35%	75%	-£28,159,869	-£25,570,777				-£28,679,569
40%	75%	-£32,380,962	-£29,382,726	-£32,087,318	-£29,093,807	-£33,278,263	-£32,984,619
45%	75%	-£36,631,176	-£33,247,899				-£37,310,289
50%	75%	-£40,881,389	-£33,247,899 -£37,122,193	-£40,514,333			-£41,635,959
10%	60%	-£6,997,886	-£5,964,243	-£6,944,396	-£5,910,752	-£7,306,293	-£7,252,802
15%	60%	-£10,811,012	-£9,260,546	-£10,730,776	-£9,180,310	-£11,273,622	-£11,193,386
20%	60%	-£14,650,017	-£12,556,849	-£14,541,288	-£12,449,868	-£15,276,919	-£15,168,189
25%	60%	-£18,508,278	-£15,881,905	-£18,372,366	-£15,745,993	-£19,291,905	-£19,155,992
30%	60%	-£22,366,538	-£19,214,891	-£22,203,443	-£19,051,796	-£23,319,361	-£23,153,598
35%	60%	-£26,276,378	-£22,547,878				-£27,198,010
40%	60%	-£30,193,196	-£25,918,203	-£29,968,563	-£25,697,186	-£31,488,347	-£31,263,714
45%	60%	-£34,169,938	-£29,297,086				-£35,374,272
50%	60%	-£38 146 681	-£32 720 711				-£39,484,829

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

% 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%	£11.819.158	£11.819.158	£11.819.158	£11.819.158	£11.819.158	£11.819.158
10%	71%	£11,819,156 £3.806.652	£4,605,826	£3.872.552	£4.671.725	£3,568,204	£3,634,104
15%	71%	£3,806,652 -£199.601	£999.159	£3,672,552 -£100,751	£4,671,725 £1.098,010	£3,566,204 -£557,274	£3,634,104 -£458.423
20%	71%	-£4,244,370	-£2 619 881	-£100,751	-£1,096,010 -£2,485,926	-£4,729,066	-£4.595.111
25%	71%	-£4,244,370 -£8,298,918	-£2,619,661 -£6,268,307	-£4,110,414 -£8 131 473	-£2,465,926 -£6 100 862	-£4,729,000 -£8,904,788	-£4,595,111 -£8,737,343
30%	71%	-£0,290,910 -£12,369,817	-£0,266,307 -£9,916,732	-£0,131,473 -£12.165.597	-£6,100,862 -£9,715,799	-£0,904,766 -£13.108.753	-£12.904.533
35%	71%	-£12,369,817 -£16,482,063	-£9,916,732 -£13,592,713	-£12,165,597 -£16.243.807	-£9,715,799 -£13,354,457	-£13,108,753 -£17.344.154	-£12,904,533 -£17,105,897
40%	71%						
	71%	-£20,624,480	-£17,292,195	-£20,347,733	-£17,019,902	-£21,625,840	-£21,349,094
45%		-£24,803,982	-£21,028,346	-£24,492,642	-£20,717,006	-£25,930,512	-£25,619,173
50%	71%	-£28,983,484	-£24,788,333	-£28,637,551	-£24,442,400	-£30,235,185	-£29,889,252
100%	71%	-£70,778,507 £3,671,948	-£62,388,205 £4,388,072	-£70,086,641 £3,741,872	-£61,696,338 £4,457,996	-£73,281,909	-£72,590,043
10%	75%		£4,388,072 £672,529			£3,458,279	£3,528,202
15%	75%	-£401,658		-£296,771	£777,416	-£722,160	-£617,275
20%	75%	-£4,518,184	-£3,062,510	-£4,376,050	-£2,920,375	-£4,952,511	-£4,810,376
25%	75%	-£8,641,185	-£6,821,593	-£8,463,516	-£6,643,924	-£9,184,094	-£9,006,426
30%	75%	-£12,787,256	-£10,580,676	-£12,570,566	-£10,367,473	-£13,449,402	-£13,232,712
35%	75%	-£16,969,075	-£14,379,983		-£14,127,179	-£17,741,579	-£17,488,774
40%	75%	-£21,190,167	-£18,191,932	-£20,896,523	-£17,903,013	-£22,087,468	-£21,793,824
45%	75%	-£25,440,381	-£22,057,104		-£21,726,754	-£26,449,844	-£26,119,494
50%	75%	-£29,690,595	-£25,931,399	-£29,323,538	-£25,564,343	-£30,812,220	-£30,445,165
10%	60%	£4,192,909	£5,226,551	£4,246,399	£5,280,042	£3,884,501	£3,937,992
15%	60%	£379,783	£1,930,249	£460,018	£2,010,484	-£82,827	-£2,592
20%	60%	-£3,459,222	-£1,366,054	-£3,350,493	-£1,259,073	-£4,086,125	-£3,977,394
25%	60%	-£7,317,483	-£4,691,110	-£7,181,571	-£4,555,198	-£8,101,111	-£7,965,198
30%	60%	-£11,175,744	-£8,024,097	-£11,012,649	-£7,861,002	-£12,128,567	-£11,962,804
35%	60%	-£15,085,584	-£11,357,083	-£14,892,194	-£11,166,805	-£16,200,605	-£16,007,215
40%	60%	-£19,002,401	-£14,727,408	-£18,777,769	-£14,506,392		-£20,072,920
45%	60%	-£22,979,143	-£18,106,292				-£24,183,477
50%	60%	-£26,955,886	-£21.529.916				-£28 294 035

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%	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885
10%	71%	£15,203,378	£16,002,553	£15,269,279	£16,068,452	£14,964,931	£15,030,831
15%	71%	£11,197,126	£12,395,886	£11,295,976	£12,494,737	£10,839,453	£10,938,303
20%	71%	£7,152,357	£8,776,845	£7,286,312	£8,910,801	£6,667,661	£6,801,616
25%	71%	£3,097,809	£5,128,420	£3,265,254	£5,295,864	£2,491,939	£2,659,383
30%	71%	-£973,090	£1,479,994	-£768,870	£1,680,928	-£1,712,026	-£1,507,806
35%	71%	-£5,085,336	-£2,195,986	-£4,847,080	-£1,957,730	-£5,947,427	-£5,709,170
40%	71%	-£9,227,753	-£5,895,468	-£8,951,007	-£5,623,175	-£10,229,113	-£9,952,367
45%	71%	-£13,407,255	-£9,631,619	-£13,095,915	-£9,320,279	-£14,533,786	-£14,222,446
50%	71%	-£17,586,757	-£13,391,606	-£17,240,824	-£13,045,673	-£18,838,458	-£18,492,525
100%	71%	-£59,381,780	-£50,991,479				-£61,193,316
10%	75%	£15,068,675	£15,784,799	£15,138,599	£15,854,723	£14,855,006	£14,924,929
15%	75%	£10,995,069	£12,069,256	£11,099,956	£12,174,142	£10,674,566	£10,779,452
20%	75%	£6,878,543	£8,334,216	£7,020,677	£8,476,352	£6,444,215	£6,586,351
25%	75%	£2,755,542	£4,575,134	£2,933,211	£4,752,802	£2,212,633	£2,390,301
30%	75%	-£1,390,529	£816,051	-£1,173,839	£1,029,253	-£2,052,675	-£1,835,986
35%	75%	-£5,572,348	-£2,983,256	-£5,319,544	-£2,730,452	-£6,344,852	-£6,092,048
40%	75%	-£9,793,441	-£6,795,205	-£9,499,796	-£6,506,286	-£10,690,742	-£10,397,097
45%	75%	-£14,043,654	-£10,660,377	-£13,713,304	-£10,330,028	-£15,053,117	-£14,722,768
50%	75%	-£18,293,868	-£14,534,672	-£17,926,812	-£14,167,616	-£19,415,493	-£19,048,438
10%	60%	£15,589,635	£16,623,278	£15,643,125	£16,676,769	£15,281,228	£15,334,719
15%	60%	£11,776,510	£13,326,975	£11,856,745	£13,407,211	£11,313,900	£11,394,135
20%	60%	£7,937,504	£10,030,672	£8,046,234	£10,137,653	£7,310,602	£7,419,332
25%	60%	£4,079,244	£6,705,616	£4,215,156	£6,841,528	£3,295,616	£3,431,529
30%	60%	£220,983	£3,372,630	£384,078	£3,535,725	-£731,840	-£566,077
35%	60%	-£3,688,857	£39,643	-£3,495,467	£229,921	-£4,803,878	-£4,610,488
40%	60%	-£7,605,674	-£3,330,682	-£7,381,042	-£3,109,665	-£8,900,825	-£8,676,193
45%	60%	-£11,582,416	-£6,709,565	-£11,329,706	-£6,460,921	-£13,039,461	-£12,786,750

£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 LLR
0%	71%	£282 614	£282 614	£282 614	£282 614	F282 614	£282 614
10%	71%	£282,614 -£7,729,892	-£6,930,718	-£7.663.992	-£6.864.819	-£7.968.340	-£7.902.440
15%	71%	-£11.736.145	-£10,537,385	-£1,663,992 -£11.637.295	-£10.438.534	-£12.093.818	-£1,902,440 -£11,994,967
20%	71%	-£15,780,914	-£14,156,425	-£15.646.958	-£14.022.470	-£16,265,610	-£16.131.655
25%	71%	-£15,760,914 -£19.835.461	-£17,804,851	-£19.668.017	-£14,022,470 -£17.637.406	-£16,265,610 -£20,441,332	-£16,131,655 -£20,273,887
30%	71%		-£17,604,651 -£21,453,276				
35%	71%	-£23,906,361 -£28,018,607	-£21,453,276 -£25,129,257	-£23,702,141 -£27,780,351	-£21,252,342 -£24.891.001	-£24,645,297 -£28.880.698	-£24,441,077 -£28,642,441
40%	71%	-£20,010,007 -£32,161,024	-£25,129,257 -£28,828,739	-£27,760,351 -£31.884,277	-£24,691,001 -£28,556,446	-£33.162.384	-£26,642,441 -£32.885.638
40%	71%	-£32,161,024 -£36,340,526	-£28,828,739 -£32,564,890	-£31,884,277 -£36,029,186	-£28,556,446 -£32,253,550	-£33,162,384 -£37,467,056	-£32,885,638 -£37,155,717
		-£36,340,526 -£40.520.028	-£32,564,890 -£36,324,877				
50%	71%			-£40,174,095	-£35,978,944	-£41,771,729	-£41,425,796
100%	71%	-£82,315,051	-£73,924,749	-£81,623,185	-£73,232,882	-£84,818,453	-£84,126,587
10%	75%	-£7,864,596	-£7,148,472	-£7,794,672	-£7,078,548	-£8,078,265	-£8,008,342
15%	75%	-£11,938,201	-£10,864,015	-£11,833,315	-£10,759,128	-£12,258,704	-£12,153,819
20%	75%	-£16,054,728	-£14,599,054	-£15,912,594	-£14,456,919	-£16,489,055	-£16,346,920
25%	75%	-£20,177,729	-£18,358,137	-£20,000,060	-£18,180,468	-£20,720,638	-£20,542,969
30%	75%	-£24,323,800	-£22,117,219		-£21,904,017	-£24,985,946	-£24,769,256
35%	75%	-£28,505,619	-£25,916,527				-£29,025,318
40%	75%	-£32,726,711	-£29,728,476	-£32,433,067	-£29,439,557	-£33,624,012	-£33,330,368
45%	75%	-£36,976,925	-£33,593,648	-£36,646,575	-£33,263,298	-£37,986,388	-£37,656,038
50%	75%	-£41,227,139	-£37,467,943		-£37,100,887	-£42,348,764	-£41,981,708
10%	60%	-£7,343,635	-£6,309,992	-£7,290,145	-£6,256,501	-£7,652,043	-£7,598,552
15%	60%	-£11,156,761	-£9,606,295	-£11,076,526	-£9,526,060	-£11,619,371	-£11,539,136
20%	60%	-£14,995,766	-£12,902,598	-£14,887,037	-£12,795,617	-£15,622,669	-£15,513,938
25%	60%	-£18,854,027	-£16,227,654		-£16,091,742		
30%	60%	-£22,712,288	-£19,560,641		-£19,397,546		-£23,499,348
35%	60%	-£26,622,128	-£22,893,627				
40%	60%	-£30,538,945	-£26,263,952	-£30,314,313	-£26,042,936	-£31,834,096	-£31,609,464
45%	60%	-£34,515,687	-£29,642,836				
50%	60%	-£38.492.430	-£33.066.460				

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%	£15,964,901	£15,964,901	£15,964,901	£15,964,901	£15,964,901	£15,964,901
10%	71%	£7,952,394	£8,751,568	£8,018,294	£8,817,468	£7,713,946	£7,779,846
15%	71%	£3,946,141	£5,144,902	£4,044,991	£5,243,752	£3,588,468	£3,687,319
20%	71%	-£98,627	£1,525,861	£35,328	£1,659,816	-£583,324	-£449,368
25%	71%	-£4,153,175	-£2,122,565	-£3,985,731	-£1,955,120	-£4,759,046	-£4,591,601
30%	71%	-£8,224,074	-£5,770,990	-£8,019,854	-£5,570,056	-£8,963,010	-£8,758,790
35%	71%	-£12,336,321	-£9,446,971	-£12,098,064	-£9,208,715	-£13,198,412	-£12,960,155
40%	71%	-£16,478,737	-£13,146,453	-£16,201,991	-£12,874,160		
45%	71%	-£20,658,240	-£16,882,604		-£16,571,264		
50%	71%	-£24,837,742	-£20,642,591				
100%	71%	-£66,632,765	-£58,242,463	-£65,940,899	-£57,550,596	-£69,136,167	-£68,444,301
10%	75%	£7,817,691	£8,533,815	£7,887,614	£8,603,738	£7,604,021	£7,673,945
15%	75%	£3,744,085	£4,818,272	£3,848,971	£4,923,158	£3,423,582	£3,528,467
20%	75%	-£372,442	£1,083,232	-£230,307	£1,225,367	-£806,769	-£664,634
25%	75%	-£4,495,443	-£2,675,851	-£4,317,774	-£2,498,182	-£5,038,352	-£4,860,683
30%	75%	-£8,641,513	-£6,434,933	-£8,424,824	-£6,221,731	-£9,303,659	-£9,086,970
35%	75%	-£12,823,333	-£10,234,241	-£12,570,528	-£9,981,436	-£13,595,836	-£13,343,032
40%	75%	-£17,044,425	-£14,046,190		-£13,757,270		-£17,648,082
45%	75%	-£21,294,639	-£17,911,362	-£20,964,289	-£17,581,012	-£22,304,102	-£21,973,752
50%	75%	-£25,544,853	-£21,785,657	-£25,177,796	-£21,418,601	-£26,666,478	-£26,299,422
10%	60%	£8,338,651	£9,372,294	£8,392,141	£9,425,785	£8,030,243	£8,083,734
15%	60%	£4,525,525	£6,075,991	£4,605,761	£6,156,226	£4,062,915	£4,143,151
20%	60%	£686,520	£2,779,688	£795,249	£2,886,669	£59,617	£168,348
25%	60%	-£3,171,741	-£545,368	-£3,035,829	-£409,456	-£3,955,369	-£3,819,455
30%	60%	-£7,030,002	-£3,878,355	-£6,866,907	-£3,715,260	-£7,982,825	-£7,817,062
35%	60%	-£10,939,841	-£7,211,341	-£10,746,452	-£7,021,063	-£12,054,863	-£11,861,473
40%	60%	-£14,856,659	-£10,581,666	-£14,632,027	-£10,360,649	-£16,151,810	-£15,927,178
45%	60%	-£18,833,401	-£13,960,549	-£18,580,690	-£13,711,906	-£20,290,446	-£20,037,735
50%	60%	-£22.810.144	-£17,384,174	-£22,529,354	-£17,103,384	-£24.429.083	-£24.148.292

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%	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885
10%	71%	£15,203,378	£16,002,553	£15,269,279	£16,068,452	£14,964,931	£15,030,831
15%	71%	£11,197,126	£12,395,886	£11,295,976	£12,494,737	£10,839,453	£10,938,303
20%	71%	£7,152,357	£8,776,845	£7,286,312	£8,910,801	£6,667,661	£6,801,616
25%	71%	£3,097,809	£5,128,420	£3,265,254	£5,295,864	£2,491,939	£2,659,383
30%	71%	-£973.090	£1,479,994	-£768.870	£1.680.928	-£1.712.026	-£1.507.806
35%	71%	-£5,085,336	-£2,195,986	-£4,847,080	-£1,957,730	-£5,947,427	-£5,709,170
40%	71%	-£9,227,753	-£5.895.468	-£8.951.007	-£5.623.175	-£10.229.113	-£9.952.367
45%	71%	-£13,407,255	-£9,631,619	-£13,095,915	-£9,320,279	-£14,533,786	-£14,222,446
50%	71%	-£17,586,757	-£13.391.606	-£17,240,824	-£13.045.673	-£18,838,458	-£18,492,525
100%	71%	-£59,381,780	-£50,991,479	-£58,689,914	-£50,299,612		-£61,193,316
10%	75%	£15.068.675	£15.784.799	£15.138.599	£15.854.723	£14.855.006	£14,924,929
15%	75%	£10.995.069	£12.069.256	£11.099.956	£12.174.142	£10,674,566	£10,779,452
20%	75%	£6.878.543	£8.334.216	£7.020.677	£8.476.352	£6.444.215	£6,586,351
25%	75%	£2,755,542	£4,575,134	£2,933,211	£4,752,802	£2,212,633	£2,390,301
30%	75%	-£1,390,529	£816.051	-£1.173.839	£1.029.253	-£2.052.675	-£1.835.986
35%	75%	-£5.572.348	-£2.983.256	-£5.319.544	-£2.730.452	-£6.344.852	-£6,092,048
40%	75%	-£9.793.441	-£6.795.205	-£9.499.796	-£6.506.286	-£10.690.742	-£10.397.097
45%	75%	-£14.043.654	-£10.660.377	-£13.713.304	-£10.330.028	-£15.053.117	-£14,722,768
50%	75%	-£18,293,868	-£14.534.672		-£14.167.616		-£19.048.438
10%	60%	£15,589,635	£16.623.278	£15,643,125	£16.676.769	£15,281,228	£15,334,719
15%	60%	£11,776,510	£13.326.975	£11.856.745	£13,407,211	£11.313.900	£11,394,135
20%	60%	£7.937.504	£10.030.672	£8.046.234	£10.137.653	£7.310.602	£7,419,332
25%	60%	£4.079.244	£6,705,616	£4,215,156	£6.841.528	£3,295,616	£3,431,529
30%	60%	£220.983	£3.372.630	£384.078	£3.535.725	-£731.840	-£566.077
35%	60%	-£3.688.857	£39.643	-£3.495.467	£229.921	-£4.803.878	-£4,610,488
40%	60%	-£7,605,674	-£3.330.682	-£7,381,042	-£3.109.665	-£8.900.825	-£8,676,193
45%	60%	-£11.582.416	-£6.709.565	-£11.329.706	-£6.460.921	-£13.039.461	-£12.786.750
60%	609/	-C1E EEO 160	£10 122 190	£15 279 260	E0 9E2 400	£17 179 000	£16 907 209

£13,474,000

	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%	£14,391,166	£14,391,166	£14,391,166	£14,391,166	£14,391,166	£14,391,166
10%	71%	£7,732,752	£8,381,756	£7,982,273	£8,627,764	£7,341,600	£7,591,631
15%	71%	£4,358,085	£5,342,156	£4,733,132	£5,717,203	£3,771,358	£4,146,405
20%	71%	£983,419	£2,295,513	£1,483,481	£2,795,575	£201,115	£701,178
25%	71%	-£2,430,357	-£763,415	-£1,795,055	-£128,114	-£3,424,230	-£2,788,929
30%	71%	-£5,860,217	-£3,859,886	-£5,097,855	-£3,097,525	-£7,052,863	-£6,290,502
35%	71%	-£9,290,075	-£6,956,358	-£8,400,655	-£6,066,936	-£10,681,497	-£9,792,077
40%	71%	-£12,719,935	-£10,052,829	-£11,703,454	-£9,036,347	-£14,310,132	-£13,293,650
45%	71%	-£16,149,795	-£13,149,300	-£15,006,253	-£12,005,758	-£17,938,766	-£16,795,224
50%	71%	-£19,579,655	-£16,245,771	-£18,309,053	-£14,975,169	-£21,567,400	-£20,296,799
100%	71%	-£53,878,250	-£47,210,483	-£51,337,048	-£44,669,280	-£57,853,742	-£55,312,538
10%	75%	£7,582,496	£8,166,838	£7,847,793	£8,427,867	£7,231,992	£7,497,289
15%	75%	£4,132,700	£5,014,508	£4,530,648	£5,412,455	£3,606,945	£4,004,892
20%	75%	£682,906	£1,858,648	£1,213,501	£2,389,244	-£18,398	£512,494
25%	75%	-£2,812,141	-£1,318,427	-£2,138,050	-£644,334	-£3,702,733	-£3,028,640
30%	75%	-£6,318,358	-£4,525,900	-£5,509,448	-£3,716,989	-£7,387,067	-£6,578,157
35%	75%	-£9,824,575	-£7,733,373	-£8,880,846	-£6,789,645	-£11,071,401	-£10,127,673
40%	75%	-£13,330,791	-£10,940,847	-£12,252,244	-£9,862,300	-£14,755,736	-£13,677,189
45%	75%	-£16,837,008	-£14,148,320	-£15,623,643	-£12,934,955	-£18,440,071	-£17,226,706
50%	75%	-£20,343,224	-£17,355,794	-£18,995,041	-£16,007,610	-£22,124,406	-£20,776,222
10%	60%	£8,162,553	£8,997,424	£8,362,234	£9,197,105	£7,660,099	£7,863,046
15%	60%	£5,007,974	£6,280,762	£5,312,394	£6,585,182	£4,249,105	£4,553,526
20%	60%	£1,849,937	£3,546,987	£2,255,831	£3,952,881	£838,113	£1,244,007
25%	60%	-£1,329,494	£813,213	-£813,828	£1,320,581	-£2,614,960	-£2,099,295
30%	60%	-£4,539,181	-£1,951,972	-£3,920,383	-£1,333,174	-£6,081,741	-£5,462,941
35%	60%	-£7,748,869	-£4,730,458	-£7,026,936	-£4,008,526	-£9,548,521	-£8,826,589
40%	60%	-£10,958,556	-£7,508,944	-£10,133,491	-£6,683,879	-£13,015,301	-£12,190,236
45%	60%	-£14,168,243	-£10,287,430	-£13,240,044	-£9,359,231	-£16,482,082	-£15,553,883
50%	60%	-£17.377.930	-£13.065.915	-£16.346.599	-£12.034.583	-£19.948.862	-£18.917.530

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 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 income thresholds LAR and SO at council income thresholds 40% 45% 50% 100% 10%

£90,000,000

£72,325,000

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 LLF
0%	71%	-£15.549.222	-£15.549.222	-£15.549.222	-£15.549.222	-£15.549.222	-£15.549.222
10%	71%	-£22,207,636		-£21,958,115	-£21,312,624		-£22,348,757
15%	71%	-£25,582,303	-£21,558,632 -£24,598,232	-£25,207,256	-£24,223,186	-£22,598,788 -£26,169,030	-£25,793,983
20%	71%	-£28,956,969	-£27,644,875	-£28.456.907	-£27,144,813	-£29,739,273	-£29,239,210
25%	71%	-£32,370,745	-£30,703,803	-£31,735,443	-£30,068,502	-£33,364,618	-£32,729,317
30%	71%	-£35,800,605	-£33,800,274	-£35.038.243	-£33.037.913	-£36,993,251	-£36,230,890
35%	71%	-£39,230,463	-£36,896,746	-£38,341,043	-£36,007,313	-£40,621,885	-£39,732,465
40%	71%	-£42.660.323	-£39,993,217	-£41.643.842	-£38.976.735	-£44,250,520	-£43,234,038
45%	71%	-£46,000,323 -£46,090,183	-£43,089,688	-£44,946,641	-£41,946,146	-£47 879 154	-£46,735,612
50%	71%	-£49,520,043	-£46,186,159	-£48,249,441	-£44.915.557	-£51.507.788	-£50,237,187
100%	71%	-£83.818.638	-£77 150 871	-£81 277 436	-£74 609 668	-£87,794,130	-£85,252,926
10%	75%	-£22,357,892	-£21,773,550	-£22.092.595	-£21.512.521	-£22,708,396	-£22,443,099
15%	75%	-£25.807.688	-£24 925 880	-£25,409,740	-£24.527.933	-£26,333,443	-£25,935,496
20%	75%	-£29,257,482	-£28.081.740	-£28.726.887	-£27,551,144	-£29,958,786	-£29,427,894
25%	75%	-£32,752,529	-£31,258,815	-£32,078,438	-£30,584,722	-£33,643,121	-£32,969,028
30%	75%	-£36,258,746	-£34,466,288	-£35,449,836	-£33,657,377		-£36,518,545
35%	75%	-£39,764,963	-£37,673,761	-£38,821,234	-£36,730,033	-£41,011,789	-£40,068,061
40%	75%	-£43.271.179	-£40.881.235	-£42.192.632	-£39,802,688	-£44.696.124	-£43.617.577
45%	75%	-£46,777,396	-£44,088,708	-£45.564.031	-£42.875.343	-£48,380,459	-£47,167,094
50%	75%	-£50.283.612	-£47,296,182	-£48,935,429	-£45,947,998	-£52.064.794	-£50,716,610
10%	60%	-£21,777,835	-£20,942,964	-£21.578.154	-£20,743,283	-£22,280,289	-£22,077,342
15%	60%	-£24,932,414	-£23,659,626	-£24,627,994	-£23,355,206	-£25,691,283	-£25,386,862
20%	60%	-£28.090.451	-£26,393,401	-£27.684.557	-£25.987.507		-£28,696,381
25%	60%	-£31,269,882	-£29.127.175	-£30.754.216	-£28.619.807	-£32,555,348	-£32,039,683
30%	60%	-£34,479,569	-£31,892,360	-£33.860.771	-£31,273,562		-£35,403,329
35%	60%	-£37.689.257	-£34,670,846	-£36.967.324	-£33.948.914	-£39.488.909	-£38,766,977
40%	60%	-£40,898,944	-£37,449,332	-£40,073,879	-£36,624,267	-£42,955,689	-£42,130,624
45%	60%	-£44,108,631	-£40,227,818	-£43,180,432	-£39,299,620	-£46,422,470	-£45,494,271
50%	60%	-£47,318,318	-£43.006.303	-£46,286,987	-£41 974 971		-£48.857.918

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428	-£4,358,428
10%	71%	-£11,016,841	-£10,367,838	-£10,767,321	-£10,121,830	-£11,407,993	-£11,157,962
15%	71%	-£14,391,508	-£13,407,437	-£14,016,462	-£13,032,391	-£14,978,235	-£14,603,189
20%	71%	-£17,766,175	-£16,454,081	-£17,266,113	-£15,954,018	-£18,548,478	-£18,048,416
25%	71%	-£21,179,950					-£21,538,522
30%	71%	-£24,609,810					-£25,040,096
35%	71%	-£28,039,669					-£28,541,670
40%	71%	-£31,469,529	-£28,802,422	-£30,453,048	-£27,785,941		-£32,043,244
45%	71%	-£34,899,389					-£35,544,818
50%	71%	-£38,329,248	-£34,995,364	-£37,058,646	-£33,724,763	-£40,316,994	-£39,046,392
100%	71%	-£72,627,844	-£65,960,076	-£70,086,641	-£63,418,874		-£74,062,131
10%	75%	-£11,167,098	-£10,582,755	-£10,901,801	-£10,321,727	-£11,517,602	-£11,252,305
15%	75%	-£14,616,893	-£13,735,085	-£14,218,946	-£13,337,139	-£15,142,649	-£14,744,701
20%	75%	-£18,066,688				-£18,767,991	-£18,237,099
25%	75%	-£21,561,735					-£21,778,234
30%	75%	-£25,067,952	-£23,275,493	-£24,259,041	-£22,466,583		-£25,327,751
35%	75%	-£28,574,169	-£26,482,967				-£28,877,267
40%	75%	-£32,080,385	-£29,690,441	-£31,001,837	-£28,611,893		-£32,426,783
45%	75%	-£35,586,602	-£32,897,914				-£35,976,299
50%	75%	-£39,092,818	-£36,105,387	-£37,744,635		-£40,874,000	-£39,525,815
10%	60%	-£10,587,041	-£9,752,170	-£10,387,360	-£9,552,488	-£11,089,494	-£10,886,548
15%	60%	-£13,741,620	-£12,468,832	-£13,437,199	-£12,164,411	-£14,500,488	-£14,196,068
20%	60%	-£16,899,657	-£15,202,606	-£16,493,763	-£14,796,712	-£17,911,481	-£17,505,586
25%	60%	-£20,079,088					-£20,848,888
30%	60%	-£23,288,775	-£20,701,566	-£22,669,976		-£24,831,334	-£24,212,535
35%	60%	-£26,498,462					-£27,576,182
40%	60%	-£29,708,150					-£30,939,830
45%	60%	-£32,917,837					-£34,303,476
50%	60%	-£36.127.523		-£35.096.192			-£37.667.124

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%	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299
10%	71%	£379,885	£1,028,889	£629,406	£1,274,897	-£11,266	£238,764
15%	71%	-£2,994,781	-£2,010,711	-£2,619,735	-£1,635,664	-£3,581,508	-£3,206,462
20%	71%	-£6,369,448	-£5,057,354	-£5,869,386	-£4,557,292	-£7,151,752	-£6,651,689
25%	71%	-£9,783,223	-£8,116,281	-£9,147,922	-£7,480,981	-£10,777,097	-£10,141,795
30%	71%	-£13,213,083	-£11,212,752	-£12,450,721	-£10,450,391	-£14,405,730	-£13,643,369
35%	71%	-£16,642,942	-£14,309,224	-£15,753,522	-£13,419,803	-£18,034,364	-£17,144,944
40%	71%	-£20,072,802	-£17,405,695	-£19,056,321	-£16,389,214	-£21,662,998	-£20,646,517
45%	71%	-£23,502,662	-£20,502,166				-£24,148,091
50%	71%	-£26,932,522	-£23,598,637	-£25,661,919	-£22,328,036		
100%	71%	-£61,231,117	-£54.563.350	-£58.689.914			
10%	75%	£229,629	£813,971	£494,926	£1,075,000	-£120,875	£144,422
15%	75%	-£3,220,167	-£2,338,359	-£2,822,219	-£1,940,412	-£3,745,922	-£3,347,975
20%	75%	-£6,669,961	-£5,494,218	-£6,139,366	-£4,963,623	-£7,371,265	-£6,840,372
25%	75%	-£10.165.008	-£8.671.293	-£9.490.917	-£7.997.201	-£11.055.600	-£10.381.507
30%	75%	-£13,671,225	-£11,878,767	-£12,862,315	-£11,069,856	-£14,739,933	-£13,931,024
35%	75%	-£17,177,442	-£15,086,240	-£16,233,713	-£14,142,511		
40%	75%	-£20,683,658	-£18,293,714				
45%	75%	-£24,189,875	-£21,501,187				
50%	75%	-£27,696,091	-£24,708,660	-£26,347,908	-£23,360,477	-£29,477,273	-£28,129,089
10%	60%	£809,686	£1,644,557	£1,009,367	£1,844,238	£307,232	£510,179
15%	60%	-£2,344,893	-£1,072,105	-£2,040,473	-£767,685	-£3,103,761	-£2,799,341
20%	60%	-£5,502,930	-£3,805,879	-£5,097,036	-£3,399,986	-£6,514,754	-£6,108,859
25%	60%	-£8,682,361	-£6,539,654	-£8,166,695	-£6,032,286	-£9,967,827	-£9,452,162
30%	60%	-£11,892,048	-£9,304,839	-£11,273,250	-£8,686,041	-£13,434,607	-£12,815,808
35%	60%	-£15,101,735	-£12,083,325	-£14,379,803	-£11,361,392	-£16,901,388	-£16,179,455
40%	60%	-£18,311,423	-£14,861,811	-£17,486,357	-£14,036,745	-£20,368,168	-£19,543,103
45%	60%	-£21,521,110	-£17,640,296		-£16,712,098		
50%	60%	-£24.730.796	-£20.418.782				

£17,299,000

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

Benchmark Z3 - F	ligh						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15.894.972	-£15.894.972	-£15.894.972	-£15.894.972	-£15.894.972	-£15.894.972
10%	71%	-£22.553.385	-£21,904,381		-£21.658.374		-£22.694.506
15%	71%	-£25.928.052	-£24.943.981	-£25,553,006			-£26.139.733
20%	71%	-£29.302.719	-£27,990,625				
25%	71%	-£32,716,494	-£31,049,552				-£33,075,066
30%	71%	-£36.146.354	-£34.146.023				
35%	71%	-£39,576,213	-£37,242,495		-£36,353,074		
40%	71%	-£43.006.073	-£40,338,966				
45%	71%	-£46,435,933	-£43,435,437				
50%	71%	-£49,865,792	-£46,531,908				
100%	71%	-£84,164,388	-£77,496,620				
10%	75%	-£22,703,642	-£22,119,299			-£23,054,146	
15%	75%	-£26.153.437	-£25,271,629				
20%	75%	-£29,603,232	-£28,427,489	-£29,072,636	-£27,896,894		
25%	75%	-£33.098.279	-£31.604.564				
30%	75%	-£36,604,496	-£34,812,037			-£37,673,204	
35%	75%	-£40,110,713	-£38,019,510				
40%	75%	-£43,616,929	-£41,226,985	-£42,538,381	-£40,148,437	-£45,041,874	-£43,963,326
45%	75%	-£47,123,146	-£44,434,458				
50%	75%	-£50,629,362	-£47,641,931	-£49,281,179	-£46,293,748	-£52,410,544	-£51,062,359
10%	60%	-£22,123,585	-£21,288,714	-£21,923,903		-£22,626,038	
15%	60%	-£25,278,164	-£24,005,376				
20%	60%	-£28,436,201	-£26,739,150		-£26,333,256		-£29,042,130
25%	60%	-£31,615,632	-£29,472,925				
30%	60%	-£34,825,319	-£32,238,110	-£34,206,520	-£31,619,311	-£36,367,878	-£35,749,079
35%	60%	-£38,035,006	-£35,016,596				
40%	60%	-£41,244,693	-£37,795,081	-£40,419,628	-£36,970,016	-£43,301,439	-£42,476,374
45%	60%	-£44,454,381	-£40,573,567				
50%	60%	-FA7 664 067	-FA3 352 053	-F46 632 736	-F42 320 721		

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%	-£212,686	-£212,686	-£212,686	-£212,686	-£212,686	-£212,686
10%	71%	-£6,871,099	-£6,222,095	-£6,621,578	-£5,976,088	-£7,262,251	-£7,012,220
15%	71%	-£10,245,766	-£9,261,695	-£9,870,719	-£8,886,649	-£10,832,493	-£10,457,446
20%	71%	-£13,620,433	-£12,308,338	-£13,120,370	-£11,808,276	-£14,402,736	-£13,902,674
25%	71%	-£17,034,208	-£15,367,266	-£16,398,907	-£14,731,966	-£18,028,081	-£17,392,780
30%	71%	-£20,464,068	-£18,463,737				
35%	71%	-£23,893,927	-£21,560,209	-£23,004,506	-£20,670,787	-£25,285,349	-£24,395,928
40%	71%	-£27,323,787	-£24,656,680				
45%	71%	-£30,753,646	-£27,753,151	-£29,610,105			
50%	71%	-£34,183,506	-£30,849,622				
100%	71%	-£68,482,102	-£61,814,334	-£65,940,899	-£59,273,131	-£72,457,593	-£69,916,389
10%	75%	-£7,021,356	-£6,437,013	-£6,756,058	-£6,175,984	-£7,371,860	-£7,106,562
15%	75%	-£10,471,151	-£9,589,343	-£10,073,204	-£9,191,397	-£10,996,907	-£10,598,959
20%	75%	-£13,920,946	-£12,745,203	-£13,390,350	-£12,214,607	-£14,622,249	-£14,091,357
25%	75%	-£17,415,993	-£15,922,278	-£16,741,901	-£15,248,185	-£18,306,584	-£17,632,491
30%	75%	-£20,922,210	-£19,129,751				
35%	75%	-£24,428,427	-£22,337,224	-£23,484,697	-£21,393,496		-£24,731,524
40%	75%	-£27,934,643	-£25,544,698				
45%	75%	-£31,440,860	-£28,752,172	-£30,227,494	-£27,538,806	-£33,043,923	-£31,830,557
50%	75%	-£34,947,076	-£31,959,645				
10%	60%	-£6,441,299	-£5,606,428	-£6,241,617	-£5,406,746	-£6,943,752	-£6,740,806
15%	60%	-£9,595,878	-£8,323,090	-£9,291,457	-£8,018,669	-£10,354,746	-£10,050,325
20%	60%	-£12,753,914	-£11,056,864	-£12,348,021	-£10,650,970	-£13,765,739	-£13,359,844
25%	60%	-£15,933,345	-£13,790,638	-£15,417,680	-£13,283,270		
30%	60%	-£19,143,033	-£16,555,824		-£15,937,025		
35%	60%	-£22,352,720	-£19,334,309	-£21,630,788	-£18,612,377	-£24,152,372	-£23,430,440
40%	60%	-£25,562,407	-£22,112,795				
45%	60%	-£28,772,095	-£24,891,281		-£23,963,083		-£30,157,734
50%	60%	-£31 981 781	-£27 669 767			-£34.552.713	

 50%
 60%
 -53 981 781

 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%	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299
10%	71%	£379,885	£1,028,889	£629,406	£1,274,897	-£11,266	£238,764
15%	71%	-£2,994,781	-£2,010,711	-£2,619,735	-£1,635,664	-£3,581,508	-£3,206,462
20%	71%	-£6,369,448	-£5,057,354	-£5,869,386	-£4,557,292	-£7,151,752	-£6,651,689
25%	71%	-£9,783,223	-£8,116,281	-£9,147,922	-£7,480,981	-£10,777,097	-£10,141,795
30%	71%	-£13,213,083	-£11,212,752	-£12,450,721	-£10,450,391	-£14,405,730	-£13,643,369
35%	71%	-£16,642,942	-£14,309,224	-£15,753,522	-£13,419,803	-£18,034,364	-£17,144,944
40%	71%	-£20,072,802	-£17,405,695		-£16,389,214		
45%	71%	-£23,502,662	-£20,502,166		-£19,358,625		-£24,148,091
50%	71%	-£26,932,522	-£23,598,637		-£22,328,036		
100%	71%	-£61,231,117	-£54,563,350	-£58,689,914	-£52,022,147		
10%	75%	£229,629	£813,971	£494,926	£1,075,000	-£120,875	£144,422
15%	75%	-£3,220,167	-£2,338,359	-£2,822,219	-£1,940,412	-£3,745,922	-£3,347,975
20%	75%	-£6,669,961	-£5,494,218	-£6,139,366	-£4,963,623	-£7,371,265	-£6,840,372
25%	75%	-£10,165,008	-£8,671,293	-£9,490,917	-£7,997,201	-£11,055,600	-£10,381,507
30%	75%	-£13,671,225	-£11,878,767	-£12,862,315	-£11,069,856	-£14,739,933	-£13,931,024
35%	75%	-£17,177,442	-£15,086,240	-£16,233,713	-£14,142,511		-£17,480,540
40%	75%	-£20,683,658	-£18,293,714		-£17,215,167		-£21,030,056
45%	75%	-£24,189,875	-£21,501,187				
50%	75%	-£27,696,091	-£24,708,660	-£26,347,908	-£23,360,477	-£29,477,273	-£28,129,089
10%	60%	£809,686	£1,644,557	£1,009,367	£1,844,238	£307,232	£510,179
15%	60%	-£2,344,893	-£1,072,105	-£2,040,473	-£767,685	-£3,103,761	-£2,799,341
20%	60%	-£5,502,930	-£3,805,879	-£5,097,036	-£3,399,986	-£6,514,754	-£6,108,859
25%	60%	-£8,682,361	-£6,539,654	-£8,166,695	-£6,032,286	-£9,967,827	-£9,452,162
30%	60%	-£11,892,048	-£9,304,839	-£11,273,250	-£8,686,041	-£13,434,607	-£12,815,808
35%	60%	-£15,101,735	-£12,083,325	-£14,379,803	-£11,361,392	-£16,901,388	-£16,179,455
40%	60%	-£18,311,423	-£14,861,811		-£14,036,745		-£19,543,103
45%	60%	-£21,521,110	-£17,640,296		-£16,712,098	-£23,834,949	-£22,906,749
50%	60%	-£24.730.796	-£20.418.782				

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 6 
 No Units
 300

 Site Area
 1.08 Ha

	CIL Zone	3
	Value Area	High
		•
ales value inflation		0%
uild 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%	£24,706,195	£24,706,195	£24,706,195	£24,706,195	£24,706,195	£24,706,195
10%	71%	£17,183,004	£17,924,727	£17,345,845	£18,084,992	£16,980,720	£17,143,608
15%	71%	£13,376,914	£14,503,769	£13,621,244	£14,748,098	£13,073,488	£13,317,819
20%	71%	£9,570,824	£11,073,297	£9,896,597	£11,399,070	£9,166,256	£9,492,030
25%	71%	£5,740,770	£7,642,824	£6,154,646	£8,050,041	£5,226,789	£5,640,665
30%	71%	£1,880,289	£4,170,857	£2,376,940	£4,667,510	£1,263,512	£1,760,164
35%	71%	-£2,012,579	£692,139	-£1,423,675	£1,271,566	-£2,743,920	-£2,155,015
40%	71%	-£5,936,198	-£2,832,155	-£5,263,164	-£2,159,122	-£6,772,016	-£6,098,983
45%	71%	-£9,859,817	-£6,367,769	-£9,102,655	-£5,610,607	-£10,800,113	-£10,042,951
50%	71%	-£13,783,437	-£9,903,384	-£12,942,145	-£9,062,092	-£14,828,209	-£13,986,918
100%	71%	-£53,019,630	-£45,259,523	-£51,337,048	-£43,576,941	-£55,109,176	-£53,426,593
10%	75%	£17,040,242	£17,707,450	£17,213,074	£17,877,501	£16,858,979	£17,031,811
15%	75%	£13,162,769	£14,172,522	£13,422,018	£14,431,771	£12,890,875	£13,150,124
20%	75%	£9,285,297	£10,631,635	£9,630,962	£10,977,300	£8,922,771	£9,268,436
25%	75%	£5,378,024	£7,088,470	£5,817,171	£7,522,828	£4,917,456	£5,356,603
30%	75%	£1,444,994	£3,497,530	£1,971,971	£4,024,507	£892,313	£1,419,290
35%	75%	-£2,528,728	-£94,938	-£1,903,866	£521,396	-£3,184,069	-£2,559,207
40%	75%	-£6,526,083	-£3,744,609	-£5,811,955	-£3,030,481	-£7,275,044	-£6,560,917
45%	75%	-£10,523,438	-£7,394,279	-£9,720,044	-£6,590,885	-£11,366,020	-£10,562,625
50%	75%	-£14,520,793	-£11,043,950	-£13,628,133	-£10,151,290	-£15,456,994	-£14,564,334
10%	60%	£17,589,606	£18,545,613	£17,719,691	£18,675,698	£17,332,007	£17,462,270
15%	60%	£13,992,865	£15,450,329	£14,191,185	£15,648,649	£13,600,418	£13,798,737
20%	60%	£10,392,092	£12,335,377	£10,656,518	£12,599,803	£9,868,828	£10,133,254
25%	60%	£6,784,144	£9,220,425	£7,120,083	£9,550,958	£6,119,368	£6,455,306
30%	60%	£3,132,339	£6,094,941	£3,535,466	£6,498,067	£2,334,606	£2,737,732
35%	60%	-£527,962	£2,936,902	-£49,956	£3,407,216	-£1,473,872	-£995,866
40%	60%	-£4,239,494	-£224,754	-£3,693,201	£316,366	-£5,320,534	-£4,774,241
45%	60%	-£7,951,025	-£3,434,442	-£7,336,446	-£2,819,863	-£9,167,195	-£8,552,615
50%	60%	-£11 662 556	-£6 644 131	-£10 979 691	-£5 961 265	-£13 013 856	-£12 330 990

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

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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%	-£72,840,681	-£72,840,681	-£72,840,681	-£72,840,681	-£72,840,681	-£72,840,681
10%	71%	-£80,363,873	-£79,622,150		-£79,461,884		
15%	71%	-£84,169,963	-£83,043,108				
20%	71%	-£87,976,053	-£86,473,580				
25%	71%	-£91,806,107	-£89,904,052				
30%	71%	-£95,666,588	-£93,376,019				
35%	71%	-£99,559,455	-£96,854,737				
40%	71%	-£103,483,074	-£100,379,032				
45%	71%	-£107,406,693	-£103,914,646	-£106,649,532			
50%	71%	-£111,330,313	-£107,450,260		-£106,608,968		
100%	71%	-£150,566,506	-£142,806,400	-£148,883,924	-£141,123,818		
10%	75%	-£80,506,635	-£79,839,427		-£79,669,376	-£80,687,898	-£80,515,065
15%	75%	-£84,384,108	-£83,374,354		-£83,115,106		-£84,396,753
20%	75%	-£88,261,580	-£86,915,242		-£86,569,577	-£88,624,105	-£88,278,440
25%	75%	-£92,168,853	-£90,458,407	-£91,729,705	-£90,024,049	-£92,629,421	-£92,190,273
30%	75%	-£96,101,883	-£94,049,347				
35%	75%	-£100,075,605	-£97,641,815	-£99,450,742	-£97,025,480	-£100,730,946	-£100,106,084
40%	75%	-£104,072,960	-£101,291,485				
45%	75%	-£108,070,315	-£104,941,156	-£107,266,920	-£104,137,762	-£108,912,897	-£108,109,502
50%	75%	-£112,067,670	-£108,590,827				
10%	60%	-£79,957,271	-£79,001,264				
15%	60%	-£83,554,012	-£82,096,547				
20%	60%	-£87,154,784	-£85,211,500		-£84,947,074	-£87,678,048	-£87,413,622
25%	60%	-£90,762,732	-£88,326,452				
30%	60%	-£94,414,538	-£91,451,936	-£94,011,411			-£94,809,144
35%	60%	-£98,074,839	-£94,609,974				
40%	60%	-£101,786,371	-£97,771,630	-£101,240,078		-£102,867,411	-£102,321,118
45%	60%	-£105,497,901	-£100,981,318			-£106,714,072	
50%	60%	-£109,209,433	-£104,191,008				

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%	-£53,683,559	-£53,683,559	-£53,683,559	-£53,683,559	-£53,683,559	-£53,683,559
10%	71%	-£61.206.750	-£60.465.027				
15%	71%	-£65,012,840	-£63,885,985				
20%	71%	-£68,818,930	-£67,316,457	-£68,493,157		-£69,223,498	-£68,897,724
25%	71%	-£72,648,984	-£70,746,929				
30%	71%	-£76,509,465	-£74,218,896		-£73,722,244	-£77,126,242	-£76,629,590
35%	71%	-£80,402,333	-£77,697,615			-£81,133,674	
40%	71%	-£84,325,952	-£81,221,909	-£83,652,918	-£80,548,876		-£84,488,737
45%	71%	-£88,249,571	-£84,757,523				
50%	71%	-£92,173,191	-£88,293,138	-£91,331,899	-£87,451,846	-£93,217,963	-£92,376,672
100%	71%	-£131,409,384	-£123,649,277				
10%	75%	-£61,349,512	-£60,682,304	-£61,176,680			-£61,357,943
15%	75%	-£65,226,985	-£64,217,232				
20%	75%	-£69,104,457	-£67,758,119		-£67,412,454	-£69,466,983	-£69,121,318
25%	75%	-£73,011,730	-£71,301,284				
30%	75%	-£76,944,760	-£74,892,224	-£76,417,783	-£74,365,247	-£77,497,441	-£76,970,464
35%	75%	-£80,918,482	-£78,484,692				-£80,948,961
40%	75%	-£84,915,837	-£82,134,363		-£81,420,235	-£85,664,798	
45%	75%	-£88,913,192	-£85,784,033	-£88,109,798		-£89,755,774	
50%	75%	-£92,910,547	-£89,433,704		-£88,541,044	-£93,846,748	-£92,954,088
10%	60%	-£60,800,148	-£59,844,141	-£60,670,063			
15%	60%	-£64,396,889	-£62,939,425	-£64,198,569		-£64,789,336	-£64,591,017
20%	60%	-£67,997,662	-£66,054,377	-£67,733,236			
25%	60%	-£71,605,610	-£69,169,329		-£68,838,796	-£72,270,386	-£71,934,448
30%	60%	-£75,257,415	-£72,294,813	-£74,854,288	-£71,891,687	-£76,055,148	
35%	60%	-£78,917,716	-£75,452,852				
40%	60%	-£82,629,248	-£78,614,508		-£78,073,388	-£83,710,288	
45%	60%	-£86,340,779	-£81,824,196				
50%	60%	-£90,052,310	-£85,033,885				-£90,720,744

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%	-£20,330,114	-£20,330,114	-£20,330,114	-£20,330,114	-£20,330,114	-£20,330,114
10%	71%	-£27,853,305					
15%	71%	-£31,659,395	-£30,532,540	-£31,415,065	-£30,288,211	-£31,962,821	-£31,718,490
20%	71%	-£35,465,485					
25%	71%	-£39,295,539	-£37,393,485	-£38,881,663	-£36,986,268	-£39,809,520	-£39,395,644
30%	71%	-£43,156,020					
35%	71%	-£47,048,888	-£44,344,170		-£43,764,743	-£47,780,229	
40%	71%	-£50,972,507					
45%	71%	-£54,896,126	-£51,404,078				
50%	71%	-£58,819,746	-£54,939,693 -£90,295,833	-£57,978,454		-£59,864,518	
100%	71%	-£98,055,939	-£90,295,833	-£96,373,357		-£100,145,485	-£98,462,902
10%	75%	-£27,996,068	-£27,328,859	-£27,823,235	-£27,158,808	-£28,177,330	-£28,004,498
15%	75%	-£31,873,540					
20%	75%	-£35,751,012	-£34,404,675	-£35,405,347	-£34,059,010	-£36,113,538	-£35,767,873
25%	75%	-£39,658,285					
30%	75%	-£43,591,315	-£41,538,779	-£43,064,338	-£41,011,802	-£44,143,997	-£43,617,019
35%	75%	-£47,565,038					
40%	75%	-£51,562,392	-£48,780,918	-£50,848,264	-£48,066,790	-£52,311,354	-£51,597,226
45%	75%	-£55,559,748					
50%	75%	-£59,557,102	-£56,080,259	-£58,664,442		-£60,493,303	-£59,600,643
10%	60%	-£27,446,704					
15%	60%	-£31,043,444		-£30,845,124	-£29,387,661	-£31,435,892	
20%	60%	-£34,644,217					
25%	60%	-£38,252,165		-£37,916,226		-£38,916,941	
30%	60%	-£41,903,970					
35%	60%	-£45,564,271					
40%	60%	-£49,275,803					
45%	60%	-£52,987,334					
50%	60%	-£56,698,865					

£90,000,000

£72,325,000

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

£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%	-£5,234,193	-£5,234,193	-£5,234,193	-£5,234,193	-£5,234,193	-£5,234,193
10%	71%	-£12,757,384	-£12,015,661	-£12,594,543	-£11,855,396	-£12,959,668	-£12,796,781
15%	71%	-£16,563,474	-£15,436,619	-£16,319,144	-£15,192,290	-£16,866,900	-£16,622,569
20%	71%	-£20,369,564	-£18,867,091		-£18,541,318	-£20,774,132	
25%	71%	-£24,199,618	-£22,297,564				
30%	71%	-£28,060,099	-£25,769,531	-£27,563,448	-£25,272,878	-£28,676,876	-£28,180,224
35%	71%	-£31,952,967	-£29,248,249	-£31,364,063			-£32,095,404
40%	71%	-£35,876,586	-£32,772,543		-£32,099,510	-£36,712,404	-£36,039,371
45%	71%	-£39,800,205	-£36,308,157				
50%	71%	-£43,723,825	-£39,843,772	-£42,882,533	-£39,002,480	-£44,768,597	-£43,927,306
100%	71%	-£82,960,018	-£75,199,912				
10%	75%	-£12,900,146	-£12,232,938	-£12,727,314	-£12,062,887	-£13,081,409	-£12,908,577
15%	75%	-£16,777,619	-£15,767,866		-£15,508,617		
20%	75%	-£20,655,091	-£19,308,753	-£20,309,426	-£18,963,088		
25%	75%	-£24,562,364	-£22,851,918				
30%	75%	-£28,495,394	-£26,442,858	-£27,968,417		-£29,048,076	-£28,521,098
35%	75%	-£32,469,116	-£30,035,326	-£31,844,254			
40%	75%	-£36,466,471	-£33,684,997	-£35,752,343		-£37,215,432	-£36,501,305
45%	75%	-£40,463,827	-£37,334,667	-£39,660,432	-£36,531,273	-£41,306,408	-£40,503,013
50%	75%	-£44,461,181	-£40,984,338				
10%	60%	-£12,350,782	-£11,394,775	-£12,220,697	-£11,264,690	-£12,608,381	-£12,478,118
15%	60%	-£15,947,523	-£14,490,059	-£15,749,203	-£14,291,739		-£16,141,651
20%	60%	-£19,548,296	-£17,605,011		-£17,340,585		-£19,807,134
25%	60%	-£23,156,244	-£20,719,963				
30%	60%	-£26,808,049	-£23,845,447	-£26,404,922	-£23,442,321		-£27,202,656
35%	60%	-£30,468,350	-£27,003,486				
40%	60%	-£34,179,882	-£30,165,142				-£34,714,629
45%	60%	-£37,891,413	-£33,374,830				
50%	60%	-£41,602,944	-£36,584,519			-£42,954,244	-£42,271,378

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,956,602	£5,956,602	£5,956,602	£5,956,602	£5,956,602	£5,956,602
10%	71%	-£1,566,589	-£824,867	-£1,403,749	-£664,601	-£1,768,873	-£1,605,986
15%	71%	-£5,372,679	-£4,245,825	-£5,128,350	-£4,001,495	-£5,676,105	-£5,431,775
20%	71%	-£9,178,769	-£7,676,297	-£8,852,996	-£7,350,524	-£9,583,338	-£9,257,564
25%	71%	-£13,008,824	-£11,106,769	-£12,594,947	-£10,699,552	-£13,522,805	-£13,108,928
30%	71%	-£16,869,304	-£14,578,736		-£14,082,084		-£16,989,429
35%	71%	-£20,762,172	-£18,057,454				
40%	71%	-£24,685,791	-£21,581,749	-£24,012,758	-£20,908,715		
45%	71%	-£28,609,410	-£25,117,363			-£29,549,706	
50%	71%	-£32,533,030	-£28,652,977	-£31,691,738			-£32,736,511
100%	71%	-£71,769,223	-£64,009,117	-£70,086,641			-£72,176,187
10%	75%	-£1,709,352	-£1,042,144	-£1,536,519	-£872,093	-£1,890,615	-£1,717,782
15%	75%	-£5,586,825	-£4,577,071	-£5,327,576	-£4,317,823	-£5,858,719	-£5,599,470
20%	75%	-£9,464,297	-£8,117,959	-£9,118,632	-£7,772,294	-£9,826,822	-£9,481,157
25%	75%	-£13,371,570	-£11,661,123	-£12,932,422	-£11,226,765	-£13,832,138	-£13,392,990
30%	75%	-£17,304,600	-£15,252,064		-£14,725,087		-£17,330,304
35%	75%	-£21,278,322	-£18,844,531				
40%	75%	-£25,275,677	-£22,494,202	-£24,561,549	-£21,780,074		
45%	75%	-£29,273,032	-£26,143,873				
50%	75%	-£33,270,387	-£29,793,544	-£32,377,727	-£28,900,884	-£34,206,588	-£33,313,928
10%	60%	-£1,159,988	-£203,981	-£1,029,902	-£73,896	-£1,417,587	-£1,287,324
15%	60%	-£4,756,728	-£3,299,264	-£4,558,408	-£3,100,945	-£5,149,176	-£4,950,857
20%	60%	-£8,357,501	-£6,414,217	-£8,093,075	-£6,149,790	-£8,880,765	-£8,616,339
25%	60%	-£11,965,449	-£9,529,169	-£11,629,510	-£9,198,636	-£12,630,226	-£12,294,288
30%	60%	-£15,617,255	-£12,654,653	-£15,214,128	-£12,251,527		-£16,011,861
35%	60%	-£19,277,556	-£15,812,691		-£15,342,377		
40%	60%	-£22,989,087	-£18,974,347	-£22,442,794	-£18,433,228	-£24,070,128	
45%	60%	-£26,700,618	-£22,184,035				
50%	60%	-£30,412,150	-£25,393,724	-£29,729,284	-£24,710,859	-£31,763,450	-£31,080,584

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%	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328
10%	71%	£9,830,137	£10,571,860	£9,992,978	£10,732,126	£9,627,854	£9,790,741
15%	71%	£6,024,047	£7,150,902	£6,268,377	£7,395,232	£5,720,621	£5,964,952
20%	71%	£2,217,957	£3,720,430	£2,543,730	£4,046,203	£1,813,389	£2,139,163
25%	71%	-£1,612,097	£289,958	-£1,198,220	£697,174	-£2,126,078	-£1,712,201
30%	71%	-£5,472,578	-£3,182,009	-£4,975,926	-£2,685,357	-£6,089,355	-£5,592,703
35%	71%	-£9,365,446	-£6,660,728	-£8,776,541	-£6,081,300	-£10,096,786	-£9,507,882
40%	71%	-£13,289,065	-£10,185,022	-£12,616,031	-£9,511,988	-£14,124,883	-£13,451,850
45%	71%	-£17,212,684	-£13,720,636		-£12,963,473		-£17,395,818
50%	71%	-£21,136,304	-£17,256,250	-£20,295,012	-£16,414,958	-£22,181,076	-£21,339,785
100%	71%	-£60,372,497					-£60,779,460
10%	75%	£9,687,375	£10,354,583	£9,860,207	£10,524,634	£9,506,112	£9,678,944
15%	75%	£5,809,902	£6,819,655	£6,069,151	£7,078,904	£5,538,008	£5,797,257
20%	75%	£1,932,430	£3,278,768	£2,278,095	£3,624,433	£1,569,905	£1,915,569
25%	75%	-£1,974,843	-£264,397	-£1,535,696	£169,961	-£2,435,411	-£1,996,263
30%	75%	-£5,907,873	-£3,855,337	-£5,380,896	-£3,328,360	-£6,460,554	-£5,933,577
35%	75%	-£9,881,595	-£7,447,805	-£9,256,732	-£6,831,470	-£10,536,936	-£9,912,074
40%	75%	-£13,878,950	-£11,097,475	-£13,164,822	-£10,383,348	-£14,627,911	-£13,913,783
45%	75%	-£17,876,305	-£14,747,146		-£13,943,752		-£17,915,492
50%	75%	-£21,873,660	-£18,396,817				-£21,917,201
10%	60%	£10,236,739	£11,192,746	£10,366,824	£11,322,831	£9,979,140	£10,109,403
15%	60%	£6,639,998	£8,097,463	£6,838,319	£8,295,782	£6,247,551	£6,445,870
20%	60%	£3,039,226	£4,982,510	£3,303,652	£5,246,936	£2,515,962	£2,780,388
25%	60%	-£568,722	£1,867,558	-£232,783	£2,198,091	-£1,233,499	-£897,561
30%	60%	-£4,220,528	-£1,257,926	-£3,817,401	-£854,800	-£5,018,260	-£4,615,134
35%	60%	-£7,880,829	-£4,415,964	-£7,402,823	-£3,945,651	-£8,826,739	-£8,348,733
40%	60%	-£11,592,361	-£7,577,620	-£11,046,068	-£7,036,501	-£12,673,401	-£12,127,108
45%	60%	-£15,303,891	-£10,787,309	-£14,689,313	-£10,172,730		-£15,905,482
E00/	608/						

£17,299,000

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

£27,943,000

	% of AH as	SR and SO at council Income	SR and SO at GLA Income	council Income	LAR and SO at GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942
10%	71%	-£13,103,133	-£12,361,411	-£12,940,293	-£12,201,145	-£13,305,417	-£13,142,530
15%	71%	-£16,909,223	-£15,782,369	-£16,664,894	-£15,538,039		-£16,968,319
20%	71%	-£20,715,313	-£19,212,841	-£20,389,540	-£18,887,068		-£20,794,108
25%	71%	-£24,545,368		-£24,131,491	-£22,236,096		
30%	71%	-£28,405,848		-£27,909,197	-£25,618,628	-£29,022,626	
35%	71%	-£32,298,716					
40%	71%	-£36,222,335	-£33,118,293	-£35,549,302	-£32,445,259		-£36,385,121
45%	71%	-£40,145,954					
50%	71%	-£44,069,574	-£40,189,521	-£43,228,282	-£39,348,229	-£45,114,346	-£44,273,055
100%	71%	-£83,305,767					
10%	75%	-£13,245,896	-£12,578,688	-£13,073,063	-£12,408,637	-£13,427,159	-£13,254,326
15%	75%	-£17,123,369	-£16,113,615		-£15,854,367		
20%	75%	-£21,000,840	-£19,654,503	-£20,655,176	-£19,308,838	-£21,363,366	-£21,017,701
25%	75%	-£24,908,114					-£24,929,534
30%	75%	-£28,841,144	-£26,788,608	-£28,314,167	-£26,261,631		-£28,866,848
35%	75%	-£32,814,866			-£29,764,741		
40%	75%	-£36,812,220	-£34,030,746	-£36,098,093	-£33,316,618	-£37,561,182	-£36,847,054
45%	75%	-£40,809,576					
50%	75%	-£44,806,931	-£41,330,087	-£43,914,271	-£40,437,428	-£45,743,132	-£44,850,472
10%	60%	-£12,696,532	-£11,740,525	-£12,566,446	-£11,610,440	-£12,954,131	-£12,823,868
15%	60%	-£16,293,272	-£14,835,808	-£16,094,952	-£14,637,489		
20%	60%	-£19,894,045	-£17,950,760	-£19,629,619	-£17,686,334	-£20,417,309	-£20,152,883
25%	60%	-£23,501,993					
30%	60%	-£27,153,798	-£24,191,197	-£26,750,672			-£27,548,405
35%	60%	-£30,814,100					
40%	60%	-£34,525,631		-£33,979,338	-£29,969,772	-£35,606,672	-£35,060,379
45%	60%	-£38,237,162					
50%	60%	-£41,948,694	-£36,930,268	-£41,265,828	-£36,247,403	-£43,299,994	-£42,617,128

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%	£10,102,344	£10,102,344	£10,102,344	£10,102,344	£10,102,344	£10,102,344
10%	71%	£2,579,153	£3,320,876	£2,741,993	£3,481,141	£2,376,869	£2,539,756
15%	71%	-£1,226,937	-£100,083	-£982,608	£144,247	-£1,530,363	-£1,286,033
20%	71%	-£5,033,027	-£3,530,555	-£4,707,254	-£3,204,782	-£5,437,596	-£5,111,821
25%	71%	-£8,863,082	-£6,961,027	-£8,449,205	-£6,553,810	-£9,377,063	-£8,963,186
30%	71%	-£12,723,562	-£10,432,994	-£12,226,911	-£9,936,341	-£13,340,339	-£12,843,687
35%	71%	-£16,616,430	-£13,911,712	-£16,027,526	-£13,332,285	-£17,347,771	-£16,758,867
40%	71%	-£20,540,049	-£17,436,006				
45%	71%	-£24,463,668	-£20,971,621	-£23,706,506	-£20,214,458	-£25,403,964	-£24,646,802
50%	71%	-£28,387,288	-£24,507,235				
100%	71%	-£67,623,481	-£59,863,375	-£65,940,899	-£58,180,793	-£69,713,027	-£68,030,444
10%	75%	£2,436,390	£3,103,598	£2,609,223	£3,273,650	£2,255,127	£2,427,960
15%	75%	-£1,441,082	-£431,329	-£1,181,834	-£172,080	-£1,712,976	-£1,453,728
20%	75%	-£5,318,554	-£3,972,217	-£4,972,889	-£3,626,552	-£5,681,080	-£5,335,415
25%	75%	-£9,225,828	-£7,515,381	-£8,786,680	-£7,081,023	-£9,686,395	-£9,247,248
30%	75%	-£13,158,858	-£11,106,322	-£12,631,880	-£10,579,344	-£13,711,539	-£13,184,562
35%	75%	-£17,132,580	-£14,698,789	-£16,507,717	-£14,082,455	-£17,787,920	-£17,163,059
40%	75%	-£21,129,934	-£18,348,460				
45%	75%	-£25,127,290	-£21,998,131	-£24,323,895	-£21,194,737	-£25,969,871	-£25,166,476
50%	75%	-£29,124,644	-£25,647,801				
10%	60%	£2,985,754	£3,941,762	£3,115,840	£4,071,846	£2,728,155	£2,858,418
15%	60%	-£610,986	£846,478	-£412,666	£1,044,797	-£1,003,434	-£805,114
20%	60%	-£4,211,759	-£2,268,474	-£3,947,333	-£2,004,048	-£4,735,023	-£4,470,597
25%	60%	-£7,819,707	-£5,383,427	-£7,483,768	-£5,052,894	-£8,484,484	-£8,148,545
30%	60%	-£11,471,512	-£8,508,910	-£11,068,385	-£8,105,784	-£12,269,245	-£11,866,119
35%	60%	-£15,131,813	-£11,666,949	-£14,653,807	-£11,196,635	-£16,077,723	-£15,599,717
40%	60%	-£18,843,345	-£14,828,605	-£18,297,052	-£14,287,486	-£19,924,385	-£19,378,092
45%	60%	-£22,554,876	-£18,038,293		-£17,423,714	-£23,771,046	-£23,156,467
50%	60%	-£26,266,408	-F21 247 982				

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%	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328
10%	71%	£9,830,137	£10,571,860	£9,992,978	£10,732,126	£9,627,854	£9,790,741
15%	71%	£6,024,047	£7,150,902	£6,268,377	£7,395,232	£5,720,621	£5,964,952
20%	71%	£2,217,957	£3,720,430	£2,543,730	£4,046,203	£1,813,389	£2,139,163
25%	71%	-£1,612,097	£289,958	-£1,198,220	£697,174	-£2,126,078	-£1,712,201
30%	71%	-£5,472,578	-£3,182,009	-£4,975,926	-£2,685,357	-£6,089,355	-£5,592,703
35%	71%	-£9,365,446	-£6,660,728	-£8,776,541	-£6,081,300	-£10,096,786	-£9,507,882
40%	71%	-£13,289,065	-£10,185,022	-£12,616,031	-£9,511,988	-£14,124,883	-£13,451,850
45%	71%	-£17,212,684	-£13,720,636		-£12,963,473		
50%	71%	-£21,136,304	-£17,256,250		-£16,414,958	-£22,181,076	
100%	71%	-£60,372,497	-£52,612,390				
10%	75%	£9,687,375	£10,354,583	£9,860,207	£10,524,634	£9,506,112	£9,678,944
15%	75%	£5,809,902	£6,819,655	£6,069,151	£7,078,904	£5,538,008	£5,797,257
20%	75%	£1,932,430	£3,278,768	£2,278,095	£3,624,433	£1,569,905	£1,915,569
25%	75%	-£1,974,843	-£264,397	-£1,535,696	£169,961	-£2,435,411	-£1,996,263
30%	75%	-£5,907,873	-£3,855,337	-£5,380,896	-£3,328,360	-£6,460,554	-£5,933,577
35%	75%	-£9,881,595	-£7,447,805	-£9,256,732	-£6,831,470	-£10,536,936	-£9,912,074
40%	75%	-£13,878,950	-£11,097,475	-£13,164,822	-£10,383,348	-£14,627,911	-£13,913,783
45%	75%	-£17,876,305	-£14,747,146		-£13,943,752		
50%	75%	-£21,873,660	-£18,396,817	-£20,981,000	-£17,504,157	-£22,809,861	-£21,917,201
10%	60%	£10,236,739	£11,192,746	£10,366,824	£11,322,831	£9,979,140	£10,109,403
15%	60%	£6,639,998	£8,097,463	£6,838,319	£8,295,782	£6,247,551	£6,445,870
20%	60%	£3,039,226	£4,982,510	£3,303,652	£5,246,936	£2,515,962	£2,780,388
25%	60%	-£568,722	£1,867,558	-£232,783	£2,198,091	-£1,233,499	-£897,561
30%	60%	-£4,220,528	-£1,257,926	-£3,817,401	-£854,800	-£5,018,260	-£4,615,134
35%	60%	-£7,880,829	-£4,415,964	-£7,402,823	-£3,945,651	-£8,826,739	-£8,348,733
40%	60%	-£11,592,361	-£7,577,620	-£11,046,068	-£7,036,501	-£12,673,401	-£12,127,108
45%	60%	-£15,303,891	-£10,787,309	-£14,689,313	-£10,172,730	-£16,520,062	-£15,905,482
50%	60%	-F10 015 423	-F13 QQE QQR	£10 222 EE0	-£13 314 132		.010.002.007

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 6 
 No Units
 300

 Site Area
 1.08 Ha

CIL Zone	3
Value Area	Med
	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%	£18,947,296	£18,947,296	£18,947,296	£18,947,296	£18,947,296	£18,947,296
10%	71%	£11,869,414	£12,539,307	£12,096,240	£12,766,133	£11,573,895	£11,800,720
15%	71%	£8,323,001	£9,327,841	£8,663,240	£9,668,080	£7,879,722	£8,219,960
20%	71%	£4,736,661	£6,098,359	£5,197,732	£6,559,430	£4,135,955	£4,597,026
25%	71%	£1,139,601	£2,841,725	£1,715,941	£3,418,063	£388,720	£965,058
30%	71%	-£2,497,650	-£421,696	-£1,794,732	£276,696	-£3,413,445	-£2,710,528
35%	71%	-£6,153,539	-£3,731,594	-£5,333,469	-£2,911,523	-£7,221,968	-£6,401,897
40%	71%	-£9,809,430	-£7,041,491	-£8,872,206	-£6,104,267	-£11,030,490	-£10,093,266
45%	71%	-£13,465,320	-£10,351,388	-£12,410,943	-£9,297,012	-£14,839,013	-£13,784,636
50%	71%	-£17,121,209	-£13,661,287	-£15,949,680	-£12,489,756	-£18,647,535	-£17,476,006
100%	71%	-£53,680,107	-£46,760,262	-£51,337,048	-£44,417,202	-£56,732,760	-£54,389,700
10%	75%	£11,722,746	£12,323,025	£11,963,422	£12,563,701	£11,457,937	£11,698,613
15%	75%	£8,103,000	£9,003,418	£8,464,014	£9,364,431	£7,705,786	£8,066,799
20%	75%	£4,438,529	£5,658,721	£4,927,752	£6,147,945	£3,900,248	£4,389,471
25%	75%	£766,936	£2,292,177	£1,378,466	£2,903,707	£94,084	£705,614
30%	75%	-£2,952,162	-£1,091,940	-£2,206,325	-£346,102	-£3,772,790	-£3,026,952
35%	75%	-£6,683,804	-£4,513,544	-£5,813,660	-£3,643,400	-£7,641,203	-£6,771,059
40%	75%	-£10,415,447	-£7,935,149	-£9,420,996	-£6,940,698	-£11,509,617	-£10,515,166
45%	75%	-£14,147,088	-£11,356,754	-£13,028,331	-£10,237,997	-£15,378,029	-£14,259,273
50%	75%	-£17,878,730	-£14,778,359	-£16,635,667	-£13,535,295	-£19,246,442	-£18,003,380
10%	60%	£12,292,089	£13,158,522	£12,476,200	£13,342,634	£11,909,867	£12,093,978
15%	60%	£8,957,014	£10,256,664	£9,233,181	£10,532,831	£8,383,680	£8,659,848
20%	60%	£5,595,836	£7,354,805	£5,970,082	£7,723,028	£4,818,888	£5,193,135
25%	60%	£2,213,571	£4,415,081	£2,681,378	£4,882,888	£1,242,386	£1,710,193
30%	60%	-£1,187,809	£1,473,117	-£617,259	£2,034,486	-£2,372,291	-£1,801,741
35%	60%	-£4,625,392	-£1,492,869	-£3,959,750	-£827,227	-£6,007,288	-£5,341,646
40%	60%	-£8,062,975	-£4,482,949	-£7,302,241	-£3,722,216	-£9,642,285	-£8,881,551
45%	60%	-£11,500,558	-£7,473,029	-£10,644,734	-£6,617,204	-£13,277,281	-£12,421,456
50%	60%	-F14 938 141	-£10 463 108	-£13 987 225	-£9 512 192	-£16 912 278	-£15 961 361

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%	-£78,599,580					
10%	71%	-£85,677,463	-£85,007,569	-£85,450,636	-£84,780,744		-£85,746,157
15%	71%	-£89,223,876					
20%	71%	-£92,810,216	-£91,448,518	-£92,349,145	-£90,987,446	-£93,410,922	-£92,949,850
25%	71%	-£96,407,275		-£95,830,936	-£94,128,814		-£96,581,819
30%	71%	-£100,044,527	-£97,968,573	-£99,341,609	-£97,270,180	-£100,960,322	-£100,257,404
35%	71%	-£103,700,416					
40%	71%	-£107,356,307		-£106,419,083			-£107,640,143
45%	71%	-£111,012,196					
50%	71%	-£114,668,086				-£116,194,412	
100%	71%	-£151,226,984	-£144,307,138	-£148,883,924	-£141,964,078		
10%	75%	-£85,824,130		-£85,583,455	-£84,983,176	-£86,088,940	-£85,848,264
15%	75%	-£89,443,876					-£89,480,078
20%	75%	-£93,108,348	-£91,888,156			-£93,646,629	-£93,157,406
25%	75%	-£96,779,941	-£95,254,700	-£96,168,411	-£94,643,170	-£97,452,793	-£96,841,263
30%	75%	-£100,499,039					
35%	75%	-£104,230,681	-£102,060,421	-£103,360,537	-£101,190,277	-£105,188,079	-£104,317,935
40%	75%	-£107,962,323					
45%	75%	-£111,693,965	-£108,903,631	-£110,575,208	-£107,784,874	-£112,924,906	-£111,806,149
50%	75%	-£115,425,606					
10%	60%	-£85,254,788	-£84,388,354	-£85,070,676	-£84,204,243		-£85,452,898
15%	60%	-£88,589,863					
20%	60%	-£91,951,041	-£90,192,072	-£91,576,794	-£89,823,848	-£92,727,988	-£92,353,742
25%	60%	-£95,333,306					
30%	60%	-£98,734,686	-£96,073,760	-£98,164,136			
35%	60%	-£102,172,269					
40%	60%	-£105,609,852	-£102,029,826	-£104,849,118	-£101,269,093	-£107,189,161	-£106,428,428
45%	60%	-£109,047,434					
50%	60%	-£112,485,018				-£114.459.154	

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%	-£59,442,458	-£59,442,458				
10%	71%	-£66,520,340	-£65,850,447	-£66,293,514		-£66,815,859	-£66,589,034
15%	71%	-£70,066,753	-£69,061,913				
20%	71%	-£73,653,093	-£72,291,395		-£71,830,324		-£73,792,728
25%	71%	-£77,250,153	-£75,548,029				
30%	71%	-£80,887,404	-£78,811,450	-£80,184,486	-£78,113,058	-£81,803,199	
35%	71%	-£84,543,293	-£82,121,348				
40%	71%	-£88,199,184	-£85,431,245	-£87,261,960	-£84,494,021	-£89,420,244	-£88,483,020
45%	71%	-£91,855,074	-£88,741,142				
50%	71%	-£95,510,963	-£92,051,041	-£94,339,434	-£90,879,510	-£97,037,289	-£95,865,760
100%	71%	-£132,069,861	-£125,150,016				
10%	75%	-£66,667,008	-£66,066,729	-£66,426,332		-£66,931,817	-£66,691,141
15%	75%	-£70,286,754	-£69,386,336				
20%	75%	-£73,951,225	-£72,731,033	-£73,462,002	-£72,241,809	-£74,489,506	-£74,000,283
25%	75%	-£77,622,818	-£76,097,577				
30%	75%	-£81,341,916	-£79,481,694	-£80,596,079	-£78,735,856	-£82,162,544	-£81,416,706
35%	75%	-£85,073,558	-£82,903,298				
40%	75%	-£88,805,201	-£86,324,903		-£85,330,452		-£88,904,920
45%	75%	-£92,536,842	-£89,746,508				
50%	75%	-£96,268,484	-£93,168,112			-£97,636,196	-£96,393,134
10%	60%	-£66,097,665	-£65,231,232				
15%	60%	-£69,432,740	-£68,133,090				-£69,729,906
20%	60%	-£72,793,918	-£71,034,949				
25%	60%	-£76,176,183	-£73,974,673	-£75,708,376	-£73,506,866	-£77,147,368	-£76,679,561
30%	60%	-£79,577,563	-£76,916,637	-£79,007,013	-£76,355,268	-£80,762,045	-£80,191,495
35%	60%	-£83,015,146	-£79,882,623				
40%	60%	-£86,452,729	-£82,872,703				
45%	60%	-£89,890,312	-£85,862,783				
50%	60%	-£93.327.895	-£88.852.862				

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%	-£26,089,013	-£26,089,013	-£26,089,013	-£26,089,013	-£26,089,013	-£26,089,013
10%	71%	-£33,166,895	-£32,497,002				
15%	71%	-£36,713,308	-£35,708,468				-£36,816,349
20%	71%	-£40,299,648	-£38,937,950			-£40,900,354	
25%	71%	-£43,896,708	-£42,194,585	-£43,320,368	-£41,618,246	-£44,647,590	-£44,071,251
30%	71%	-£47,533,959	-£45,458,005				
35%	71%	-£51,189,849	-£48,767,903	-£50,369,778	-£47,947,832		-£51,438,207
40%	71%	-£54,845,739	-£52,077,800				
45%	71%	-£58,501,629	-£55,387,698	-£57,447,252	-£54,333,321		-£58,820,945
50%	71%	-£62,157,518	-£58,697,596			-£63,683,844	
100%	71%	-£98,716,417	-£91,796,571	-£96,373,357	-£89,453,511	-£101,769,069	-£99,426,009
10%	75%	-£33,313,563	-£32,713,284			-£33,578,372	
15%	75%	-£36,933,309	-£36,032,891			-£37,330,524	
20%	75%	-£40,597,780	-£39,377,588		-£38,888,364		
25%	75%	-£44,269,373	-£42,744,132				
30%	75%	-£47.988.471	-£46.128.249				
35%	75%	-£51,720,113	-£49,549,854				
40%	75%	-£55,451,756	-£52,971,458				
45%	75%	-£59,183,397	-£56,393,063				
50%	75%	-£62.915.039	-£59.814.668		-£58.571.604		
10%	60%	-£32,744,221	-£31,877,787				
15%	60%	-£36.079.296	-£34,779,645				
20%	60%	-£39.440.473	-£37.681.504				
25%	60%	-£42,822,738	-£40,621,228				
30%	60%	-£46,224,118	-£43,563,192				-£46,838,050
35%	60%	-£49,661,701	-£46,529,178				
40%	60%	-£53,099,284	-£49,519,258				-£53.917.860
45%	60%	-£56.536.867	-£52.509.338				-£57,457,765
50%	60%	-£50 974 450	-£55 499 417	-659 023 534	-654 548 501		-660 997 670

£90,000,000

£72,325,000

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

£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%	-£10,993,092	-£10,993,092	-£10,993,092	-£10,993,092	-£10,993,092	-£10,993,092
10%	71%	-£18,070,974		-£17,844,148	-£17,174,256		-£18,139,668
15%	71%		-£20,612,547	-£21,277,148			
20%	71%		-£23,842,029	-£24,742,656	-£23,380,958	-£25,804,433	-£25,343,362
25%	71%		-£27,098,664	-£28,224,447			
30%	71%	-£32,438,038	-£30,362,084		-£29,663,692		-£32,650,916
35%	71%						
40%	71%	-£39,749,818	-£36,981,879	-£38,812,594	-£36,044,655	-£40,970,878	-£40,033,654
45%	71%	-£43,405,708					-£43,725,024
50%	71%	-£47,061,597	-£43,601,675	-£45,890,068	-£42,430,144	-£48,587,923	-£47,416,394
100%	71%			-£81,277,436			
10%	75%	-£18,217,642	-£17,617,363	-£17,976,966	-£17,376,687	-£18,482,451	-£18,241,775
15%	75%			-£21,476,374			
20%	75%	-£25,501,859	-£24,281,667	-£25,012,636	-£23,792,443	-£26,040,140	
25%	75%					-£29,846,304	-£29,234,774
30%	75%		-£31,032,328	-£32,146,713	-£30,286,490	-£33,713,178	-£32,967,340
35%	75%						-£36,711,447
40%	75%	-£40,355,835	-£37,875,537	-£39,361,384	-£36,881,086	-£41,450,005	-£40,455,554
45%	75%	-£44,087,476	-£41,297,142	-£42,968,719	-£40,178,385	-£45,318,417	-£44,199,661
50%	75%						
10%	60%	-£17,648,299	-£16,781,866	-£17,464,188	-£16,597,754	-£18,030,521	-£17,846,410
15%	60%	-£20,983,374	-£19,683,724				-£21,280,540
20%	60%	-£24,344,552		-£23,970,306	-£22,217,360		-£24,747,253
25%	60%						
30%	60%	-£31,128,197	-£28,467,271	-£30,557,647	-£27,905,902	-£32,312,679	-£31,742,129
35%	60%						-£35,282,034
40%	60%	-£38,003,363	-£34,423,337	-£37,242,630	-£33,662,604		-£38,821,939
45%	60%						-£42,361,844
50%	60%		-£40.403.496				

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

£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%	£197,703	£197,703	£197,703	£197,703	£197,703	£197,703
10%	71%	-£6,880,180	-£6,210,286	-£6,653,353	-£5,983,461	-£7,175,699	-£6,948,874
15%	71%	-£10,426,593	-£9,421,753	-£10,086,354	-£9,081,514	-£10,869,871	-£10,529,633
20%	71%	-£14,012,932	-£12,651,235	-£13,551,862	-£12,190,163	-£14,613,639	-£14,152,567
25%	71%	-£17,609,992	-£15,907,869		-£15,331,531		
30%	71%	-£21,247,243	-£19,171,289	-£20,544,326	-£18,472,897		-£21,460,121
35%	71%	-£24,903,133	-£22,481,188				
40%	71%	-£28,559,024	-£25,791,085	-£27,621,799	-£24,853,861	-£29,780,084	-£28,842,860
45%	71%	-£32,214,913	-£29,100,982				
50%	71%	-£35,870,803	-£32,410,880	-£34,699,273	-£31,239,350	-£37,397,129	-£36,225,599
100%	71%	-£72,429,701	-£65,509,855				
10%	75%	-£7,026,847	-£6,426,568	-£6,786,171	-£6,185,893	-£7,291,657	-£7,050,981
15%	75%	-£10,646,593	-£9,746,176	-£10,285,580	-£9,385,162	-£11,043,808	-£10,682,794
20%	75%	-£14,311,065	-£13,090,873	-£13,821,842	-£12,601,648	-£14,849,346	-£14,360,123
25%	75%	-£17,982,658	-£16,457,417		-£15,845,887		
30%	75%	-£21,701,756	-£19,841,533	-£20,955,919	-£19,095,695	-£22,522,383	-£21,776,545
35%	75%	-£25,433,397	-£23,263,138		-£22,392,994	-£26,390,796	
40%	75%	-£29,165,040	-£26,684,743		-£25,690,292		-£29,264,759
45%	75%	-£32,896,682	-£30,106,347				
50%	75%	-£36,628,323	-£33,527,952	-£35,385,261	-£32,284,889	-£37,996,036	-£36,752,973
10%	60%	-£6,457,505	-£5,591,071	-£6,273,393	-£5,406,960	-£6,839,727	-£6,655,615
15%	60%	-£9,792,580	-£8,492,930	-£9,516,413	-£8,216,762	-£10,365,914	-£10,089,746
20%	60%	-£13,153,757	-£11,394,789	-£12,779,511	-£11,026,565	-£13,930,705	-£13,556,459
25%	60%	-£16,536,023	-£14,334,512	-£16,068,216	-£13,866,705	-£17,507,207	-£17,039,400
30%	60%	-£19,937,403	-£17,276,477		-£16,715,108		-£20,551,334
35%	60%	-£23,374,986	-£20,242,463	-£22,709,344			-£24,091,240
40%	60%	-£26,812,568	-£23,232,543				
45%	60%	-£30,250,151	-£26,222,623			-£32,026,874	
50%	60%	-£33,687,735	-£29,212,702	-£32,736,818			-£34,710,955

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%	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429
10%	71%	£4,516,547	£5,186,440	£4,743,373	£5,413,266	£4,221,028	£4,447,853
15%	71%	£970,134	£1,974,974	£1,310,373	£2,315,213	£526,855	£867,093
20%	71%	-£2,616,206	-£1,254,508	-£2,155,135	-£793,436	-£3,216,912	-£2,755,840
25%	71%	-£6,213,265	-£4,511,142	-£5,636,926	-£3,934,804	-£6,964,147	-£6,387,809
30%	71%	-£9,850,517	-£7,774,563	-£9,147,599	-£7,076,170	-£10,766,312	-£10,063,394
35%	71%	-£13,506,406	-£11,084,461	-£12,686,336	-£10,264,389	-£14,574,835	-£13,754,764
40%	71%	-£17,162,297	-£14,394,358	-£16,225,073	-£13,457,134	-£18,383,357	-£17,446,133
45%	71%	-£20,818,186	-£17,704,255				
50%	71%	-£24,474,076	-£21,014,153	-£23,302,546	-£19,842,623	-£26,000,402	-£24,828,873
100%	71%	-£61,032,974	-£54,113,128				
10%	75%	£4,369,880	£4,970,158	£4,610,555	£5,210,834	£4,105,070	£4,345,746
15%	75%	£750,134	£1,650,551	£1,111,147	£2,011,565	£352,919	£713,932
20%	75%	-£2,914,338	-£1,694,146	-£2,425,115	-£1,204,922	-£3,452,619	-£2,963,396
25%	75%	-£6,585,931	-£5,060,690	-£5,974,401	-£4,449,160	-£7,258,783	-£6,647,253
30%	75%	-£10,305,029	-£8,444,807	-£9,559,192	-£7,698,968	-£11,125,657	-£10,379,819
35%	75%	-£14,036,671	-£11,866,411	-£13,166,527	-£10,996,267	-£14,994,070	-£14,123,926
40%	75%	-£17,768,313	-£15,288,016	-£16,773,862	-£14,293,565	-£18,862,483	-£17,868,033
45%	75%	-£21,499,955	-£18,709,621	-£20,381,198	-£17,590,864	-£22,730,896	-£21,612,140
50%	75%	-£25,231,597	-£22,131,225				-£25,356,247
10%	60%	£4,939,222	£5,805,655	£5,123,334	£5,989,767	£4,557,000	£4,741,112
15%	60%	£1,604,147	£2,903,797	£1,880,314	£3,179,964	£1,030,813	£1,306,981
20%	60%	-£1,757,031	£1,938	-£1,382,784	£370,161	-£2,533,978	-£2,159,732
25%	60%	-£5,139,296	-£2,937,786	-£4,671,489	-£2,469,979	-£6,110,480	-£5,642,673
30%	60%	-£8,540,676	-£5,879,750	-£7,970,126	-£5,318,381	-£9,725,157	-£9,154,607
35%	60%	-£11,978,259	-£8,845,736	-£11,312,617	-£8,180,094	-£13,360,154	-£12,694,513
40%	60%	-£15,415,842	-£11,835,816	-£14,655,108	-£11,075,083		-£16,234,418
45%	60%	-£18,853,424	-£14,825,896		-£13,970,071		

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%	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841
10%	71%	-£18,416,724	-£17,746,830	-£18,189,897	-£17,520,005	-£18,712,243	-£18,485,417
15%	71%	-£21,963,136	-£20,958,297			-£22,406,415	-£22,066,177
20%	71%	-£25,549,476	-£24,187,779	-£25,088,406		-£26,150,183	-£25,689,111
25%	71%	-£29,146,536	-£27,444,413			-£29,897,418	-£29,321,080
30%	71%	-£32,783,787	-£30,707,833		-£30,009,441		-£32,996,665
35%	71%	-£36,439,677	-£34,017,732				-£36,688,035
40%	71%	-£40,095,568	-£37,327,629	-£39,158,343	-£36,390,405	-£41,316,628	-£40,379,404
45%	71%	-£43,751,457	-£40,637,526				-£44,070,774
50%	71%	-£47,407,347	-£43,947,424	-£46,235,817	-£42,775,894	-£48,933,673	-£47,762,143
100%	71%	-£83,966,245	-£77,046,399				-£84,675,838
10%	75%	-£18,563,391	-£17,963,112	-£18,322,715	-£17,722,437	-£18,828,201	-£18,587,525
15%	75%	-£22,183,137	-£21,282,720				-£22,219,338
20%	75%	-£25,847,609	-£24,627,417	-£25,358,386	-£24,138,192		-£25,896,667
25%	75%	-£29,519,202	-£27,993,961				-£29,580,524
30%	75%	-£33,238,300	-£31,378,077	-£32,492,463	-£30,632,239	-£34,058,927	-£33,313,089
35%	75%	-£36,969,941	-£34,799,682				-£37,057,196
40%	75%	-£40,701,584	-£38,221,287		-£37,226,836	-£41,795,754	-£40,801,303
45%	75%	-£44,433,226	-£41,642,891				-£44,545,410
50%	75%	-£48,164,867	-£45,064,496	-£46,921,805	-£43,821,432	-£49,532,580	-£48,289,517
10%	60%	-£17,994,049	-£17,127,615	-£17,809,937	-£16,943,504	-£18,376,271	-£18,192,159
15%	60%	-£21,329,124	-£20,029,474				-£21,626,290
20%	60%	-£24,690,301	-£22,931,333				-£25,093,003
25%	60%	-£28,072,567	-£25,871,056				-£28,575,944
30%	60%	-£31,473,947	-£28,813,021				-£32,087,878
35%	60%	-£34,911,530	-£31,779,007				-£35,627,784
40%	60%	-£38,349,112	-£34,769,087	-£37,588,379	-£34,008,353	-£39,928,422	-£39,167,689
45%	60%	-£41,786,695	-£37,759,167				-£42,707,593
50%	60%	-£45,224,279	-£40.749.246				-£46.247.498

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%	£4,343,445	£4,343,445	£4,343,445	£4,343,445	£4,343,445	£4,343,445
10%	71%	-£2,734,437	-£2,064,544	-£2,507,611	-£1,837,719	-£3,029,957	-£2,803,131
15%	71%	-£6,280,850	-£5,276,010	-£5,940,611	-£4,935,771	-£6,724,129	-£6,383,891
20%	71%	-£9,867,190	-£8,505,492	-£9,406,120	-£8,044,421	-£10,467,896	-£10,006,825
25%	71%	-£13,464,250	-£11,762,127	-£12,887,911	-£11,185,788	-£14,215,132	-£13,638,793
30%	71%	-£17,101,501	-£15,025,547		-£14,327,155		
35%	71%	-£20,757,391					
40%	71%	-£24,413,281					
45%	71%	-£28,069,171	-£24,955,240	-£27,014,794		-£29,442,864	
50%	71%	-£31,725,060					
100%	71%	-£68,283,959	-£61,364,113	-£65,940,899	-£59,021,053	-£71,336,611	
10%	75%	-£2,881,105	-£2,280,826	-£2,640,429	-£2,040,151	-£3,145,914	-£2,905,239
15%	75%	-£6,500,851	-£5,600,433	-£6,139,837	-£5,239,420	-£6,898,066	-£6,537,052
20%	75%	-£10,165,323	-£8,945,130	-£9,676,099	-£8,455,906	-£10,703,604	-£10,214,380
25%	75%	-£13,836,916	-£12,311,675	-£13,225,386	-£11,700,145	-£14,509,767	-£13,898,237
30%	75%	-£17,556,014	-£15,695,791	-£16,810,176	-£14,949,953		-£17,630,803
35%	75%	-£21,287,655	-£19,117,396			-£22,245,054	
40%	75%	-£25,019,298					
45%	75%	-£28,750,939	-£25,960,605		-£24,841,848		-£28,863,124
50%	75%	-£32,482,581	-£29,382,210	-£31,239,518	-£28,139,146	-£33,850,294	-£32,607,231
10%	60%	-£2,311,763	-£1,445,329	-£2,127,651	-£1,261,217	-£2,693,985	-£2,509,873
15%	60%	-£5,646,838	-£4,347,187	-£5,370,671	-£4,071,020	-£6,220,172	-£5,944,004
20%	60%	-£9,008,015	-£7,249,047	-£8,633,769	-£6,880,823	-£9,784,963	-£9,410,717
25%	60%	-£12,390,281	-£10,188,770	-£11,922,473	-£9,720,963	-£13,361,465	-£12,893,658
30%	60%	-£15,791,661	-£13,130,734	-£15,221,111	-£12,569,365	-£16,976,142	
35%	60%	-£19,229,243	-£16,096,720		-£15,431,079		
40%	60%	-£22,666,826				-£24,246,136	
45%	60%	-£26,104,409		-£25,248,585	-£21,221,056		
50%	60%	-£29,541,993	-£25,066,960	-£28,591,076	-£24,116,043	-£31,516,129	-£30,565,212

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%	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429
10%	71%	£4,516,547	£5,186,440	£4,743,373	£5,413,266	£4,221,028	£4,447,853
15%	71%	£970,134	£1,974,974	£1,310,373	£2,315,213	£526,855	£867,093
20%	71%	-£2,616,206	-£1,254,508	-£2,155,135	-£793,436	-£3,216,912	-£2,755,840
25%	71%	-£6,213,265	-£4,511,142	-£5,636,926	-£3,934,804	-£6,964,147	-£6,387,809
30%	71%	-£9,850,517	-£7,774,563	-£9,147,599	-£7,076,170	-£10,766,312	-£10,063,394
35%	71%	-£13,506,406	-£11,084,461	-£12,686,336	-£10,264,389	-£14,574,835	-£13,754,764
40%	71%	-£17,162,297	-£14,394,358	-£16,225,073	-£13,457,134		-£17,446,133
45%	71%	-£20,818,186	-£17,704,255		-£16,649,878		-£21,137,503
50%	71%	-£24,474,076	-£21,014,153	-£23,302,546	-£19,842,623	-£26,000,402	-£24,828,873
100%	71%	-£61,032,974	-£54,113,128	-£58,689,914			-£61,742,567
10%	75%	£4,369,880	£4,970,158	£4,610,555	£5,210,834	£4,105,070	£4,345,746
15%	75%	£750,134	£1,650,551	£1,111,147	£2,011,565	£352,919	£713,932
20%	75%	-£2,914,338	-£1,694,146	-£2,425,115	-£1,204,922	-£3,452,619	-£2,963,396
25%	75%	-£6,585,931	-£5,060,690	-£5,974,401	-£4,449,160	-£7,258,783	-£6,647,253
30%	75%	-£10,305,029	-£8,444,807	-£9,559,192	-£7,698,968	-£11,125,657	-£10,379,819
35%	75%	-£14,036,671	-£11,866,411	-£13,166,527	-£10,996,267	-£14,994,070	-£14,123,926
40%	75%	-£17,768,313	-£15,288,016		-£14,293,565		-£17,868,033
45%	75%	-£21,499,955		-£20,381,198	-£17,590,864	-£22,730,896	-£21,612,140
50%	75%	-£25,231,597		-£23,988,534			-£25,356,247
10%	60%	£4,939,222	£5,805,655	£5,123,334	£5,989,767	£4,557,000	£4,741,112
15%	60%	£1,604,147	£2,903,797	£1,880,314	£3,179,964	£1,030,813	£1,306,981
20%	60%	-£1,757,031	£1,938	-£1,382,784	£370,161	-£2,533,978	-£2,159,732
25%	60%	-£5,139,296	-£2,937,786	-£4,671,489	-£2,469,979	-£6,110,480	-£5,642,673
30%	60%	-£8,540,676	-£5,879,750	-£7,970,126	-£5,318,381	-£9,725,157	-£9,154,607
35%	60%	-£11,978,259	-£8,845,736	-£11,312,617	-£8,180,094	-£13,360,154	-£12,694,513
40%	60%	-£15,415,842	-£11,835,816	-£14,655,108	-£11,075,083		-£16,234,418
45%	60%	-£18,853,424	-£14,825,896	-£17,997,600	-£13,970,071	-£20,630,147	-£19,774,322
50%	60%	-£22,291,008	-£17,815,975		-£16,865,058	-£24,265,144	-£23,314,228

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 6 
 No Units
 300

 Site Area
 1.08 Ha

	CIL Zone	3	Ī
	Value Area	Low	
ales value inflation			9
uild cost inflation		C	)
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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%	£10,212,821	£10,212,821	£10,212,821	£10,212,821	£10,212,821	£10,212,821
10%	71%	£3,843,632	£4,400,471	£4,171,645	£4,728,483	£3,382,915	£3,710,928
15%	71%	£641,704	£1,476,962	£1,133,724	£1,968,981	-£50,179	£442,648
20%	71%	-£2,602,096	-£1,470,205	-£1,935,340	-£803,449	-£3,538,601	-£2,871,845
25%	71%	-£5,856,391	-£4,441,527	-£5,022,947	-£3,608,083	-£7,027,023	-£6,193,578
30%	71%	-£9,110,687	-£7,412,850	-£8,110,554	-£6,412,717	-£10,515,444	-£9,515,311
35%	71%	-£12,364,982	-£10,384,172	-£11,198,161	-£9,217,351	-£14,003,866	-£12,837,045
40%	71%	-£15,619,277	-£13,355,496	-£14,285,767	-£12,021,985	-£17,492,288	-£16,158,777
45%	71%	-£18,873,573	-£16,326,819	-£17,373,374	-£14,826,619	-£20,980,710	-£19,480,510
50%	71%	-£22,127,868	-£19,298,141	-£20,460,981	-£17,631,254	-£24,469,131	-£22,802,243
100%	71%	-£54,670,824	-£49,011,369	-£51,337,048	-£45,677,593	-£59,353,348	-£56,019,572
10%	75%	£3,688,615	£4,187,587	£4,036,655	£4,535,627	£3,275,774	£3,623,815
15%	75%	£409,178	£1,157,636	£931,239	£1,679,698	-£213,518	£311,980
20%	75%	-£2,917,202	-£1,902,936	-£2,209,736	-£1,195,469	-£3,756,387	-£3,048,920
25%	75%	-£6,250,274	-£4,982,442	-£5,365,941	-£4,098,108	-£7,299,255	-£6,414,922
30%	75%	-£9,583,347	-£8,061,947	-£8,522,146	-£7,000,747	-£10,842,124	-£9,780,923
35%	75%	-£12,916,419	-£11,141,453	-£11,678,351	-£9,903,386	-£14,384,992	-£13,146,925
40%	75%	-£16,249,491	-£14,220,959	-£14,834,557	-£12,806,025	-£17,927,861	-£16,512,926
45%	75%	-£19,582,563	-£17,300,464	-£17,990,763	-£15,708,664	-£21,470,729	-£19,878,928
50%	75%	-£22,915,636	-£20,379,970	-£21,146,968	-£18,611,303	-£25,013,598	-£23,244,930
10%	60%	£4,291,576	£5,011,785	£4,557,820	£5,278,030	£3,695,688	£3,961,932
15%	60%	£1,313,620	£2,393,935	£1,712,986	£2,793,301	£419,789	£819,155
20%	60%	-£1,691,556	-£227,579	-£1,150,358	£308,572	-£2,902,822	-£2,361,626
25%	60%	-£4,718,215	-£2,888,245	-£4,041,720	-£2,211,748	-£6,232,300	-£5,555,804
30%	60%	-£7,744,876	-£5,548,911	-£6,933,081	-£4,737,115	-£9,561,777	-£8,749,981
35%	60%	-£10,771,537	-£8,209,577	-£9,824,442	-£7,262,481	-£12,891,254	-£11,944,160
40%	60%	-£13,798,198	-£10,870,243	-£12,715,804	-£9,787,849	-£16,220,731	-£15,138,337
45%	60%	-£16,824,858	-£13,530,909	-£15,607,165	-£12,313,216	-£19,550,209	-£18,332,515
50%	60%	-£19,851,518	-£16,191,575	-£18,498,526	-£14,838,583	-£22,879,686	-£21,526,694

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

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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%	-£87,334,055	-£87,334,055	-£87,334,055	-£87,334,055	-£87,334,055	-£87,334,055
10%	71%	-£93,703,245	-£93,146,406		-£92,818,394	-£94,163,962	-£93,835,949
15%	71%	-£96,905,172	-£96,069,914		-£95,577,896		
20%	71%	-£100,148,973	-£99,017,082				
25%	71%	-£103,403,268	-£101,988,404				
30%	71%	-£106,657,563	-£104,959,727				
35%	71%	-£109,911,859	-£107,931,049				
40%	71%	-£113,166,154	-£110,902,373	-£111,832,644	-£109,568,862	-£115,039,165	-£113,705,653
45%	71%	-£116,420,449	-£113,873,695				
50%	71%	-£119,674,745	-£116,845,018	-£118,007,857	-£115,178,130		
100%	71%	-£152,217,700	-£146,558,245	-£148,883,924			
10%	75%	-£93,858,262	-£93,359,290			-£94,271,103	-£93,923,062
15%	75%	-£97,137,699	-£96,389,241	-£96,615,638			-£97,234,897
20%	75%	-£100,464,079	-£99,449,813		-£98,742,346	-£101,303,264	
25%	75%	-£103,797,151	-£102,529,318	-£102,912,818	-£101,644,985	-£104,846,132	-£103,961,799
30%	75%	-£107,130,224	-£105,608,824				
35%	75%	-£110,463,295	-£108,688,330	-£109,225,228	-£107,450,262	-£111,931,869	-£110,693,801
40%	75%	-£113,796,368	-£111,767,835				
45%	75%	-£117,129,440	-£114,847,341				
50%	75%	-£120,462,513	-£117,926,847				
10%	60%	-£93,255,300	-£92,535,091				
15%	60%	-£96,233,257	-£95,152,942				
20%	60%	-£99,238,432	-£97,774,455			-£100,449,699	
25%	60%	-£102,265,092	-£100,435,121				
30%	60%	-£105,291,753	-£103,095,787	-£104,479,958	-£102,283,992	-£107,108,654	-£106,296,858
35%	60%	-£108,318,414	-£105,756,453				
40%	60%	-£111,345,074	-£108,417,119	-£110,262,681	-£107,334,725	-£113,767,608	-£112,685,214
45%	60%	-£114,371,734	-£111,077,785				
50%	60%	-£117,398,395	-£113,738,451				

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%	-£68,176,933					
10%	71%	-£74,546,122		-£74,218,109	-£73,661,271	-£75,006,839	-£74,678,826
15%	71%	-£77,748,050					
20%	71%	-£80,991,850		-£80,325,094		-£81,928,355	
25%	71%	-£84,246,145					
30%	71%	-£87,500,441	-£85,802,604	-£86,500,308	-£84,802,471	-£88,905,198	-£87,905,065
35%	71%	-£90,754,736		-£89,587,914			
40%	71%	-£94,009,031	-£91,745,250		-£90,411,739	-£95,882,042	-£94,548,531
45%	71%	-£97,263,327				-£99,370,464	-£97,870,264
50%	71%	-£100,517,622		-£98,850,735	-£96,021,008	-£102,858,885	
100%	71%	-£133,060,578					
10%	75%	-£74,701,139	-£74,202,167		-£73,854,127		-£74,765,939
15%	75%	-£77,980,576	-£77,232,118				
20%	75%	-£81,306,956		-£80,599,490	-£79,585,223	-£82,146,141	-£81,438,674
25%	75%	-£84,640,028	-£83,372,196				
30%	75%	-£87,973,101	-£86,451,701	-£86,911,900	-£85,390,501	-£89,231,878	
35%	75%	-£91,306,173					
40%	75%	-£94,639,245		-£93,224,311	-£91,195,779	-£96,317,615	-£94,902,680
45%	75%	-£97,972,317			-£94,098,418		
50%	75%	-£101,305,390	-£98,769,724	-£99,536,722		-£103,403,351	-£101,634,684
10%	60%	-£74,098,178					
15%	60%	-£77,076,134					-£77,570,599
20%	60%	-£80,081,310					
25%	60%	-£83,107,969		-£82,431,474			-£83,945,558
30%	60%	-£86,134,630					
35%	60%	-£89,161,291		-£88,214,196			-£90,333,914
40%	60%	-£92,187,952		-£91,105,558		-£94,610,485	
45%	60%	-£95,214,612					
50%	60%	-£98.241.272	-£94.581.329	-£96.888.280	-£93.228.337	-£101.269.440	-£99.916.448

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%	-£34,823,488	-£34,823,488	-£34,823,488	-£34,823,488	-£34,823,488	-£34,823,488
10%	71%	-£41,192,677				-£41,653,394	-£41,325,381
15%	71%	-£44,394,605	-£43,559,347	-£43,902,585	-£43,067,328	-£45,086,488	-£44,593,661
20%	71%	-£47,638,405	-£46,506,514				-£47,908,154
25%	71%	-£50,892,700	-£49,477,836	-£50,059,256	-£48,644,392	-£52,063,332	-£51,229,887
30%	71%	-£54,146,996					-£54,551,621
35%	71%	-£57,401,291	-£55,420,482	-£56,234,470	-£54,253,660	-£59,040,175	-£57,873,354
40%	71%	-£60,655,586					-£61,195,086
45%	71%	-£63,909,882	-£61,363,128	-£62,409,683	-£59,862,928	-£66,017,019	-£64,516,819
50%	71%	-£67,164,177					-£67,838,552
100%	71%	-£99,707,133	-£94,047,678	-£96,373,357	-£90,713,902	-£104,389,657	-£101,055,881
10%	75%	-£41,347,695	-£40,848,723	-£40,999,654	-£40,500,682	-£41,760,535	-£41,412,494
15%	75%	-£44,627,131					-£44,724,330
20%	75%	-£47,953,512				-£48,792,696	-£48,085,230
25%	75%	-£51,286,583		-£50,402,250	-£49,134,417	-£52,335,564	-£51,451,231
30%	75%	-£54,619,656	-£53,098,256	-£53,558,455	-£52,037,056	-£55,878,433	-£54,817,232
35%	75%	-£57,952,728					-£58,183,234
40%	75%	-£61,285,801		-£59,870,866	-£57,842,334	-£62,964,170	-£61,549,235
45%	75%	-£64,618,872			-£60,744,973		-£64,915,237
50%	75%	-£67,951,945			-£63,647,612		-£68,281,239
10%	60%	-£40,744,733	-£40,024,524				-£41,074,377
15%	60%	-£43,722,689	-£42,642,375	-£43,323,323	-£42,243,008	-£44,616,520	-£44,217,154
20%	60%	-£46,727,865					-£47,397,935
25%	60%	-£49,754,525	-£47,924,554	-£49,078,029	-£47,248,057		-£50,592,113
30%	60%	-£52,781,185					-£53,786,290
35%	60%	-£55,807,846	-£53,245,886				-£56,980,469
40%	60%	-£58,834,507					-£60,174,647
45%	60%	-£61,861,167		-£60,643,474			-£63,368,824
50%	60%	-£64 887 827	-F61 227 884				-£66.563.003

£90,000,000

£72,325,000

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	IAR and IIR
0%	71%	-£19.727.567	-£19,727,567	-£19.727.567	-£19.727.567	-£19.727.567	-£19.727.567
10%	71%	-£26,096,756	-£25,539,917	-£25,768,743	-£25,211,905	-£26,557,473	-£26,229,460
15%	71%	-£29,298,684	-£28,463,426	-£28,806,664	-£27,971,407	-£29,990,567	-£29,497,740
20%	71%	-£32,542,484	-£31,410,593	-£31.875.728	-£30.743.837	-£33,478,989	-£32.812.233
25%	71%	-£35,796,779	-£34,381,915	-£34,963,335	-£33,548,471	-£36,967,411	-£36,133,966
30%	71%	-£39.051.075	-£37,353,238	-£38.050.942	-£36.353.105	-£40.455.832	-£39,455,699
35%	71%	-£42.305.370	-£40.324.560	-£41.138.549	-£39,157,739	-£43.944.254	-£42,777,433
40%	71%	-£45.559.665	-£43,295,884	-£44,226,155	-£41.962.373	-£47.432.676	-£46.099.165
45%	71%	-£48.813.961	-£46,267,207	-£47.313.762	-£44,767,007	-£50.921.098	-£49,420,898
50%	71%	-£52,068,256	-£49,238,529		-£47,571,642	-£54,409,519	-£52,742,631
100%	71%	-£84.611.212	-£78,951,757		-£75.617.981	-£89,293,736	-£85,959,960
10%	75%		-£25,752,801			-£26,664,614	-£26.316.573
15%	75%	-£29,531,210	-£28,782,752		-£28,260,690	-£30.153.906	-£29.628.409
20%	75%		-£31.843.324	-£32,150,124			-£32,989,308
25%	75%	-£36 190 662	-£34 922 830		-£34 038 496		-£36,355,310
30%	75%		-£38.002.335				-£39,721,311
35%	75%		-£41.081.841		-£39.843.774		-£43.087.313
40%	75%		-£44.161.347				-£46,453,314
45%	75%		-£47,240,852			-£51,411,117	-£49.819.316
50%	75%	-£52,856,024	-£50,320,358		-£48,551,691		-£53,185,318
10%	60%	-£25.648.812	-£24.928.603				-£25,978,456
15%	60%		-£27,546,453				-£29,121,233
20%	60%		-£30,167,967				-£32,302,014
25%	60%		-£32,828,633	-£33,982,108	-£32,152,136	-£36,172,688	-£35,496,192
30%	60%	-£37,685,264	-£35,489,299	-£36,873,469			
35%	60%		-£38,149,965				
40%	60%		-£40,810,631				
45%	60%	-£46,765,246	-£43,471,297		-£42,253,604	-£49,490,597	-£48,272,903
50%	60%		-£46.131.963	-£48 438 914		-£52.820.074	

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,536,772	-£8,536,772	-£8,536,772	-£8,536,772	-£8,536,772	-£8,536,772
10%	71%	-£14,905,962	-£14,349,123	-£14,577,948	-£14,021,110	-£15,366,679	-£15,038,665
15%	71%	-£18,107,889					
20%	71%	-£21,351,690	-£20,219,798	-£20,684,934	-£19,553,043	-£22,288,194	-£21,621,439
25%	71%	-£24,605,985					
30%	71%	-£27,860,280	-£26,162,443	-£26,860,147	-£25,162,311	-£29,265,038	-£28,264,905
35%	71%	-£31,114,576					
40%	71%	-£34,368,871	-£32,105,090	-£33,035,361	-£30,771,578	-£36,241,881	-£34,908,370
45%	71%	-£37,623,166	-£35,076,412	-£36,122,967	-£33,576,212		
50%	71%	-£40,877,462	-£38,047,735	-£39,210,574	-£36,380,847	-£43,218,725	-£41,551,837
100%	71%	-£73,420,417			-£64,427,186		
10%	75%	-£15,060,979	-£14,562,007	-£14,712,938	-£14,213,966	-£15,473,820	-£15,125,779
15%	75%	-£18,340,416			-£17,069,896	-£18,963,112	-£18,437,614
20%	75%	-£21,666,796		-£20,959,329	-£19,945,063		-£21,798,514
25%	75%	-£24,999,868					
30%	75%	-£28,332,941	-£26,811,541	-£27,271,739	-£25,750,341	-£29,591,718	-£28,530,516
35%	75%	-£31.666.012					-£31.896.518
40%	75%	-£34,999,085				-£36,677,454	
45%	75%	-£38.332.157					
50%	75%	-£41,665,229	-£39,129,563	-£39,896,562	-£37,360,897	-£43,763,191	-£41,994,523
10%	60%	-£14,458,017	-£13,737,808	-£14,191,774	-£13,471,564	-£15,053,906	-£14,787,661
15%	60%	-£17,435,973	-£16,355,659	-£17,036,607	-£15,956,293	-£18,329,804	-£17,930,439
20%	60%	-£20,441,149	-£18,977,172		-£18,441,022		
25%	60%	-£23,467,809	-£21,637,838	-£22,791,314	-£20,961,342	-£24,981,894	-£24,305,397
30%	60%	-£26,494,470	-£24,298,504				
35%	60%	-£29,521,131	-£26,959,170				-£30,693,753
40%	60%	-£32.547.791	-£29.619.836				-£33.887.931
45%	60%	-£35,574,451	-£32,280,502				-£37,082,109
50%	60%	-£38.601.112					

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%	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955
10%	71%	-£3,509,235	-£2,952,396	-£3,181,222	-£2,624,384	-£3,969,952	-£3,641,939
15%	71%	-£6,711,162	-£5,875,904	-£6,219,143	-£5,383,886	-£7,403,046	-£6,910,219
20%	71%	-£9,954,963	-£8,823,072	-£9,288,207	-£8,156,316	-£10,891,468	-£10,224,712
25%	71%	-£13,209,258	-£11,794,394	-£12,375,814	-£10,960,950	-£14,379,889	-£13,546,445
30%	71%	-£16,463,553	-£14,765,717	-£15,463,421	-£13,765,584	-£17,868,311	-£16,868,178
35%	71%	-£19,717,849	-£17,737,039		-£16,570,218		
40%	71%	-£22,972,144	-£20,708,363	-£21,638,634	-£19,374,852		-£23,511,643
45%	71%	-£26,226,440	-£23,679,685	-£24,726,241	-£22,179,486		
50%	71%	-£29,480,735	-£26,651,008	-£27,813,847	-£24,984,120	-£31,821,998	
100%	71%	-£62,023,690	-£56,364,235	-£58,689,914			
10%	75%	-£3,664,252	-£3,165,280	-£3,316,211	-£2,817,239	-£4,077,093	-£3,729,052
15%	75%	-£6,943,689	-£6,195,231	-£6,421,628	-£5,673,169	-£7,566,385	-£7,040,887
20%	75%	-£10,270,069	-£9,255,803	-£9,562,603	-£8,548,336	-£11,109,254	-£10,401,787
25%	75%	-£13,603,141	-£12,335,308	-£12,718,808	-£11,450,975	-£14,652,122	-£13,767,789
30%	75%	-£16,936,214	-£15,414,814	-£15,875,013	-£14,353,614	-£18,194,991	-£17,133,790
35%	75%	-£20,269,285	-£18,494,320	-£19,031,218			
40%	75%	-£23,602,358	-£21,573,825	-£22,187,424	-£20,158,892	-£25,280,728	
45%	75%	-£26,935,430	-£24,653,331		-£23,061,530		
50%	75%	-£30,268,503	-£27,732,837	-£28,499,835	-£25,964,170	-£32,366,464	
10%	60%	-£3.061.290	-£2.341.081	-£2,795,047	-£2.074.837	-£3.657.179	-£3.390.934
15%	60%	-£6,039,247	-£4,958,932	-£5,639,880	-£4,559,566	-£6,933,077	-£6,533,712
20%	60%	-£9,044,422	-£7,580,445	-£8,503,225	-£7,044,295	-£10,255,689	-£9,714,493
25%	60%	-£12,071,082	-£10,241,111	-£11,394,587	-£9,564,615	-£13,585,167	-£12,908,670
30%	60%	-£15,097,743	-£12,901,777	-£14,285,948	-£12,089,982	-£16,914,644	-£16,102,848
35%	60%	-£18,124,404	-£15,562,443	-£17,177,309	-£14,615,348		-£19,297,027
40%	60%	-£21,151,065	-£18,223,109		-£17,140,715		-£22,491,204
45%	60%	-£24,177,724	-£20,883,775	-£22,960,032	-£19,666,083	-£26,903,076	-£25,685,382
50%	60%	-£27,204,385	-£23.544.441				-£28.879.560

£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%	-£20,073,316					-£20,073,316
10%	71%	-£26,442,506		-£26,114,492	-£25,557,654		-£26,575,209
15%	71%	-£29,644,433					-£29,843,489
20%	71%	-£32,888,233	-£31,756,342		-£31,089,587	-£33,824,738	-£33,157,983
25%	71%	-£36,142,529					-£36,479,716
30%	71%	-£39,396,824	-£37,698,987	-£38,396,691	-£36,698,855	-£40,801,582	-£39,801,449
35%	71%	-£42,651,120					-£43,123,182
40%	71%	-£45,905,415	-£43,641,634	-£44,571,905	-£42,308,122	-£47,778,425	-£46,444,914
45%	71%	-£49,159,710					-£49,766,647
50%	71%	-£52,414,006	-£49,584,279	-£50,747,118	-£47,917,391	-£54,755,269	-£53,088,380
100%	71%	-£84,956,961	-£79,297,506		-£75,963,730	-£89,639,486	-£86,305,710
10%	75%	-£26,597,523		-£26,249,482		-£27,010,364	-£26,662,323
15%	75%	-£29,876,960					-£29,974,158
20%	75%	-£33,203,340	-£32,189,074		-£31,481,607		-£33,335,058
25%	75%	-£36,536,412					-£36,701,060
30%	75%	-£39,869,484			-£37,286,885	-£41,128,261	-£40,067,060
35%	75%	-£43,202,556		-£41,964,489			-£43,433,062
40%	75%	-£46,535,629	-£44,507,096	-£45,120,695	-£43,092,163	-£48,213,998	-£46,799,064
45%	75%	-£49,868,701					-£50,165,066
50%	75%	-£53,201,773	-£50,666,107	-£51,433,106	-£48,897,441	-£55,299,735	-£53,531,067
10%	60%	-£25,994,561	-£25,274,352	-£25,728,318	-£25,008,108	-£26,590,450	-£26,324,205
15%	60%	-£28,972,517					-£29,466,983
20%	60%	-£31,977,693	-£30,513,716	-£31,436,496	-£29,977,566	-£33,188,960	-£32,647,763
25%	60%	-£35,004,353					-£35,841,941
30%	60%	-£38,031,014	-£35,835,048	-£37,219,219	-£35,023,253	-£39,847,915	-£39,036,119
35%	60%	-£41,057,675					-£42,230,297
40%	60%	-£44,084,335	-£41,156,380	-£43,001,941	-£40,073,986	-£46,506,869	-£45,424,475
45%	60%	-£47,110,995					-£48,618,653
50%	60%	-£50,137,656					-£51,812,831

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%	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030	-£4,391,030
10%	71%	-£10,760,219	-£10,203,380	-£10,432,206	-£9,875,368	-£11,220,936	-£10,892,923
15%	71%	-£13,962,147	-£13,126,889	-£13,470,127	-£12,634,870	-£14,654,030	-£14,161,203
20%	71%	-£17,205,947	-£16,074,056	-£16,539,192	-£15,407,301	-£18,142,452	-£17,475,696
25%	71%	-£20,460,243	-£19,045,379	-£19,626,798	-£18,211,934	-£21,630,874	-£20,797,430
30%	71%	-£23,714,538	-£22,016,701				-£24,119,163
35%	71%	-£26,968,833	-£24,988,024		-£23,821,202		-£27,440,896
40%	71%	-£30,223,129	-£27,959,347				-£30,762,628
45%	71%	-£33,477,424	-£30,930,670				-£34,084,361
50%	71%	-£36,731,719	-£33,901,992				-£37,406,094
100%	71%	-£69,274,675	-£63,615,220	-£65,940,899	-£60,281,444		-£70,623,424
10%	75%	-£10,915,237	-£10,416,265	-£10,567,196	-£10,068,224	-£11,328,077	-£10,980,037
15%	75%	-£14,194,673	-£13,446,215	-£13,672,612	-£12,924,153	-£14,817,370	-£14,291,872
20%	75%	-£17,521,054	-£16,506,787		-£15,799,321		-£17,652,772
25%	75%	-£20,854,126	-£19,586,293	-£19,969,793		-£21,903,106	-£21,018,773
30%	75%	-£24,187,198	-£22,665,799				-£24,384,774
35%	75%	-£27,520,270	-£25,745,304				-£27,750,776
40%	75%	-£30,853,343	-£28,824,810				-£31,116,778
45%	75%	-£34,186,414	-£31,904,315	-£32,594,614		-£36,074,580	-£34,482,779
50%	75%	-£37,519,487	-£34,983,821	-£35,750,819	-£33,215,154	-£39,617,449	-£37,848,781
10%	60%	-£10,312,275	-£9,592,066	-£10,046,031	-£9,325,821	-£10,908,163	-£10,641,919
15%	60%	-£13,290,231	-£12,209,917	-£12,890,865	-£11,810,550	-£14,184,062	-£13,784,697
20%	60%	-£16,295,407	-£14,831,430	-£15,754,209	-£14,295,279	-£17,506,674	-£16,965,477
25%	60%	-£19,322,067	-£17,492,096				-£20,159,655
30%	60%	-£22,348,728	-£20,152,762	-£21,536,932			-£23,353,832
35%	60%	-£25,375,388	-£22,813,428	-£24,428,293	-£21,866,333	-£27,495,105	-£26,548,011
40%	60%	-£28,402,049	-£25,474,094				-£29,742,189
45%	60%	-£31,428,709	-£28,134,760				-£32,936,366
50%	60%	C24 4EE 270	-F30 795 426		-£20 442 434	.£37 483 538	.C2C 120 E4E

 50%
 60%
 +34,425,700

 50%
 60%
 +34,55,370

 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%	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955
10%	71%	-£3,509,235	-£2,952,396	-£3,181,222	-£2,624,384	-£3,969,952	-£3,641,939
15%	71%	-£6,711,162	-£5,875,904	-£6,219,143	-£5,383,886	-£7,403,046	-£6,910,219
20%	71%	-£9,954,963	-£8,823,072	-£9,288,207	-£8,156,316	-£10,891,468	-£10,224,712
25%	71%	-£13,209,258	-£11,794,394	-£12,375,814	-£10,960,950	-£14,379,889	-£13,546,445
30%	71%	-£16,463,553	-£14,765,717	-£15,463,421	-£13,765,584		
35%	71%	-£19,717,849	-£17,737,039	-£18,551,027	-£16,570,218	-£21,356,733	-£20,189,911
40%	71%	-£22,972,144					
45%	71%	-£26,226,440	-£23,679,685	-£24,726,241	-£22,179,486	-£28,333,576	-£26,833,377
50%	71%	-£29,480,735	-£26,651,008	-£27,813,847	-£24,984,120	-£31,821,998	
100%	71%	-£62,023,690		-£58,689,914		-£66,706,215	
10%	75%	-£3,664,252	-£3,165,280	-£3,316,211	-£2,817,239	-£4,077,093	-£3,729,052
15%	75%	-£6,943,689	-£6,195,231	-£6,421,628	-£5,673,169	-£7,566,385	-£7,040,887
20%	75%	-£10,270,069	-£9,255,803	-£9,562,603	-£8,548,336	-£11,109,254	-£10,401,787
25%	75%	-£13,603,141	-£12,335,308	-£12,718,808	-£11,450,975	-£14,652,122	-£13,767,789
30%	75%	-£16,936,214	-£15,414,814	-£15,875,013	-£14,353,614	-£18,194,991	-£17,133,790
35%	75%	-£20,269,285		-£19,031,218	-£17,256,253		
40%	75%	-£23,602,358	-£21,573,825	-£22,187,424	-£20,158,892	-£25,280,728	
45%	75%	-£26,935,430			-£23,061,530		
50%	75%	-£30,268,503	-£27,732,837	-£28,499,835	-£25,964,170	-£32,366,464	-£30,597,797
10%	60%	-£3,061,290	-£2,341,081	-£2,795,047	-£2,074,837	-£3,657,179	-£3,390,934
15%	60%	-£6,039,247	-£4,958,932	-£5,639,880	-£4,559,566	-£6,933,077	-£6,533,712
20%	60%	-£9,044,422	-£7,580,445	-£8,503,225	-£7,044,295	-£10,255,689	-£9,714,493
25%	60%	-£12,071,082	-£10,241,111	-£11,394,587	-£9,564,615	-£13,585,167	-£12,908,670
30%	60%	-£15,097,743	-£12,901,777	-£14,285,948	-£12,089,982		-£16,102,848
35%	60%	-£18,124,404	-£15,562,443		-£14,615,348	-£20,244,121	-£19,297,027
40%	60%	-£21,151,065					
45%	60%	-£24,177,724		-£22,960,032	-£19,666,083	-£26,903,076	
50%	60%	-£27,204,385	-£23,544,441		-£22,191,450		

£13,474,000

 No Units
 450

 Site Area
 2.61 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%	£222,671,223	£222,671,223	£222,671,223	£222,671,223	£222,671,223	£222,671,223
10%	71%	£192,089,857	£193,455,532	£192,145,652	£193,511,326	£192,291,960	£192,347,756
15%	71%	£176,784,348	£178,832,859	£176,868,041	£178,916,552	£177,087,504	£177,171,195
20%	71%	£161,478,839	£164,210,186	£161,590,428	£164,321,777	£161,883,046	£161,994,635
25%	71%	£146,150,333	£149,587,515	£146,291,559	£149,727,001	£146,661,889	£146,803,115
30%	71%	£130,776,775	£134,924,865	£130,946,246	£135,094,336	£131,390,642	£131,560,113
35%	71%	£115,390,598	£120,242,655	£115,591,041	£120,440,371	£116,116,654	£116,317,098
40%	71%	£99,928,158	£105,535,233	£100,157,237	£105,764,311	£100,757,937	£100,987,016
45%	71%	£84,381,863	£90,773,678	£84,643,466	£91,031,391	£85,329,454	£85,591,056
50%	71%	£68,702,210	£75,923,989	£68,997,633	£76,214,658	£69,772,309	£70,067,731
100%	71%	-£97,373,084	-£81,432,653	-£96,721,835	-£80,781,404	-£95,014,091	-£94,362,842
10%	75%	£191,888,236	£193,113,001	£191,947,486	£193,172,252	£192,069,487	£192,128,737
15%	75%	£176,481,915	£178,319,064	£176,570,791	£178,407,940	£176,753,791	£176,842,667
20%	75%	£161,075,594	£163,525,126	£161,194,096	£163,643,628	£161,438,096	£161,556,597
25%	75%	£145,639,995	£148,731,189	£145,789,968	£148,879,316	£146,098,770	£146,248,743
30%	75%	£130,164,369	£133,884,465	£130,344,336	£134,064,433	£130,714,898	£130,894,866
35%	75%	£114,666,270	£119,028,856	£114,879,127	£119,238,818	£115,317,413	£115,530,271
40%	75%	£99,100,354	£104,128,900	£99,343,620	£104,372,166	£99,844,519	£100,087,785
45%	75%	£83,436,529	£89,179,019	£83,714,334	£89,456,824	£84,286,349	£84,564,153
50%	75%	£67,634,660	£74,119,559	£67,948,381	£74,433,280	£68,594,347	£68,908,068
10%	60%	£192,675,329	£194,436,795	£192,720,492	£194,481,958	£192,936,005	£192,981,168
15%	60%	£177,662,556	£180,304,754	£177,730,300	£180,372,499	£178,053,570	£178,121,314
20%	60%	£162,649,782	£166,172,715	£162,740,108	£166,263,040	£163,171,134	£163,261,460
25%	60%	£147,632,257	£152,040,675	£147,746,571	£152,153,581	£148,288,699	£148,401,606
30%	60%	£132,555,084	£137,905,350	£132,692,260	£138,042,527	£133,346,859	£133,484,035
35%	60%	£117,477,910	£123,719,887	£117,637,950	£123,879,927	£118,401,648	£118,561,687
40%	60%	£102,331,942	£109,534,425	£102,517,367	£109,717,328	£103,402,203	£103,587,629
45%	60%	£87,126,931	£95,306,073	£87,338,684	£95,514,677	£88,349,148	£88,560,899
50%	60%	£71.802.170	£81.035.985	£72.041.299	£81,271,265	£73.182.399	£73.421.527

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%	-£12,394,828	-£12,394,828	-£12,394,828	-£12,394,828	-£12,394,828	-£12,394,828
10%	71%	-£42,976,193	-£41,610,519	-£42,920,399	-£41,554,724	-£42,774,090	-£42,718,295
15%	71%		-£56,233,192				
20%	71%	-£73,587,212	-£70,855,864	-£73,475,622	-£70,744,274	-£73,183,005	-£73,071,415
25%	71%		-£85,478,536				
30%	71%	-£104,289,276	-£100,141,186	-£104,119,805	-£99,971,715	-£103,675,408	-£103,505,938
35%	71%		-£114,823,396				
40%	71%	-£135,137,893	-£129,530,818	-£134,908,814	-£129,301,739	-£134,308,113	-£134,079,034
45%	71%		-£144,292,372				
50%	71%	-£166,363,841	-£159,142,062	-£166,068,418	-£158,851,392		-£164,998,320
100%	71%		-£316,498,704				
10%	75%	-£43,177,815	-£41,953,050	-£43,118,564	-£41,893,799	-£42,996,564	-£42,937,314
15%	75%		-£56,746,987				
20%	75%	-£73,990,456	-£71,540,924	-£73,871,955	-£71,422,423	-£73,627,954	-£73,509,453
25%	75%	-£89,426,055	-£86,334,862		-£86,186,735	-£88,967,281	-£88,817,308
30%	75%		-£101,181,585	-£104,721,714			-£104,171,184
35%	75%	-£120,399,781	-£116,037,195	-£120,186,924	-£115,827,233	-£119,748,638	-£119,535,779
40%	75%	-£135,965,696	-£130,937,151		-£130,693,884		
45%	75%	-£151,629,522	-£145,887,032	-£151,351,717	-£145,609,227	-£150,779,702	-£150,501,897
50%	75%	-£167,431,391	-£160,946,492			-£166,471,704	
10%	60%		-£40,629,256				
15%	60%	-£57,403,495	-£54,761,296			-£57,012,481	
20%	60%		-£68,893,336				
25%	60%		-£83,025,376				
30%	60%	-£102,510,967	-£97,160,701	-£102,373,790	-£97,023,523	-£101,719,192	-£101,582,015
35%	60%		-£111,346,163		-£111,186,124		
40%	60%	-£132,734,109	-£125,531,626	-£132,548,683		-£131,663,847	-£131,478,422
45%	60%		-£139,759,978				
50%	60%		-£154.030.066				

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%	£33,769,533	£33,769,533	£33,769,533	£33,769,533	£33,769,533	£33,769,533
10%	71%	£3,188,167	£4,553,841	£3,243,962	£4,609,636	£3,390,270	£3,446,066
15%	71%	-£12,117,342	-£10,068,831	-£12,033,650	-£9,985,139	-£11,814,186	-£11,730,495
20%	71%	-£27,422,851	-£24,691,504	-£27,311,262	-£24,579,913	-£27,018,644	-£26,907,055
25%	71%	-£42,751,357	-£39,314,175	-£42,610,131	-£39,174,689	-£42,239,801	-£42,098,575
30%	71%			-£57,955,444	-£53,807,354	-£57,511,048	-£57,341,577
35%	71%						
40%	71%			-£88,744,454			-£87,914,674
45%	71%			-£104,258,224		-£103,572,236	-£103,310,634
50%	71%						
100%	71%	-£286,274,774			-£269,683,094		
10%	75%	£2,986,545	£4,211,311	£3,045,796	£4,270,561	£3,167,796	£3,227,047
15%	75%	-£12.419.775	-£10.582.626	-£12.330.899	-£10.493.750	-£12.147.899	-£12.059.023
20%	75%	-£27,826,096	-£25,376,564	-£27,707,595	-£25,258,063	-£27,463,594	-£27,345,093
25%	75%				-£40.022.374		
30%	75%				-£54,837,257		-£58,006,824
35%	75%				-£69,662,872		
40%	75%				-£84,529,524		
45%	75%						
50%	75%						
10%	60%	£3.773.639	£5.535.105	£3.818.802	£5.580.268	£4.034.315	£4.079.478
15%	60%	-£11,239,134	-£8,596,936	-£11,171,390	-£8,529,191	-£10,848,120	-£10,780,377
20%	60%	-£26,251,908	-£22,728,975	-£26,161,582	-£22,638,650	-£25,730,556	-£25,640,230
25%	60%	-£41,269,433	-£36,861,016	-£41,155,119	-£36,748,109	-£40,612,991	-£40,500,084
30%	60%		-£50,996,340		-£50,859,163		
35%	60%	-£71,423,781	-£65,181,803	-£71,263,740	-£65,021,763	-£70,500,043	-£70,340,003
40%	60%						
45%	60%	-£101,774,759	-£93,595,617	-£101,563,006	-£93,387,014	-£100,552,542	-£100,340,791
50%	60%						

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£114,143,839	£114,143,839	£114,143,839	£114,143,839	£114,143,839	£114,143,839
10%	71%	£83.562.474	£84,928,148	£83.618.268	£84.983.943	£83,764,577	£83.820.372
15%	71%	£68,256,964	£70,305,475	£68,340,657	£70,389,168	£68,560,120	£68,643,812
20%	71%	£52,951,455	£55,682,803	£53,063,045	£55,794,393	£53,355,662	£53,467,252
25%	71%	£37,622,950	£41,060,131	£37,764,175	£41,199,617	£38,134,506	£38,275,731
30%	71%	£22,249,391	£26,397,481	£22,418,862	£26,566,952	£22.863.258	£23.032.729
35%	71%	£6,863,214	£11,715,271	£7,063,657	£11,912,987	£7,589,271	£7,789,715
40%	71%	-£8.599.226	-£2,992,151	-£8.370.147	-£2.763.072	-£7.769.446	-£7.540.367
45%	71%	-£24,145,521	-£17,753,706	-£23,883,918	-£17,495,993	-£23,197,930	-£22,936,328
50%	71%	-£39.825.174	-£32.603.395		-£32.312.725	-£38.755.075	-£38,459,653
100%	71%		-£189,960,037				
10%	75%	£83.360.852	£84.585.617	£83.420.102	£84.644.868	£83.542.103	£83.601.353
15%	75%	£67,954,531	£69,791,680	£68,043,408	£69,880,556	£68,226,408	£68,315,283
20%	75%	£52.548.211	£54,997,743	£52.666.712	£55.116.244	£52.910.713	£53.029.214
25%	75%	£37,112,612	£40,203,805	£37,262,585	£40,351,932	£37,571,386	£37,721,359
30%	75%	£21,636,986	£25,357,082	£21.816.953	£25.537.050	£22.187.515	£22,367,483
35%	75%	£6,138,886	£10,501,472	£6,351,743	£10,711,434	£6,790,029	£7,002,888
40%	75%	-£9.427.030	-£4.398.484	-£9.183.763	-£4.155.218	-£8.682.865	-£8.439.599
45%	75%	-£25,090,855	-£19,348,365	-£24,813,050	-£19,070,560	-£24,241,035	-£23,963,230
50%	75%	-£40.892.724	-£34.407.825		-£34.094.104		-£39.619.316
10%	60%	£84,147,945	£85,909,411	£84,193,108	£85,954,574	£84,408,621	£84,453,784
15%	60%	£69,135,172	£71,777,371	£69,202,916	£71,845,116	£69,526,186	£69,593,930
20%	60%	£54.122.398	£57.645.331	£54.212.724	£57,735,656	£54,643,751	£54,734,076
25%	60%	£39,104,874	£43,513,291	£39,219,187	£43,626,198	£39,761,315	£39,874,222
30%	60%	£24.027.700	£29.377.966	£24.164.876	£29.515.144	£24,819,475	£24,956,652
35%	60%	£8,950,526	£15,192,504	£9,110,567	£15,352,543	£9,874,264	£10,034,304
40%	60%	-£6.195.442	£1.007.041	-£6.010.017	£1.189.944	-£5.125.180	-£4,939,755
45%	60%	-£21,400,453	-£13.221.311	-£21.188.700	-£13.012.707	-£20.178.236	-£19.966.484
500/	600/	COC 70E 040	007 404 200	C26 406 00E	CO7 DEC 440	COE 244 00E	205 405 057

£90,000,000

£72,325,000

£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%	£150,521,616	£150,521,616	£150,521,616	£150,521,616	£150,521,616	£150,521,616
10%	71%	£119,940,251	£121,305,925	£119,996,046	£121,361,720	£120,142,354	£120,198,150
15%	71%	£104,634,742	£106,683,253	£104,718,434	£106,766,945	£104,937,897	£105,021,589
20%	71%	£89,329,232	£92,060,580	£89,440,822	£92,172,170	£89,733,440	£89,845,029
25%	71%	£74,000,727	£77,437,908	£74,141,953	£77,577,395	£74,512,283	£74,653,509
30%	71%	£58,627,169	£62,775,259	£58,796,639	£62,944,729	£59,241,036	£59,410,506
35%	71%	£43,240,992	£48,093,048	£43,441,434	£48,290,764	£43,967,048	£44,167,492
40%	71%	£27,778,551	£33,385,626	£28,007,630	£33,614,705	£28,608,331	£28,837,410
45%	71%	£12,232,256	£18,624,072	£12,493,859	£18,881,785	£13,179,847	£13,441,449
50%	71%	-£3,447,397	£3,774,382	-£3,151,973	£4,065,052	-£2,377,298	-£2,081,875
100%	71%			-£168,871,442			
10%	75%	£119,738,629	£120,963,395	£119,797,880	£121,022,645	£119,919,880	£119,979,131
15%	75%	£104,332,309	£106,169,457	£104,421,185	£106,258,334	£104,604,185	£104,693,060
20%	75%	£88,925,988	£91,375,520	£89,044,489	£91,494,021	£89,288,490	£89,406,991
25%	75%	£73,490,389	£76,581,583	£73,640,362	£76,729,709	£73,949,163	£74,099,136
30%	75%	£58,014,763	£61,734,859	£58,194,730	£61,914,827	£58,565,292	£58,745,260
35%	75%	£42,516,663	£46,879,249	£42,729,521	£47,089,211	£43,167,806	£43,380,665
40%	75%	£26,950,748	£31,979,293	£27,194,014	£32,222,560	£27,694,912	£27,938,179
45%	75%	£11,286,923	£17.029.413	£11.564.727	£17.307.217	£12.136.742	£12,414,547
50%	75%	-£4,514,947	£1,969,953	-£4,201,226	£2,283,673	-£3,555,259	-£3,241,539
10%	60%	£120,525,722	£122,287,188	£120,570,885	£122,332,351	£120,786,399	£120,831,561
15%	60%	£105,512,950	£108,155,148	£105,580,693	£108,222,893	£105,903,963	£105,971,707
20%	60%	£90.500.176	£94.023.109	£90.590.501	£94.113.433	£91.021.528	£91.111.854
25%	60%	£75,482,651	£79,891,068	£75,596,965	£80,003,975	£76,139,092	£76,251,999
30%	60%	£60,405,477	£65,755,743	£60,542,654	£65,892,921	£61,197,252	£61,334,429
35%	60%	£45,328,303	£51,570,281	£45,488,344	£51,730,321	£46,252,041	£46,412,081
40%	60%	£30,182,335	£37,384,819	£30,367,761	£37,567,721	£31,252,597	£31,438,023
45%	60%	£14,977,325	£23,156,466	£15,189,078	£23,365,070	£16,199,541	£16,411,293
50%	60%	-£347.436	£8.886.379	-£108.308	£9.121.659	£1.032.793	£1,271,921

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£177,488,916	£177,488,916	£177,488,916	£177,488,916	£177,488,916	£177,488,916
10%	71%	£146,907,551	£148,273,225	£146,963,345	£148,329,020	£147,109,654	£147,165,449
15%	71%	£131,602,041	£133,650,552	£131,685,734	£133,734,245	£131,905,197	£131,988,888
20%	71%	£116,296,532	£119,027,880	£116,408,121	£119,139,470	£116,700,739	£116,812,329
25%	71%	£100,968,027	£104,405,208	£101,109,252	£104,544,694	£101,479,583	£101,620,808
30%	71%	£85,594,468	£89,742,558	£85,763,939	£89,912,029	£86,208,335	£86,377,806
35%	71%	£70,208,291	£75,060,348	£70,408,734	£75,258,064	£70,934,348	£71,134,792
40%	71%	£54,745,851	£60,352,926	£54,974,930	£60,582,005	£55,575,631	£55,804,709
45%	71%	£39,199,556	£45,591,371	£39,461,159	£45,849,084	£40,147,147	£40,408,749
50%	71%	£23,519,903	£30,741,682	£23,815,326	£31,032,352	£24,590,002	£24,885,424
100%	71%		-£126,614,960	-£141,904,142		-£140,196,398	
10%	75%	£146,705,929	£147,930,694	£146,765,179	£147,989,945	£146,887,180	£146,946,430
15%	75%	£131,299,608	£133,136,757	£131,388,485	£133,225,633	£131,571,485	£131,660,360
20%	75%	£115,893,288	£118,342,820	£116,011,789	£118,461,321	£116,255,790	£116,374,291
25%	75%	£100,457,689	£103,548,882	£100,607,661	£103,697,009	£100,916,463	£101,066,436
30%	75%	£84,982,063	£88,702,159	£85,162,030	£88,882,127	£85,532,592	£85,712,560
35%	75%	£69,483,963	£73,846,549	£69,696,820	£74,056,511	£70,135,106	£70,347,964
40%	75%	£53,918,047	£58,946,593	£54,161,314	£59,189,859	£54,662,212	£54,905,478
45%	75%	£38,254,222	£43,996,712	£38,532,027	£44,274,517	£39,104,042	£39,381,847
50%	75%	£22,452,353	£28,937,252	£22,766,074	£29,250,973	£23,412,040	£23,725,761
10%	60%	£147,493,022	£149,254,488	£147,538,185	£149,299,651	£147,753,698	£147,798,861
15%	60%	£132,480,249	£135,122,448	£132,547,993	£135,190,193	£132,871,263	£132,939,007
20%	60%	£117,467,475	£120,990,408	£117,557,801	£121,080,733	£117,988,828	£118,079,153
25%	60%	£102,449,951	£106,858,368	£102,564,264	£106,971,275	£103,106,392	£103,219,299
30%	60%	£87,372,777	£92,723,043	£87,509,953	£92,860,221	£88,164,552	£88,301,729
35%	60%	£72,295,603	£78,537,581	£72,455,644	£78,697,620	£73,219,341	£73,379,380
40%	60%	£57,149,635	£64,352,118	£57,335,060	£64,535,021	£58,219,897	£58,405,322
45%	60%	£41,944,624	£50,123,766	£42,156,377	£50,332,370	£43,166,841	£43,378,593
50%	60%	£26 619 864	£35.853.678	£26.858.992	£36 088 959	£28,000,092	£28 239 220

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%	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466
10%	71%	£174,371,101	£175,736,775	£174,426,895	£175,792,570	£174,573,204	£174,629,000
15%	71%	£159,065,592	£161,114,102	£159,149,284	£161,197,795	£159,368,747	£159,452,439
20%	71%	£143,760,082	£146,491,430	£143,871,672	£146,603,020	£144,164,289	£144,275,879
25%	71%	£128,431,577	£131,868,758	£128,572,803	£132,008,245	£128,943,133	£129,084,359
30%	71%	£113,058,019	£117,206,109	£113,227,489	£117,375,579	£113,671,886	£113,841,356
35%	71%	£97,671,841	£102,523,898	£97,872,284	£102,721,614	£98,397,898	£98,598,342
40%	71%	£82,209,401	£87,816,476	£82,438,480	£88,045,555	£83,039,181	£83,268,260
45%	71%	£66,663,106	£73,054,922	£66,924,709	£73,312,634	£67,610,697	£67,872,299
50%	71%	£50,983,453	£58,205,232	£51,278,877	£58,495,902	£52,053,552	£52,348,975
100%	71%						
10%	75%	£174,169,479	£175,394,245	£174,228,730	£175,453,495	£174,350,730	£174,409,981
15%	75%	£158,763,158	£160,600,307	£158,852,035	£160,689,184	£159,035,035	£159,123,910
20%	75%	£143,356,838	£145,806,370	£143,475,339	£145,924,871	£143,719,340	£143,837,841
25%	75%	£127,921,239	£131,012,433	£128,071,212	£131,160,559	£128,380,013	£128,529,986
30%	75%	£112,445,613	£116,165,709	£112,625,580	£116,345,677	£112,996,142	£113,176,110
35%	75%	£96,947,513	£101,310,099	£97,160,370	£101,520,061	£97,598,656	£97,811,515
40%	75%	£81,381,598	£86,410,143	£81,624,864	£86,653,410	£82,125,762	£82,369,029
45%	75%	£65,717,773	£71,460,263	£65,995,577	£71,738,067	£66,567,592	£66,845,397
50%	75%	£49,915,903	£56,400,803	£50,229,624	£56,714,523	£50,875,591	£51,189,311
10%	60%	£174,956,572	£176,718,038	£175,001,735	£176,763,201	£175,217,248	£175,262,411
15%	60%	£159,943,799	£162,585,998	£160,011,543	£162,653,743	£160,334,813	£160,402,557
20%	60%	£144,931,026	£148,453,959	£145,021,351	£148,544,283	£145,452,378	£145,542,704
25%	60%	£129,913,501	£134,321,918	£130,027,815	£134,434,825	£130,569,942	£130,682,849
30%	60%	£114,836,327	£120,186,593	£114,973,504	£120,323,771	£115,628,102	£115,765,279
35%	60%	£99,759,153	£106,001,131	£99,919,194	£106,161,171	£100,682,891	£100,842,931
40%	60%	£84,613,185	£91,815,669	£84,798,611	£91,998,571	£85,683,447	£85,868,872
45%	60%	£69,408,175	£77,587,316	£69,619,927	£77,795,920	£70,630,391	£70,842,143
V903	60%	CEA 002 A4A	£62 217 220	CEA 222 EA2	C62 EE2 E00	CEE 462 642	CEE 702 774

£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%	£149,688,438	£149,688,438	£149,688,438	£149,688,438	£149,688,438	£149,688,438
10%	71%	£119,107,072	£120,472,747	£119,162,867	£120,528,541	£119,309,175	£119,364,971
15%	71%	£103,801,563	£105,850,074	£103,885,256	£105,933,767	£104,104,719	£104,188,410
20%	71%	£88,496,054	£91,227,401	£88,607,643	£91,338,992	£88,900,261	£89,011,850
25%	71%	£73,167,548	£76,604,730	£73,308,774	£76,744,216	£73,679,104	£73,820,330
30%	71%	£57,793,990	£61,942,080	£57,963,461	£62,111,551	£58,407,857	£58,577,328
35%	71%	£42,407,813	£47,259,870	£42,608,256	£47,457,586	£43,133,869	£43,334,313
40%	71%	£26,945,373	£32,552,448	£27,174,452	£32,781,526	£27,775,152	£28,004,231
45%	71%	£11,399,078	£17,790,893	£11,660,681	£18,048,606	£12,346,669	£12,608,271
50%	71%	-£4,280,575	£2,941,204	-£3,985,152	£3,231,873	-£3,210,476	-£2,915,054
100%	71%						
10%	75%	£118,905,451	£120,130,216	£118,964,701	£120,189,467	£119,086,702	£119,145,952
15%	75%	£103,499,130	£105,336,279	£103,588,006	£105,425,155	£103,771,006	£103,859,882
20%	75%	£88,092,809	£90,542,341	£88,211,311	£90,660,842	£88,455,311	£88,573,812
25%	75%	£72,657,210	£75,748,404	£72,807,183	£75,896,531	£73,115,985	£73,265,958
30%	75%	£57,181,584	£60,901,680	£57,361,551	£61,081,648	£57,732,113	£57,912,081
35%	75%	£41,683,485	£46,046,071	£41,896,342	£46,256,033	£42,334,628	£42,547,486
40%	75%	£26,117,569	£31,146,115	£26,360,835	£31,389,381	£26,861,734	£27,105,000
45%	75%	£10,453,744	£16,196,234	£10,731,549	£16,474,039	£11,303,564	£11,581,368
50%	75%	-£5,348,125	£1,136,774	-£5,034,405	£1,450,495	-£4,388,438	-£4,074,717
10%	60%	£119,692,544	£121,454,010	£119,737,707	£121,499,173	£119,953,220	£119,998,383
15%	60%	£104,679,771	£107,321,969	£104,747,515	£107,389,714	£105,070,785	£105,138,528
20%	60%	£89,666,997	£93,189,930	£89,757,323	£93,280,255	£90,188,349	£90,278,675
25%	60%	£74,649,472	£79,057,890	£74,763,786	£79,170,796	£75,305,914	£75,418,821
30%	60%	£59,572,298	£64,922,565	£59,709,475	£65,059,742	£60,364,074	£60,501,250
35%	60%	£44,495,125	£50,737,102	£44,655,165	£50,897,142	£45,418,863	£45,578,902
40%	60%	£29,349,157	£36,551,640	£29,534,582	£36,734,543	£30,419,418	£30,604,844
45%	60%	£14,144,146	£22,323,288	£14,355,899	£22,531,892	£15,366,363	£15,578,114
50%	60%	-£1 180 615	£8 053 200	-F941 486	£8.288.480	£199.614	£438,742

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%	£187,479,223	£187,479,223	£187,479,223	£187,479,223	£187,479,223	£187,479,223
10%	71%	£156,897,858	£158,263,532	£156,953,652	£158,319,327	£157,099,961	£157,155,756
15%	71%	£141,592,348	£143,640,859	£141,676,041	£143,724,552	£141,895,504	£141,979,196
20%	71%	£126,286,839	£129,018,187	£126,398,429	£129,129,777	£126,691,046	£126,802,636
25%	71%	£110,958,334	£114,395,515	£111,099,559	£114,535,002	£111,469,890	£111,611,116
30%	71%	£95,584,775	£99,732,866	£95,754,246	£99,902,336	£96,198,643	£96,368,113
35%	71%	£80,198,598	£85,050,655	£80,399,041	£85,248,371	£80,924,655	£81,125,099
40%	71%	£64,736,158	£70,343,233	£64,965,237	£70,572,312	£65,565,938	£65,795,017
45%	71%	£49,189,863	£55,581,679	£49,451,466	£55,839,391	£50,137,454	£50,399,056
50%	71%	£33,510,210	£40,731,989	£33,805,633	£41,022,659	£34,580,309	£34,875,732
100%	71%	-£132,565,084	-£116,624,653	-£131,913,835	-£115,973,404	-£130,206,091	-£129,554,842
10%	75%	£156,696,236	£157,921,001	£156,755,487	£157,980,252	£156,877,487	£156,936,737
15%	75%	£141,289,915	£143,127,064	£141,378,792	£143,215,940	£141,561,792	£141,650,667
20%	75%	£125,883,595	£128,333,127	£126,002,096	£128,451,628	£126,246,097	£126,364,598
25%	75%	£110,447,996	£113,539,189	£110,597,969	£113,687,316	£110,906,770	£111,056,743
30%	75%	£94,972,370	£98,692,466	£95,152,337	£98,872,434	£95,522,899	£95,702,867
35%	75%	£79,474,270	£83,836,856	£79,687,127	£84,046,818	£80,125,413	£80,338,272
40%	75%	£63,908,355	£68,936,900	£64,151,621	£69,180,167	£64,652,519	£64,895,786
45%	75%	£48,244,529	£53,987,019	£48,522,334	£54,264,824	£49,094,349	£49,372,154
50%	75%	£32,442,660	£38,927,559	£32,756,381	£39,241,280	£33,402,348	£33,716,068
10%	60%	£157,483,329	£159,244,795	£157,528,492	£159,289,958	£157,744,005	£157,789,168
15%	60%	£142,470,556	£145,112,755	£142,538,300	£145,180,500	£142,861,570	£142,929,314
20%	60%	£127,457,782	£130,980,715	£127,548,108	£131,071,040	£127,979,135	£128,069,460
25%	60%	£112,440,258	£116,848,675	£112,554,572	£116,961,582	£113,096,699	£113,209,606
30%	60%	£97,363,084	£102,713,350	£97,500,261	£102,850,528	£98,154,859	£98,292,036
35%	60%	£82,285,910	£88,527,888	£82,445,951	£88,687,927	£83,209,648	£83,369,688
40%	60%	£67,139,942	£74,342,425	£67,325,368	£74,525,328	£68,210,204	£68,395,629
45%	60%	£51,934,932	£60,114,073	£52,146,684	£60,322,677	£53,157,148	£53,368,900
E00/	000/	COC C40 474	C4E 042 00E	C2C 040 200	040,070,000	027 000 200	C20 220 E20

50% 551,334,932 50% 60% 536,610,171 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 LLF
0%	71%	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466
10%	71%	£174,371,101	£175,736,775	£174,426,895	£175,792,570	£174,573,204	£174,629,000
15%	71%	£159,065,592	£161,114,102	£159,149,284	£161,197,795	£159,368,747	£159,452,439
20%	71%	£143,760,082	£146,491,430	£143,871,672	£146,603,020	£144,164,289	£144,275,879
25%	71%	£128,431,577	£131,868,758	£128,572,803	£132,008,245	£128,943,133	£129,084,359
30%	71%	£113,058,019	£117,206,109	£113,227,489	£117,375,579	£113,671,886	£113,841,356
35%	71%	£97,671,841	£102,523,898	£97,872,284	£102,721,614	£98,397,898	£98,598,342
40%	71%	£82,209,401	£87,816,476	£82,438,480	£88,045,555	£83,039,181	£83,268,260
45%	71%	£66,663,106	£73,054,922	£66,924,709	£73,312,634	£67,610,697	£67,872,299
50%	71%	£50,983,453	£58,205,232	£51,278,877	£58,495,902	£52,053,552	£52,348,975
100%	71%	-£115,091,841	-£99,151,409	-£114,440,592	-£98,500,160	-£112,732,848	-£112,081,599
10%	75%	£174,169,479	£175,394,245	£174,228,730	£175,453,495	£174,350,730	£174,409,981
15%	75%	£158,763,158	£160,600,307	£158,852,035	£160,689,184	£159,035,035	£159,123,910
20%	75%	£143,356,838	£145,806,370	£143,475,339	£145,924,871	£143,719,340	£143,837,841
25%	75%	£127,921,239	£131,012,433	£128,071,212	£131,160,559	£128,380,013	£128,529,986
30%	75%	£112,445,613	£116,165,709	£112,625,580	£116,345,677	£112,996,142	£113,176,110
35%	75%	£96,947,513	£101,310,099	£97,160,370	£101,520,061	£97,598,656	£97,811,515
40%	75%	£81,381,598	£86,410,143	£81,624,864	£86,653,410	£82,125,762	£82,369,029
45%	75%	£65,717,773	£71,460,263	£65,995,577	£71,738,067	£66,567,592	£66,845,397
50%	75%	£49.915.903	£56,400,803	£50,229,624	£56.714.523	£50.875.591	£51,189,311
10%	60%	£174.956.572	£176.718.038	£175.001.735	£176.763.201	£175,217,248	£175.262.411
15%	60%	£159,943,799	£162,585,998	£160,011,543	£162,653,743	£160,334,813	£160,402,557
20%	60%	£144.931.026	£148,453,959	£145.021.351	£148.544.283	£145,452,378	£145,542,704
25%	60%	£129,913,501	£134,321,918	£130,027,815	£134,434,825	£130,569,942	£130,682,849
30%	60%	£114.836.327	£120.186.593	£114.973.504	£120.323.771	£115,628,102	£115,765,279
35%	60%	£99,759,153	£106,001,131	£99,919,194	£106,161,171	£100,682,891	£100,842,931
40%	60%	£84.613.185	£91.815.669	£84.798.611	£91,998,571	£85,683,447	£85.868.872
45%	60%	£69.408.175	£77.587.316	£69.619.927	£77,795,920	£70,630,391	£70.842.143
E09/	60%	CE4 002 444	£62 217 220	CEA 222 EA2	CG2 EE2 E00	SEE 463 643	CEE 702 774

£13,474,000

450 2.61 Ha

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

% of AH	% of AH as rented	AH as council Income	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£107,508,002	£107,508,002	£107,508,002	£107,508,002	£107,508,002	£107,508,002
10%	71%	£88,072,265	£89,498,240	£88,131,350	£89,556,375	£88,277,079	£88,335,213
15%	71%	£78,271,669	£80,440,964	£78,360,296	£80,529,590	£78,579,263	£78,667,890
20%	71%	£68,471,074	£71,363,466	£68,589,244	£71,481,636	£68,881,198	£68,999,367
25%	71%	£58,627,397	£62,285,969	£58,777,524	£62,433,681	£59,148,437	£59,298,563
30%	71%	£48,733,278	£53,142,825	£48,913,431	£53,322,977	£49,358,526	£49,538,679
35%	71%	£38,779,090	£43,983,631	£38,992,706	£44,193,809	£39,520,476	£39,734,092
40%	71%	£28,765,803	£34,752,119	£29,013,928	£34,996,250	£29,623,863	£29,867,996
45%	71%	£18,639,746	£25,472,190	£18,918,886	£25,751,332	£19,608,547	£19,887,687
50%	71%	£8.385.406	£16.101.173	£8,700,636	£16.415.450	£9.479.457	£9.794.686
100%	71%	-£97,373,084	-£81,432,653	-£96,721,835	-£80,781,404	-£95,112,825	-£94,461,576
10%	75%	£87,858,755	£89,141,352	£87,921,499	£89,203,086	£88,042,659	£88,105,403
15%	75%	£77,951,404	£79,896,874	£78,045,521	£79,990,990	£78,227,261	£78,321,377
20%	75%	£68.044.054	£70.638.014	£68.169.543	£70,763,502	£68.411.863	£68.537.351
25%	75%	£58,084,892	£61,379,154	£58,244,318	£61,536,014	£58,552,171	£58,711,597
30%	75%	£48.082.272	£52.036.849	£48.273.583	£52,228,160	£48.643.008	£48.834.319
35%	75%	£38,007,161	£42,693,325	£38,234,007	£42,916,522	£38,672,052	£38,898,898
40%	75%	£27.869.170	£33,253,367	£28.132.663	£33.512.619	£28.641.473	£28,904,966
45%	75%	£17,625,160	£23,758,518	£17,926,438	£24,054,948	£18,499,875	£18,796,305
50%	75%	£7,231,037	£14,165,952	£7,571,264	£14,500,705	£8,227,453	£8,562,206
10%	60%	£88,685,332	£90,520,640	£88,732,388	£90,567,696	£88,945,568	£88,992,624
15%	60%	£79,201,657	£81,999,644	£79,273,396	£82,071,383	£79,598,396	£79,670,135
20%	60%	£69,711,058	£73,441,707	£69,806,710	£73,537,359	£70,240,043	£70,335,694
25%	60%	£60,202,727	£64,883,771	£60,324,247	£65,003,334	£60,874,772	£60,996,291
30%	60%	£50,623,675	£56,311,172	£50,769,499	£56,456,995	£51,430,128	£51,575,952
35%	60%	£41,020,623	£47,680,035	£41,193,533	£47,850,162	£41,976,874	£42,149,783
40%	60%	£31,338,317	£39,045,673	£31,535,928	£39,243,284	£32,431,175	£32,628,786
45%	60%	£21,568,852	£30,326,787	£21,794,800	£30,549,100	£22,818,424	£23,044,373
50%	60%	£11 603 108	£21 560 014	£11 948 357	£21 811 068	£13 104 320	£13 350 480

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

pared to benchmark land values Residual Land values cor 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 SR and LLR % of AH

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 409 459 509

£90,000,000

£72,325,000

£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%	£35,358,396	£35,358,396	£35,358,396	£35,358,396	£35,358,396	£35,358,396
10%	71%	£15,922,659	£17,348,634	£15,981,743	£17,406,768	£16,127,473	£16,185,607
15%	71%	£6,122,063	£8,291,357	£6,210,690	£8,379,983	£6,429,656	£6,518,283
20%	71%	-£3,678,533	-£786,141	-£3,560,363	-£667,971	-£3,268,408	-£3,150,239
25%	71%	-£13,522,209	-£9,863,638	-£13,372,082	-£9,715,926	-£13,001,170	-£12,851,043
30%	71%	-£23,416,328	-£19,006,781	-£23,236,175	-£18,826,630	-£22,791,081	-£22,610,928
35%	71%	-£33,370,517	-£28,165,976	-£33,156,900	-£27,955,798	-£32,629,130	-£32,415,515
40%	71%	-£43,383,803	-£37,397,488	-£43,135,678	-£37,153,356	-£42,525,743	-£42,281,611
45%	71%		-£46,677,416				-£52,261,920
50%	71%	-£63,764,200	-£56,048,433	-£63,448,971	-£55,734,157	-£62,670,149	-£62,354,921
100%	71%		-£153,582,259				-£166,611,183
10%	75%	£15,709,149	£16,991,746	£15,771,893	£17,053,479	£15,893,053	£15,955,797
15%	75%	£5,801,798	£7,747,268	£5,895,915	£7,841,383	£6,077,655	£6,171,771
20%	75%	-£4,105,552	-£1,511,593	-£3,980,064	-£1,386,104	-£3,737,744	-£3,612,256
25%	75%	-£14,064,714	-£10,770,452	-£13,905,289	-£10,613,593	-£13,597,435	-£13,438,010
30%	75%	-£24,067,334	-£20,112,758	-£23,876,023	-£19,921,447	-£23,506,599	-£23,315,288
35%	75%	-£34,142,446	-£29,456,281	-£33,915,599	-£29,233,085	-£33,477,554	-£33,250,708
40%	75%	-£44,280,437	-£38,896,240	-£44,016,944	-£38,636,987	-£43,508,133	-£43,244,640
45%	75%	-£54,524,446	-£48,391,088	-£54,223,169	-£48,094,659		-£53,353,302
50%	75%		-£57,983,655			-£63,922,154	-£63,587,400
10%	60%	£16,535,725	£18,371,034	£16,582,782	£18,418,090	£16,795,961	£16,843,018
15%	60%	£7,052,051	£9,850,038	£7,123,789	£9,921,776	£7,448,789	£7,520,528
20%	60%	-£2,438,548	£1,292,101	-£2,342,896	£1,387,752	-£1,909,564	-£1,813,913
25%	60%	-£11,946,880	-£7,265,836	-£11,825,360	-£7,146,272	-£11,274,835	-£11,153,315
30%	60%	-£21,525,932	-£15,838,435	-£21,380,108	-£15,692,612	-£20,719,478	-£20,573,654
35%	60%	-£31,128,983	-£24,469,571	-£30,956,074	-£24,299,444	-£30,172,733	-£29,999,823
40%	60%	-£40,811,289	-£33,103,934	-£40,613,678	-£32,906,323	-£39,718,431	-£39,520,820
45%	60%	-£50,580,754	-£41,822,820	-£50,354,806	-£41,600,507		-£49,105,233
50%	60%		-£50.589.593				-£58,790,127

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£62,325,696	£62,325,696	£62,325,696	£62,325,696	£62,325,696	£62,325,696
10%	71%	£42,889,958	£44,315,934	£42,949,043	£44,374,068	£43,094,772	£43,152,907
15%	71%	£33,089,362	£35,258,657	£33,177,990	£35,347,283	£33,396,956	£33,485,583
20%	71%	£23,288,767	£26,181,159	£23,406,937	£26,299,329	£23,698,892	£23,817,060
25%	71%	£13,445,090	£17,103,662	£13,595,217	£17,251,374	£13,966,130	£14,116,257
30%	71%	£3,550,972	£7,960,518	£3,731,125	£8,140,670	£4,176,219	£4,356,372
35%	71%	-£6,403,217	-£1,198,676	-£6,189,601	-£988,498	-£5,661,831	-£5,448,215
40%	71%	-£16,416,503	-£10,430,188	-£16,168,379	-£10,186,056	-£15,558,443	-£15,314,311
45%	71%	-£26,542,561	-£19,710,116	-£26,263,420	-£19,430,975	-£25,573,760	-£25,294,620
50%	71%	-£36,796,900	-£29,081,134	-£36,481,671	-£28,766,857	-£35,702,850	-£35,387,621
100%	71%		-£126,614,960				
10%	75%	£42,676,448	£43,959,045	£42,739,192	£44,020,779	£42,860,352	£42,923,096
15%	75%	£32,769,097	£34,714,567	£32,863,214	£34,808,683	£33,044,954	£33,139,070
20%	75%	£22,861,747	£25,455,707	£22,987,236	£25,581,196	£23,229,556	£23,355,044
25%	75%	£12,902,586	£16,196,847	£13,062,011	£16,353,707	£13,369,865	£13,529,290
30%	75%	£2,899,965	£6,854,542	£3,091,276	£7,045,853	£3,460,701	£3,652,012
35%	75%	-£7,175,146	-£2,488,982	-£6,948,300	-£2,265,785	-£6,510,255	-£6,283,408
40%	75%	-£17,313,137	-£11,928,940	-£17,049,644	-£11,669,688	-£16,540,833	-£16,277,341
45%	75%	-£27,557,147	-£21,423,789	-£27,255,869	-£21,127,359	-£26,682,432	-£26,386,002
50%	75%	-£37,951,270	-£31,016,355	-£37,611,043	-£30,681,602	-£36,954,854	-£36,620,101
10%	60%	£43,503,025	£45,338,333	£43,550,081	£45,385,390	£43,763,261	£43,810,317
15%	60%	£34,019,351	£36,817,337	£34,091,089	£36,889,076	£34,416,089	£34,487,828
20%	60%	£24,528,751	£28,259,401	£24,624,403	£28,355,052	£25,057,736	£25,153,387
25%	60%	£15,020,420	£19,701,464	£15,141,940	£19,821,028	£15,692,465	£15,813,985
30%	60%	£5,441,368	£11,128,865	£5,587,192	£11,274,688	£6,247,821	£6,393,645
35%	60%	-£4,161,684	£2,497,728	-£3,988,774	£2,667,855	-£3,205,433	-£3,032,523
40%	60%	-£13,843,990	-£6,136,634	-£13,646,378	-£5,939,023	-£12,751,132	-£12,553,520
45%	60%	-£23,613,455	-£14,855,520	-£23,387,507	-£14,633,207	-£22,363,882	-£22,137,933
50%	60%	-£33.489.109	-£23.622.293	-£33 233 949	-£23.371.239	-£32.077.987	-£31 822 827

co/% =33,489,109

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%	£89,789,246	£89,789,246	£89,789,246	£89,789,246	£89,789,246	£89,789,246
10%	71%	£70,353,509	£71,779,484	£70,412,593	£71,837,618	£70,558,323	£70,616,457
15%	71%	£60,552,913	£62,722,207	£60,641,540	£62,810,833	£60,860,506	£60,949,133
20%	71%	£50,752,317	£53,644,709	£50,870,487	£53,762,879	£51,162,442	£51,280,611
25%	71%	£40,908,641	£44,567,212	£41,058,767	£44,714,924	£41,429,680	£41,579,807
30%	71%	£31,014,522	£35,424,068	£31,194,675	£35,604,220	£31,639,769	£31,819,922
35%	71%	£21,060,333	£26,264,874	£21,273,950	£26,475,052	£21,801,720	£22,015,335
40%	71%	£11,047,047	£17,033,362	£11,295,171	£17,277,494	£11,905,107	£12,149,239
45%	71%	£920,990	£7,753,434	£1,200,130	£8,032,575	£1,889,790	£2,168,930
50%	71%	-£9,333,350	-£1,617,583	-£9,018,121	-£1,303,307	-£8,239,300	-£7,924,071
100%	71%		-£99,151,409				-£112,180,333
10%	75%	£70,139,999	£71,422,596	£70,202,743	£71,484,329	£70,323,903	£70,386,647
15%	75%	£60,232,648	£62,178,117	£60,326,764	£62,272,233	£60,508,505	£60,602,620
20%	75%	£50,325,297	£52,919,257	£50,450,786	£53,044,746	£50,693,106	£50,818,594
25%	75%	£40.366.136	£43,660,398	£40.525.561	£43.817.257	£40.833.415	£40,992,840
30%	75%	£30,363,516	£34,318,092	£30,554,827	£34,509,403	£30,924,251	£31,115,562
35%	75%	£20,288,404	£24.974.569	£20.515.251	£25.197.765	£20,953,296	£21,180,142
40%	75%	£10,150,413	£15,534,610	£10,413,906	£15,793,863	£10,922,717	£11,186,210
45%	75%	-£93,596	£6,039,762	£207,681	£6,336,191	£781,119	£1,077,548
50%	75%	-£10,487,720	-£3,552,805	-£10,147,492	-£3,218,052	-£9,491,304	-£9,156,551
10%	60%	£70,966,575	£72,801,884	£71,013,632	£72,848,940	£71,226,811	£71,273,868
15%	60%	£61,482,901	£64,280,888	£61,554,639	£64,352,626	£61,879,639	£61,951,378
20%	60%	£51.992.302	£55.722.951	£52.087.954	£55,818,602	£52.521.286	£52,616,937
25%	60%	£42,483,970	£47,165,014	£42,605,490	£47,284,578	£43,156,015	£43,277,535
30%	60%	£32.904.918	£38,592,415	£33.050.742	£38,738,238	£33,711,372	£33,857,195
35%	60%	£23,301,867	£29,961,279	£23,474,776	£30,131,406	£24,258,117	£24,431,027
40%	60%	£13.619.561	£21,326,916	£13.817.172	£21.524.527	£14.712.419	£14,910,030
45%	60%	£3.850.095	£12.608.030	£4.076.044	£12.830.343	£5.099.668	£5,325,617
E00/	600/	CC DOE EED	CO 044 OF7	CE 770 200	C4 000 240	CA CAA 407	CA 250 277

£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%	£34,525,217	£34,525,217	£34,525,217	£34,525,217	£34,525,217	£34,525,217
10%	71%	£15,089,480	£16,515,455	£15,148,565	£16,573,590	£15,294,294	£15,352,428
15%	71%	£5,288,884	£7,458,179	£5,377,511	£7,546,805	£5,596,478	£5,685,105
20%	71%	-£4,511,711	-£1,619,319	-£4,393,541	-£1,501,149	-£4,101,587	-£3,983,418
25%	71%	-£14,355,388	-£10,696,816	-£14,205,261	-£10,549,104	-£13,834,348	-£13,684,222
30%	71%	-£24,249,507	-£19,839,960	-£24,069,354	-£19,659,808	-£23,624,259	-£23,444,106
35%	71%	-£34,203,695	-£28,999,154	-£33,990,079	-£28,788,976	-£33,462,309	-£33,248,694
40%	71%	-£44,216,982	-£38,230,666	-£43,968,857	-£37,986,535	-£43,358,922	-£43,114,789
45%	71%		-£47,510,595		-£47,231,453		-£53,095,098
50%	71%	-£64,597,379	-£56,881,612	-£64,282,149	-£56,567,335	-£63,503,328	-£63,188,100
100%	71%		-£154,415,438		-£153,764,189		-£167,444,361
10%	75%	£14,875,970	£16,158,567	£14,938,714	£16,220,301	£15,059,874	£15,122,618
15%	75%	£4,968,619	£6,914,089	£5,062,736	£7,008,205	£5,244,476	£5,338,592
20%	75%	-£4,938,731	-£2,344,772	-£4,813,242	-£2,219,283	-£4,570,922	-£4,445,434
25%	75%	-£14,897,893	-£11,603,631	-£14,738,467	-£11,446,771	-£14,430,614	-£14,271,188
30%	75%	-£24,900,513	-£20,945,936	-£24,709,202	-£20,754,625	-£24,339,777	-£24,148,466
35%	75%	-£34,975,624	-£30,289,460	-£34,748,778	-£30,066,263	-£34,310,733	-£34,083,887
40%	75%	-£45,113,615	-£39,729,418	-£44,850,122	-£39,470,166	-£44,341,312	-£44,077,819
45%	75%		-£49,224,267		-£48,927,837		-£54,186,480
50%	75%	-£65,751,748	-£58,816,833	-£65,411,521	-£58,482,080	-£64,755,332	-£64,420,579
10%	60%	£15,702,547	£17,537,855	£15,749,603	£17,584,911	£15,962,783	£16,009,839
15%	60%	£6,218,872	£9,016,859	£6,290,611	£9,088,598	£6,615,611	£6,687,350
20%	60%	-£3,271,727	£458,922	-£3,176,075	£554,574	-£2,742,743	-£2,647,091
25%	60%	-£12,780,058	-£8,099,014	-£12,658,538	-£7,979,451	-£12,108,013	-£11,986,494
30%	60%	-£22,359,110	-£16,671,613	-£22,213,286	-£16,525,790	-£21,552,657	-£21,406,833
35%	60%	-£31,962,162	-£25,302,750	-£31,789,252	-£25,132,623	-£31,005,911	-£30,833,002
40%	60%		-£33,937,112		-£33,739,501		-£40,353,999
45%	60%		-£42,655,998		-£42,433,686	-£50,164,361	-£49,938,412
50%	60%		-£51.422.771		-£51.171.717		-£59.623.305

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%	£72,316,003	£72,316,003	£72,316,003	£72,316,003	£72,316,003	£72,316,003
10%	71%	£52,880,266	£54,306,241	£52,939,350	£54,364,375	£53,085,079	£53,143,214
15%	71%	£43,079,669	£45,248,964	£43,168,297	£45,337,590	£43,387,263	£43,475,890
20%	71%	£33,279,074	£36,171,466	£33,397,244	£36,289,636	£33,689,199	£33,807,368
25%	71%	£23,435,398	£27,093,969	£23,585,524	£27,241,681	£23,956,437	£24,106,564
30%	71%	£13,541,279	£17,950,825	£13,721,432	£18,130,977	£14,166,526	£14,346,679
35%	71%	£3,587,090	£8,791,631	£3,800,706	£9,001,809	£4,328,476	£4,542,092
40%	71%	-£6,426,196	-£439,881	-£6,178,072	-£195,749	-£5,568,136	-£5,324,004
45%	71%	-£16,552,253	-£9,719,809	-£16,273,113	-£9,440,668	-£15,583,453	-£15,304,313
50%	71%	-£26,806,593	-£19,090,826	-£26,491,364	-£18,776,550	-£25,712,543	-£25,397,314
100%	71%	-£132,565,084	-£116,624,653	-£131,913,835	-£115,973,404	-£130,304,825	-£129,653,576
10%	75%	£52,666,756	£53,949,352	£52,729,500	£54,011,086	£52,850,660	£52,913,404
15%	75%	£42,759,404	£44,704,874	£42,853,521	£44,798,990	£43,035,261	£43,129,377
20%	75%	£32,852,054	£35,446,014	£32,977,543	£35,571,503	£33,219,863	£33,345,351
25%	75%	£22,892,893	£26,187,154	£23,052,318	£26,344,014	£23,360,172	£23,519,597
30%	75%	£12,890,272	£16,844,849	£13,081,583	£17,036,160	£13,451,008	£13,642,319
35%	75%	£2,815,161	£7,501,326	£3,042,008	£7,724,522	£3,480,053	£3,706,899
40%	75%	-£7,322,830	-£1,938,633	-£7,059,337	-£1,679,381	-£6,550,526	-£6,287,033
45%	75%	-£17,566,839	-£11,433,482	-£17,265,562	-£11,137,052	-£16,692,124	-£16,395,695
50%	75%	-£27,960,963	-£21,026,048	-£27,620,735	-£20,691,295	-£26,964,547	-£26,629,794
10%	60%	£53,493,332	£55,328,641	£53,540,388	£55,375,697	£53,753,568	£53,800,624
15%	60%	£44,009,658	£46,807,645	£44,081,396	£46,879,383	£44,406,396	£44,478,135
20%	60%	£34,519,058	£38,249,708	£34,614,711	£38,345,359	£35,048,043	£35,143,694
25%	60%	£25,010,727	£29,691,771	£25,132,247	£29,811,335	£25,682,772	£25,804,292
30%	60%	£15,431,675	£21,119,172	£15,577,499	£21,264,995	£16,238,128	£16,383,952
35%	60%	£5,828,623	£12,488,035	£6,001,533	£12,658,163	£6,784,874	£6,957,784
40%	60%	-£3,853,682	£3,853,673	-£3,656,071	£4,051,284	-£2,760,825	-£2,563,213
45%	60%	-£13,623,148	-£4,865,213	-£13,397,200	-£4,642,900	-£12,373,575	-£12,147,626
50%	60%	-£23.498.802	-£13.631.986	-£23,243,642	-£13.380.931	-£22.087.680	-£21.832.520

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

% of AH as	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£89,789,246	£89,789,246	£89,789,246	£89,789,246	£89,789,246	£89,789,246
10%	71%	£70,353,509	£71,779,484	£70,412,593	£71,837,618	£70,558,323	£70,616,457
15%	71%	£60,552,913	£62,722,207	£60,641,540	£62,810,833	£60,860,506	£60,949,133
20%	71%	£50,752,317	£53,644,709	£50,870,487	£53,762,879	£51,162,442	£51,280,611
25%	71%	£40,908,641	£44,567,212	£41,058,767	£44,714,924	£41,429,680	£41,579,807
30%	71%	£31,014,522	£35,424,068	£31,194,675	£35,604,220	£31,639,769	£31,819,922
35%	71%	£21,060,333	£26,264,874	£21,273,950	£26,475,052	£21,801,720	£22,015,335
40%	71%	£11,047,047	£17,033,362	£11,295,171	£17,277,494	£11,905,107	£12,149,239
45%	71%	£920,990	£7,753,434	£1,200,130	£8,032,575	£1,889,790	£2,168,930
50%	71%	-£9,333,350	-£1,617,583	-£9,018,121	-£1,303,307	-£8,239,300	-£7,924,071
100%	71%	-£115,091,841	-£99,151,409	-£114,440,592		-£112,831,582	-£112,180,333
10%	75%	£70,139,999	£71,422,596	£70,202,743	£71,484,329	£70,323,903	£70,386,647
15%	75%	£60,232,648	£62,178,117	£60,326,764	£62,272,233	£60,508,505	£60,602,620
20%	75%	£50,325,297	£52,919,257	£50,450,786	£53,044,746	£50,693,106	£50,818,594
25%	75%	£40,366,136	£43,660,398	£40,525,561	£43,817,257	£40,833,415	£40,992,840
30%	75%	£30.363.516	£34.318.092	£30.554.827	£34.509.403	£30.924.251	£31,115,562
35%	75%	£20,288,404	£24,974,569	£20,515,251	£25,197,765	£20,953,296	£21,180,142
40%	75%	£10.150.413	£15.534.610	£10.413.906	£15,793,863	£10.922.717	£11,186,210
45%	75%	-£93,596	£6,039,762	£207,681	£6,336,191	£781,119	£1,077,548
50%	75%	-£10.487.720	-£3.552.805	-£10.147.492	-£3.218.052	-£9.491.304	-£9.156.551
10%	60%	£70.966.575	£72.801.884	£71.013.632	£72.848.940	£71,226,811	£71,273,868
15%	60%	£61,482,901	£64,280,888	£61,554,639	£64,352,626	£61,879,639	£61,951,378
20%	60%	£51.992.302	£55.722.951	£52.087.954	£55.818.602	£52,521,286	£52,616,937
25%	60%	£42,483,970	£47,165,014	£42,605,490	£47,284,578	£43,156,015	£43,277,535
30%	60%	£32.904.918	£38,592,415	£33.050.742	£38,738,238	£33,711,372	£33,857,195
35%	60%	£23.301.867	£29.961.279	£23.474.776	£30.131.406	£24,258,117	£24,431,027
40%	60%	£13.619.561	£21,326,916	£13.817.172	£21,524,527	£14.712.419	£14,910,030
45%	60%	£3.850.095	£12.608.030	£4.076.044	£12.830.343	£5,099,668	£5,325,617
50%	60%	-F6 025 559	£3.841.257	-£5 770 399	£4 092 312	-FA 61A A37	-F4 359 277

£13,474,000

No Units 450 Site Area 2.61 Ha

	CIL Zone	1
	Value Area	Low
ales value inflation		0'
uild 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%	£68,577,622	£68,577,622	£68,577,622	£68,577,622	£68,577,622	£68,577,622
10%	71%	£52,761,590	£54,231,438	£52,821,641	£54,291,489	£52,970,006	£53,030,056
15%	71%	£44,828,187	£47,047,142	£44,919,736	£47,137,219	£45,145,923	£45,237,473
20%	71%	£36,823,368	£39,811,144	£36,945,434	£39,933,211	£37,247,017	£37,369,083
25%	71%	£28,795,075	£32,553,271	£28,950,153	£32,705,853	£29,333,297	£29,488,375
30%	71%	£20,692,277	£25,247,241	£20,878,371	£25,433,334	£21,338,145	£21,524,238
35%	71%	£12,509,434	£17,903,603	£12,730,094	£18,120,713	£13,275,269	£13,495,929
40%	71%	£4,234,344	£10,468,689	£4,490,652	£10,720,872	£5,123,899	£5,380,207
45%	71%	-£4,169,460	£2,955,399	-£3,876,398	£3,243,745	-£3,152,343	-£2,859,281
50%	71%	-£12,642,516	-£4,672,301	-£12,316,892	-£4,346,676	-£11,512,386	-£11,186,762
100%	71%	-£97,373,084	-£81,432,653	-£96,721,835	-£80,781,404	-£95,112,825	-£94,461,576
10%	75%	£52.544.588	£53.862.780	£52.608.358	£53.926.550	£52.731.499	£52.795.270
15%	75%	£44,497,360	£46,494,155	£44,594,580	£46,589,810	£44,782,313	£44,879,534
20%	75%	£36,382,266	£39,061,769	£36,511,892	£39,191,395	£36,762,203	£36,891,830
25%	75%	£28,234,679	£31,616,550	£28,399,363	£31,778,583	£28,717,368	£28,882,052
30%	75%	£20.019.803	£24.104.792	£20.217.422	£24.302.412	£20.599.030	£20.796.650
35%	75%	£11,712,049	£16,555,815	£11,946,376	£16,790,142	£12,398,866	£12,633,193
40%	75%	£3.308.142	£8.920.511	£3.580.325	£9.188.314	£4.105.915	£4.378.097
45%	75%	-£5,228,478	£1,185,213	-£4,917,265	£1,491,418	-£4,316,306	-£4,005,093
50%	75%	-£13.819.204	-£6.671.342	-£13,473,411	-£6.325.549	-£12.805.679	-£12.459.887
10%	60%	£53,391,722	£55,287,554	£53,440,329	£55,336,162	£53,660,539	£53,709,147
15%	60%	£45.787.567	£48.631.315	£45.860.478	£48.704.228	£46,190,794	£46.263.705
20%	60%	£38,104,244	£41,957,921	£38,203,050	£42,056,727	£38,650,673	£38,749,479
25%	60%	£30.419.645	£35,236,742	£30.543.152	£35,360,249	£31.102.681	£31.226.187
30%	60%	£22,645,015	£28,515,561	£22,795,647	£28,663,770	£23,478,063	£23,628,696
35%	60%	£14.824.888	£21.721.908	£15.003.500	£21.897.646	£15.812.673	£15.991.285
40%	60%	£6,923,857	£14,903,835	£7,131,323	£15,107,963	£8,071,206	£8,275,334
45%	60%	-£1.094.272	£8.016.446	-£857.055	£8.246.090	£214.118	£447.517
50%	60%	-£9.225.642	£1.037.490	-£8.962.066	£1,296,824	-£7.767.984	-£7.504.409

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%	-£166,488,428	-£166,488,428	-£166,488,428	-£166,488,428	-£166,488,428	-£166,488,428
10%	71%	-£182,304,461	-£180,834,612	-£182,244,410	-£180,774,562	-£182,096,045	-£182,035,995
15%	71%	-£190,237,864					
20%	71%	-£198,242,683	-£195,254,906	-£198,120,617	-£195,132,840	-£197,819,034	-£197,696,968
25%	71%	-£206,270,976					
30%	71%	-£214,373,773	-£209,818,810	-£214,187,680	-£209,632,716	-£213,727,906	-£213,541,813
35%	71%	-£222,556,616					
40%	71%	-£230,831,707	-£224,597,362	-£230,575,399	-£224,345,179	-£229,942,152	-£229,685,844
45%	71%	-£239,235,510					
50%	71%	-£247,708,567	-£239,738,352	-£247,382,943	-£239,412,727	-£246,578,437	-£246,252,812
100%	71%	-£332,439,135	-£316,498,704				
10%	75%	-£182,521,463	-£181,203,271				-£182,270,781
15%	75%	-£190,568,691	-£188,571,896	-£190,471,471			
20%	75%	-£198,683,785	-£196,004,282	-£198,554,158	-£195,874,656	-£198,303,847	-£198,174,221
25%	75%	-£206,831,372					
30%	75%	-£215,046,248	-£210,961,259				-£214,269,401
35%	75%	-£223,354,002				-£222,667,184	
40%	75%	-£231,757,909				-£230,960,136	
45%	75%	-£240,294,529					
50%	75%	-£248,885,254					
10%	60%	-£181,674,329	-£179,778,497	-£181,625,721	-£179,729,889	-£181,405,512	-£181,356,903
15%	60%	-£189,278,484	-£186,434,736				
20%	60%	-£196,961,807	-£193,108,129	-£196,863,001	-£193,009,324	-£196,415,378	-£196,316,572
25%	60%	-£204,646,406					
30%	60%	-£212,421,035	-£206,550,490	-£212,270,404	-£206,402,281		-£211,437,355
35%	60%	-£220,241,163					
40%	60%	-£228,142,194					
45%	60%	-£236.160.322	-£227.049.604				

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%	-£120.324.068	-£120.324.068	-£120.324.068	-£120.324.068	-£120.324.068	-£120.324.068
10%	71%	-£136.140.101	-£134.670.252				
15%	71%	-£144.073.503	-£141,854,548	-£143.981.954	-£141.764.472		
20%	71%	-£152,078,323	-£149.090.546				
25%	71%	-£160,106,615	-£156,348,420				
30%	71%	-£168.209.413	-£163.654.449				
35%	71%	-£176,392,256	-£170,998,087	-£176,171,596			
40%	71%	-£184.667.346	-£178.433.001				
45%	71%	-£193,071,150	-£185,946,291				
50%	71%	-£201.544.207	-£193.573.991				
100%	71%	-£286,274,774	-£270,334,343				
10%	75%	-£136,357,102	-£135,038,910		-£134,975,140		
15%	75%	-£144.404.331	-£142.407.536				
20%	75%	-£152,519,424	-£149,839,921				
25%	75%	-£160.667.011	-£157,285,140				
30%	75%	-£168,881,887	-£164,796,898		-£164,599,278		
35%	75%	-£177,189,641	-£172,345,875	-£176,955,314		-£176,502,824	
40%	75%	-£185,593,548	-£179,981,179	-£185,321,365	-£179,713,376	-£184,795,776	-£184,523,593
45%	75%	-£194,130,168	-£187,716,477		-£187,410,272	-£193,217,996	
50%	75%	-£202,720,894	-£195,573,032		-£195,227,239	-£201,707,369	-£201,361,577
10%	60%	-£135,509,968	-£133,614,136				
15%	60%	-£143,114,123	-£140,270,375	-£143,041,212	-£140,197,463	-£142,710,896	-£142,637,985
20%	60%	-£150,797,446	-£146,943,769				
25%	60%	-£158,482,046	-£153,664,948	-£158,358,538	-£153,541,441	-£157,799,009	-£157,675,503

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£39,949,761	-£39,949,761	-£39,949,761	-£39,949,761	-£39,949,761	-£39,949,761
10%	71%	-£55,765,794	-£54,295,945				
15%	71%	-£63,699,197	-£61,480,242	-£63,607,648	-£61,390,165	-£63,381,461	-£63,289,910
20%	71%	-£71,704,016	-£68,716,239				
25%	71%	-£79,732,309	-£75,974,113			-£79,194,087	-£79,039,008
30%	71%	-£87,835,106	-£83,280,143				-£87,003,146
35%	71%	-£96,017,949	-£90,623,780		-£90,406,670		-£95,031,455
40%	71%	-£104,293,040	-£98,058,695				
45%	71%	-£112,696,844	-£105,571,985	-£112,403,781	-£105,283,639	-£111,679,727	-£111,386,664
50%	71%	-£121,169,900	-£113,199,685				-£119,714,145
100%	71%	-£205,900,468	-£189,960,037	-£205,249,219	-£189,308,788	-£203,640,209	-£202,988,960
10%	75%	-£55,982,796	-£54,664,604	-£55,919,026	-£54,600,834	-£55,795,885	-£55,732,114
15%	75%	-£64,030,024	-£62,033,229				
20%	75%	-£72,145,118	-£69,465,615	-£72,015,492	-£69,335,989	-£71,765,180	-£71,635,554
25%	75%	-£80,292,705	-£76,910,834				
30%	75%	-£88,507,581	-£84,422,592	-£88,309,961	-£84,224,971	-£87,928,354	-£87,730,734
35%	75%	-£96,815,335	-£91,971,568				
40%	75%	-£105,219,242	-£99,606,873	-£104,947,059	-£99,339,070	-£104,421,469	-£104,149,287
45%	75%	-£113,755,862	-£107,342,171				
50%	75%	-£122,346,588	-£115,198,726	-£122,000,795	-£114,852,933	-£121,333,063	-£120,987,271
10%	60%	-£55,135,662	-£53,239,830				
15%	60%	-£62,739,817	-£59,896,069				
20%	60%	-£70,423,140	-£66,569,462				
25%	60%	-£78,107,739	-£73,290,642	-£77,984,232		-£77,424,703	
30%	60%	-£85,882,369	-£80,011,823				
35%	60%	-£93,702,496	-£86,805,476				
40%	60%	-£101,603,527	-£93,623,548				
45%	60%	-£109,621,655	-£100,510,937	-£109,384,439	-£100,281,293	-£108,313,266	-£108,079,867

£90,000,000

£72,325,000

£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%	-£3,571,984	-£3,571,984	-£3,571,984	-£3,571,984	-£3,571,984	-£3,571,984
10%	71%	-£19,388,017	-£17,918,168	-£19,327,966	-£17,858,118	-£19,179,601	-£19,119,550
15%	71%	-£27,321,420	-£25,102,464	-£27,229,871	-£25,012,388	-£27,003,683	-£26,912,133
20%	71%	-£35,326,239	-£32,338,462	-£35,204,173	-£32,216,396	-£34,902,590	-£34,780,524
25%	71%	-£43,354,532	-£39,596,336		-£39,443,754		
30%	71%	-£51,457,329	-£46,902,366	-£51,271,236	-£46,716,272	-£50,811,462	-£50,625,368
35%	71%	-£59,640,172					
40%	71%	-£67,915,263	-£61,680,918	-£67,658,955	-£61,428,735	-£67,025,708	-£66,769,400
45%	71%	-£76,319,066					
50%	71%	-£84,792,123	-£76,821,907	-£84,466,498	-£76,496,283	-£83,661,993	-£83,336,368
100%	71%	-£169,522,691					
10%	75%	-£19,605,019	-£18,286,826	-£19,541,249	-£18,223,056	-£19,418,107	-£19,354,336
15%	75%	-£27,652,247	-£25,655,452	-£27,555,027	-£25,559,796	-£27,367,293	-£27,270,073
20%	75%	-£35,767,340	-£33,087,838	-£35,637,714	-£32,958,211	-£35,387,403	-£35,257,777
25%	75%	-£43,914,928					
30%	75%	-£52,129,803	-£48,044,815	-£51,932,184	-£47,847,194		-£51,352,956
35%	75%	-£60,437,558					
40%	75%	-£68,841,465	-£63,229,095	-£68,569,281	-£62,961,293	-£68,043,692	-£67,771,510
45%	75%	-£77,378,085	-£70,964,393	-£77,066,872	-£70,658,188	-£76,465,912	-£76,154,699
50%	75%	-£85,968,810			-£78,475,156		-£84,609,494
10%	60%	-£18,757,884	-£16,862,053	-£18,709,277	-£16,813,444	-£18,489,067	-£18,440,459
15%	60%	-£26,362,039	-£23,518,291	-£26,289,128	-£23,445,379	-£25,958,813	-£25,885,901
20%	60%	-£34,045,362	-£30,191,685	-£33,946,557	-£30,092,879	-£33,498,933	-£33,400,128
25%	60%	-£41,729,962	-£36,912,865		-£36,789,358		
30%	60%	-£49,504,591	-£43,634,046		-£43,485,837		
35%	60%	-£57,324,719					
40%	60%	-£65,225,750	-£57,245,771		-£57,041,644	-£64,078,400	-£63,874,273
45%	60%	-£73,243,878					
50%	60%	-£81,375,248	-£71,112,116	-£81,111,673	-£70,852,783	-£79,917,590	-£79,654,016

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

% 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%	£23,395,315	£23,395,315	£23,395,315	£23,395,315	£23,395,315	£23,395,315
10%	71%	£7,579,283	£9,049,132	£7,639,334	£9,109,182	£7,787,699	£7,847,749
15%	71%	-£354,120	£1,864,835	-£262,571	£1,954,912	-£36,384	£55,167
20%	71%	-£8,358,939	-£5,371,162	-£8,236,873	-£5,249,096	-£7,935,290	-£7,813,224
25%	71%	-£16,387,232	-£12,629,036	-£16,232,154	-£12,476,454	-£15,849,010	-£15,693,931
30%	71%	-£24,490,029	-£19,935,066	-£24,303,936	-£19,748,972	-£23,844,162	-£23,658,069
35%	71%	-£32,672,872	-£27,278,703	-£32,452,212	-£27,061,593	-£31,907,038	-£31,686,378
40%	71%	-£40,947,963	-£34,713,618	-£40,691,655	-£34,461,435	-£40,058,408	-£39,802,100
45%	71%	-£49,351,767	-£42,226,908				-£48,041,587
50%	71%	-£57,824,823	-£49,854,608				-£56,369,068
100%	71%	-£142,555,391	-£126,614,960		-£125,963,711		-£139,643,883
10%	75%	£7,362,281	£8,680,473	£7,426,051	£8,744,243	£7,549,192	£7,612,963
15%	75%	-£684,947	£1,311,848	-£587,727	£1,407,503	-£399,993	-£302,773
20%	75%	-£8,800,041	-£6,120,538	-£8,670,415	-£5,990,912	-£8,420,103	-£8,290,477
25%	75%	-£16,947,628	-£13,565,757	-£16,782,944	-£13,403,724	-£16,464,939	-£16,300,255
30%	75%	-£25,162,504	-£21,077,515	-£24,964,884	-£20,879,894	-£24,583,277	-£24,385,657
35%	75%	-£33,470,258	-£28,626,491	-£33,235,931	-£28,392,164	-£32,783,440	-£32,549,113
40%	75%	-£41,874,165	-£36,261,796	-£41,601,982	-£35,993,993	-£41,076,392	-£40,804,210
45%	75%	-£50,410,785	-£43,997,094				-£49,187,400
50%	75%	-£59,001,511	-£51,853,649	-£58,655,718			-£57,642,194
10%	60%	£8,209,415	£10,105,247	£8,258,023	£10,153,855	£8,478,232	£8,526,841
15%	60%	£605,260	£3,449,008	£678,172	£3,521,921	£1,008,487	£1,081,398
20%	60%	-£7,078,063	-£3,224,385	-£6,979,257	-£3,125,580	-£6,531,634	-£6,432,828
25%	60%	-£14,762,662	-£9,945,565	-£14,639,155	-£9,822,058	-£14,079,626	-£13,956,120
30%	60%	-£22,537,292	-£16,666,746	-£22,386,660	-£16,518,537	-£21,704,244	-£21,553,611
35%	60%	-£30,357,419	-£23,460,399	-£30,178,807	-£23,284,661	-£29,369,633	-£29,191,022
40%	60%	-£38,258,450	-£30,278,472	-£38,050,983	-£30,074,344	-£37,111,101	-£36,906,973
45%	60%	-£46 276 578	-£37 165 861		-£36,936,216		-£44 734 790

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%	£50,858,866	£50,858,866	£50,858,866	£50,858,866	£50,858,866	£50,858,866
10%	71%	£35,042,833	£36,512,682	£35,102,884	£36,572,732	£35,251,249	£35,311,300
15%	71%	£27,109,430	£29,328,386	£27,200,979	£29,418,462	£27,427,167	£27,518,717
20%	71%	£19,104,611	£22,092,388	£19,226,677	£22,214,454	£19,528,260	£19,650,326
25%	71%	£11,076,318	£14,834,514	£11,231,396	£14,987,096	£11,614,540	£11,769,619
30%	71%	£2,973,521	£7,528,484	£3,159,614	£7,714,578	£3,619,388	£3,805,482
35%	71%	-£5,209,322	£184,847	-£4,988,662	£401,957	-£4,443,488	-£4,222,828
40%	71%	-£13,484,413	-£7,250,068	-£13,228,105	-£6,997,885	-£12,594,858	-£12,338,550
45%	71%	-£21,888,216	-£14,763,358	-£21,595,154	-£14,475,011	-£20,871,100	-£20,578,037
50%	71%	-£30,361,273	-£22,391,057	-£30,035,648	-£22,065,433	-£29,231,143	-£28,905,518
100%	71%	-£115,091,841	-£99,151,409				
10%	75%	£34,825,831	£36,144,024	£34,889,601	£36,207,794	£35,012,742	£35,076,513
15%	75%	£26,778,603	£28,775,398	£26,875,823	£28,871,054	£27,063,557	£27,160,777
20%	75%	£18,663,510	£21,343,012	£18,793,136	£21,472,639	£19,043,447	£19,173,073
25%	75%	£10,515,922	£13,897,794	£10,680,606	£14,059,827	£10,998,612	£11,163,295
30%	75%	£2,301,047	£6,386,035	£2,498,666	£6,583,656	£2,880,273	£3,077,893
35%	75%	-£6,006,708	-£1,162,941	-£5,772,381	-£928,614	-£5,319,890	-£5,085,563
40%	75%	-£14,410,615	-£8,798,246	-£14,138,431	-£8,530,443	-£13,612,842	-£13,340,660
45%	75%	-£22,947,235	-£16,533,543	-£22,636,022	-£16,227,338	-£22,035,062	-£21,723,849
50%	75%	-£31,537,960	-£24,390,099	-£31,192,167	-£24,044,306	-£30,524,436	-£30,178,644
10%	60%	£35,672,965	£37,568,797	£35,721,573	£37,617,406	£35,941,783	£35,990,391
15%	60%	£28,068,810	£30,912,559	£28,141,722	£30,985,471	£28,472,037	£28,544,949
20%	60%	£20,385,488	£24,239,165	£20,484,293	£24,337,970	£20,931,917	£21,030,722
25%	60%	£12,700,888	£17,517,985	£12,824,395	£17,641,492	£13,383,924	£13,507,431
30%	60%	£4,926,259	£10,796,804	£5,076,890	£10,945,013	£5,759,307	£5,909,939
35%	60%	-£2,893,869	£4,003,152	-£2,715,257	£4,178,889	-£1,906,083	-£1,727,471
40%	60%	-£10,794,900	-£2,814,921	-£10,587,433	-£2,610,794	-£9,647,550	-£9,443,423
45%	60%	-£18,813,028	-£9,702,310	-£18,575,811	-£9,472,666	-£17,504,638	-£17,271,239

£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%	-£4,405,163	-£4,405,163	-£4,405,163	-£4,405,163	-£4,405,163	-£4,405,163
10%	71%	-£20,221,195	-£18,751,347	-£20,161,144	-£18,691,296	-£20,012,779	-£19,952,729
15%	71%	-£28,154,598	-£25,935,643	-£28,063,049	-£25,845,566	-£27,836,862	-£27,745,312
20%	71%	-£36,159,417	-£33,171,641	-£36,037,351	-£33,049,574	-£35,735,768	-£35,613,702
25%	71%	-£44,187,710		-£44,032,632	-£40,276,932		-£43,494,410
30%	71%	-£52,290,508	-£47,735,544	-£52,104,414	-£47,549,451	-£51,644,640	-£51,458,547
35%	71%	-£60,473,351					
40%	71%	-£68,748,441	-£62,514,096	-£68,492,133	-£62,261,913	-£67,858,886	-£67,602,578
45%	71%	-£77,152,245					
50%	71%	-£85,625,302					
100%	71%	-£170.355.869					
10%	75%	-£20,438,197	-£19,120,005	-£20,374,427	-£19,056,235	-£20,251,286	-£20,187,515
15%	75%	-£28,485,425	-£26.488.630	-£28.388.205	-£26.392.975	-£28,200,472	-£28.103.251
20%	75%	-£36,600,519	-£33,921,016	-£36,470,893	-£33,791,390	-£36,220,582	-£36,090,955
25%	75%	-£44.748.106				-£44,265,417	-£44.100.733
30%	75%	-£52,962,982					
35%	75%	-£61,270,736					
40%	75%	-£69,674,643	-£64,062,274	-£69,402,460			
45%	75%	-£78,211,263	-£71.797.572				
50%	75%	-£86,801,989		-£86,456,196	-£79,308,334	-£85,788,464	-£85,442,672
10%	60%	-£19.591.063	-£17.695.231	-£19.542.456	-£17.646.623	-£19.322.246	-£19.273.638
15%	60%	-£27,195,218	-£24,351,470	-£27,122,307	-£24,278,557	-£26,791,991	-£26,719,080
20%	60%	-£34,878,541	-£31,024,864	-£34,779,735	-£30,926,058	-£34,332,112	-£34,233,306
25%	60%	-£42,563,140	-£37,746,043	-£42,439,633	-£37,622,536	-£41,880,104	-£41,756,598
30%	60%	-£50,337,770	-£44,467,224		-£44,319,015		
35%	60%	-£58,157,897					
40%	60%	-£66,058,928					
45%	60%	-£74,077,057	-£64,966,339	-£73,839,840	-£64,736,695		-£72,535,268
50%	60%	-£82.208.427					-£80.487.194

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%	£33,385,623	£33,385,623	£33,385,623	£33,385,623	£33,385,623	£33,385,623
10%	71%	£17,569,590	£19,039,439	£17,629,641	£19,099,489	£17,778,006	£17,838,056
15%	71%	£9,636,187	£11,855,143	£9,727,736	£11,945,219	£9,953,924	£10,045,474
20%	71%	£1,631,368	£4,619,145	£1,753,434	£4,741,211	£2,055,017	£2,177,083
25%	71%	-£6,396,925	-£2,638,729	-£6,241,847	-£2,486,147	-£5,858,703	-£5,703,624
30%	71%	-£14,499,722	-£9,944,759	-£14,313,629	-£9,758,665	-£13,853,855	-£13,667,762
35%	71%	-£22,682,565	-£17,288,396	-£22,461,905	-£17,071,286	-£21,916,731	-£21,696,071
40%	71%	-£30,957,656	-£24,723,311	-£30,701,348	-£24,471,128	-£30,068,101	-£29,811,793
45%	71%	-£39,361,459	-£32,236,601	-£39,068,397	-£31,948,255	-£38,344,343	-£38,051,280
50%	71%	-£47,834,516	-£39,864,300				-£46,378,761
100%	71%	-£132,565,084	-£116,624,653	-£131,913,835	-£115,973,404	-£130,304,825	-£129,653,576
10%	75%	£17,352,588	£18,670,780	£17,416,358	£18,734,550	£17,539,499	£17,603,270
15%	75%	£9,305,360	£11,302,155	£9,402,580	£11,397,810	£9,590,314	£9,687,534
20%	75%	£1,190,266	£3,869,769	£1,319,893	£3,999,395	£1,570,204	£1,699,830
25%	75%	-£6,957,321	-£3,575,450	-£6,792,637	-£3,413,416	-£6,474,631	-£6,309,948
30%	75%	-£15,172,197	-£11,087,208	-£14,974,577	-£10,889,587	-£14,592,970	-£14,395,350
35%	75%	-£23,479,951	-£18,636,184	-£23,245,624	-£18,401,857	-£22,793,133	-£22,558,806
40%	75%	-£31,883,858	-£26,271,489	-£31,611,675	-£26,003,686	-£31,086,085	-£30,813,903
45%	75%	-£40,420,478	-£34,006,787	-£40,109,265	-£33,700,581	-£39,508,305	-£39,197,092
50%	75%	-£49,011,203	-£41,863,342				-£47,651,887
10%	60%	£18,199,722	£20,095,554	£18,248,330	£20,144,162	£18,468,539	£18,517,148
15%	60%	£10,595,567	£13,439,315	£10,668,479	£13,512,228	£10,998,794	£11,071,706
20%	60%	£2,912,245	£6,765,922	£3,011,050	£6,864,727	£3,458,673	£3,557,479
25%	60%	-£4,772,355	£44,742	-£4,648,848	£168,249	-£4,089,319	-£3,965,813
30%	60%	-£12,546,984	-£6,676,439	-£12,396,353	-£6,528,230	-£11,713,937	-£11,563,304
35%	60%	-£20,367,112	-£13,470,092	-£20,188,500	-£13,294,354	-£19,379,326	-£19,200,714
40%	60%	-£28,268,143	-£20,288,164	-£28,060,676	-£20,084,037	-£27,120,794	-£26,916,666
45%	60%	-£36,286,271	-£27,175,553	-£36,049,054	-£26,945,909	-£34,977,881	-£34,744,482
50%	60%	-£44,417,641	-£34.154.509		-£33.895.176		-£42,696,409

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%	£50,858,866	£50,858,866	£50,858,866	£50,858,866	£50,858,866	£50,858,866
10%	71%	£35.042.833	£36.512.682	£35.102.884	£36.572.732	£35,251,249	£35.311.300
15%	71%	£27,109,430	£29,328,386	£27,200,979	£29,418,462	£27,427,167	£27,518,717
20%	71%	£19.104.611	£22.092.388	£19.226.677	£22.214.454	£19.528.260	£19.650.326
25%	71%	£11,076,318	£14,834,514	£11,231,396	£14,987,096	£11,614,540	£11,769,619
30%	71%	£2.973.521	£7.528.484	£3.159.614	£7.714.578	£3,619,388	£3.805.482
35%	71%	-£5,209,322	£184,847	-£4,988,662	£401,957	-£4,443,488	-£4,222,828
40%	71%	-£13.484.413	-£7,250,068	-£13.228.105	-£6.997.885	-£12.594.858	-£12.338.550
45%	71%	-£21,888,216	-£14,763,358	-£21,595,154	-£14,475,011	-£20,871,100	-£20,578,037
50%	71%	-£30.361.273	-£22.391.057	-£30.035.648	-£22.065.433	-£29.231.143	-£28.905.518
100%	71%	-£115,091,841	-£99,151,409				-£112,180,333
10%	75%	£34.825.831	£36.144.024	£34.889.601	£36.207.794	£35.012.742	£35.076.513
15%	75%	£26,778,603	£28,775,398	£26,875,823	£28,871,054	£27,063,557	£27,160,777
20%	75%	£18.663.510	£21.343.012	£18,793,136	£21.472.639	£19.043.447	£19.173.073
25%	75%	£10,515,922	£13,897,794	£10,680,606	£14,059,827	£10,998,612	£11,163,295
30%	75%	£2.301.047	£6.386.035	£2,498,666	£6.583.656	£2.880.273	£3.077.893
35%	75%	-£6,006,708	-£1,162,941	-£5,772,381	-£928,614	-£5,319,890	-£5,085,563
40%	75%	-£14.410.615	-£8.798.246	-£14.138.431	-£8.530.443	-£13.612.842	-£13.340.660
45%	75%	-£22,947,235	-£16,533,543	-£22,636,022	-£16,227,338	-£22,035,062	-£21,723,849
50%	75%	-£31,537,960	-£24,390,099	-£31,192,167	-£24,044,306	-£30,524,436	-£30,178,644
10%	60%	£35.672.965	£37.568.797	£35,721,573	£37.617.406	£35.941.783	£35,990,391
15%	60%	£28,068,810	£30,912,559	£28,141,722	£30,985,471	£28,472,037	£28,544,949
20%	60%	£20.385.488	£24.239.165	£20.484,293	£24.337.970	£20.931.917	£21.030.722
25%	60%	£12,700,888	£17,517,985	£12,824,395	£17,641,492	£13,383,924	£13,507,431
30%	60%	£4,926,259	£10,796,804	£5.076.890	£10.945.013	£5.759.307	£5,909,939
35%	60%	-£2,893,869	£4,003,152	-£2,715,257	£4,178,889	-£1,906,083	-£1,727,471
40%	60%	-£10.794.900	-£2.814.921	-£10.587.433	-£2.610.794	-£9.647.550	-£9.443.423
45%	60%	-£18,813,028	-£9,702,310	-£18,575,811	-£9,472,666	-£17,504,638	-£17,271,239
50%	60%	-£26 944 398	-£16 681 266	-£26 680 823	-£16 421 933	-£25 486 740	-£25,223,166

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 7 
 No Units
 450

 Site Area
 2.61 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%	£77,274,980	£77,274,980	£77,274,980	£77,274,980	£77,274,980	£77,274,980
10%	71%	£60,695,877	£62,187,677	£60,755,928	£62,246,761	£60,483,188	£60,543,240
15%	71%	£52,335,864	£54,583,083	£52,425,939	£54,673,160	£52,016,831	£52,106,907
20%	71%	£43,975,849	£46,972,143	£44,095,951	£47,092,244	£43,543,896	£43,665,961
25%	71%	£35,524,357	£39,330,981	£35,676,939	£39,483,563	£34,983,940	£35,136,522
30%	71%	£27,043,427	£31,640,433	£27,229,522	£31,823,531	£26,384,321	£26,570,414
35%	71%	£18,486,977	£23,903,410	£18,704,086	£24,120,520	£17,715,681	£17,935,127
40%	71%	£9,823,259	£16,114,710	£10,075,442	£16,366,893	£8,930,075	£9,182,259
45%	71%	£1,044,475	£8,227,184	£1,332,821	£8,510,890	£23,210	£311,555
50%	71%	-£7,887,047	£232,807	-£7,561,422	£553,192	-£9,040,344	-£8,714,720
100%	71%	-£97,373,084	-£81,125,760	-£96,721,835	-£80,474,511	-£99,679,680	-£99,028,431
10%	75%	£60,478,875	£61,822,077	£60,542,645	£61,884,821	£60,288,132	£60,351,902
15%	75%	£52,010,360	£54,025,716	£52,106,016	£54,121,371	£51,724,245	£51,819,900
20%	75%	£43,535,127	£46,228,986	£43,664,754	£46,356,526	£43,147,401	£43,277,028
25%	75%	£34,972,979	£38,386,841	£35,135,012	£38,548,874	£34,488,322	£34,650,355
30%	75%	£26,370,953	£30,507,466	£26,568,572	£30,701,906	£25,779,852	£25,977,471
35%	75%	£17,699,830	£22,559,998	£17,932,979	£22,790,555	£16,998,933	£17,233,260
40%	75%	£8,911,961	£14,554,270	£9,179,763	£14,822,073	£8,108,749	£8,378,738
45%	75%	£2,497	£6,453,912	£308,703	£6,760,117	-£928,334	-£617,121
50%	75%	-£9,063,734	-£1,778,259	-£8,717,942	-£1,432,466	-£10,098,036	-£9,752,244
10%	60%	£61,326,009	£63,234,866	£61,374,618	£63,282,692	£61,051,681	£61,100,289
15%	60%	£53,281,062	£56,179,558	£53,353,973	£56,252,470	£52,869,569	£52,942,480
20%	60%	£45,236,113	£49,100,776	£45,333,329	£49,197,992	£44,687,456	£44,784,671
25%	60%	£37,125,452	£42,021,994	£37,248,959	£42,143,513	£36,428,414	£36,551,921
30%	60%	£28,993,799	£34,885,604	£29,142,007	£35,033,813	£28,146,039	£28,296,671
35%	60%	£20,765,171	£27,735,918	£20,940,909	£27,908,829	£19,773,357	£19,949,095
40%	60%	£12,469,491	£20,518,398	£12,673,619	£20,719,242	£11,317,451	£11,521,579
45%	60%	£4,070,175	£13,255,470	£4,303,575	£13,485,114	£2,752,933	£2,986,333
50%	60%	-£4,470,172	£5.911.167	-£4.206.598	£6.170.501	-£5.957.712	-£5.694.138

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%	-£157,791,070					-£157,791,070
10%	71%	-£174,370,174	-£172,878,374	-£174,310,122	-£172,819,289	-£174,582,862	-£174,522,811
15%	71%	-£182,730,187					-£182,959,143
20%	71%	-£191,090,202		-£190,970,100	-£187,973,806		-£191,400,089
25%	71%	-£199,541,694					-£199,929,528
30%	71%	-£208,022,623	-£203,425,618			-£208,681,730	-£208,495,637
35%	71%	-£216,579,073					-£217,130,923
40%	71%	-£225,242,792					-£225,883,792
45%	71%	-£234,021,576					-£234,754,496
50%	71%	-£242,953,097	-£234,833,243	-£242,627,473	-£234,512,859	-£244,106,395	-£243,780,771
100%	71%	-£332,439,135					-£334,094,481
10%	75%	-£174,587,176	-£173,243,973	-£174,523,405	-£173,181,229	-£174,777,919	-£174,714,149
15%	75%	-£183,055,690	-£181,040,334			-£183,341,806	-£183,246,151
20%	75%	-£191,530,924	-£188,837,064	-£191,401,296	-£188,709,524		-£191,789,023
25%	75%	-£200.093.072					-£200.415.696
30%	75%	-£208,695,098					-£209,088,580
35%	75%	-£217.366.221					-£217.832.791
40%	75%	-£226,154,090					-£226,687,313
45%	75%	-£235,063,553					-£235,683,171
50%	75%	-£244,129,785					-£244,818,295
10%	60%	-£173,740.041	-£171.831.184				-£173.965.762
15%	60%	-£181,784,989					-£182,123,571
20%	60%	-£189,829,938	-£185,965,274				-£190,281,379
25%	60%	-£197.940.598					-£198.514.129
30%	60%	-£206,072,251				-£206,920,012	-£206,769,379
35%	60%	-£214.300.880	-£207.330.132	-£214,125,142	-£207.157.222	-£215.292.694	-£215.116.956
40%	60%	-£222.596.559					-£223.544.471
45%	60%	-£230.995.875	-£221.810.581		-£221.580.937		-£232.079.717
50%	60%	-£239.536.223	-£229 154 884		-£228 895 550		-£240 760 188

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%	-£111,626,710					
10%	71%	-£128,205,813	-£126,714,013	-£128,145,762	-£126,654,929	-£128,418,502	-£128,358,450
15%	71%	-£136,565,827					
20%	71%	-£144,925,841	-£141,929,548		-£141,809,446	-£145,357,794	-£145,235,729
25%	71%	-£153,377,333					
30%	71%	-£161,858,263	-£157,261,257	-£161,672,168	-£157,078,159	-£162,517,370	-£162,331,276
35%	71%	-£170,414,713					
40%	71%	-£179,078,431	-£172,786,980	-£178,826,249	-£172,534,797	-£179,971,615	-£179,719,431
45%	71%	-£187,857,216					
50%	71%	-£196,788,737	-£188,668,883	-£196,463,112	-£188,348,498	-£197,942,035	-£197,616,410
100%	71%	-£286,274,774					
10%	75%	-£128,422,815			-£127,016,869	-£128,613,559	
15%	75%	-£136,891,330					
20%	75%	-£145,366,563			-£142,545,164	-£145,754,290	-£145,624,662
25%	75%	-£153,928,711		-£153,766,678			
30%	75%	-£162,530,737	-£158,394,225	-£162,333,118	-£158,199,784	-£163,121,838	-£162,924,219
35%	75%	-£171,201,860			-£166,111,136		
40%	75%	-£179,989,729	-£174,347,420	-£179,721,927	-£174,079,617	-£180,792,941	-£180,522,952
45%	75%	-£188,899,193	-£182,447,778			-£189,830,024	
50%	75%	-£197,965,424	-£190,679,949	-£197,619,632	-£190,334,156	-£198,999,726	-£198,653,935
10%	60%	-£127,575,681					
15%	60%	-£135,620,628	-£132,722,132	-£135,547,717	-£132,649,220	-£136,032,122	
20%	60%	-£143,665,577					
25%	60%	-£151,776,238	-£146,879,696		-£146,758,177	-£152,473,276	
30%	60%	-£159,907,891	-£154,016,086	-£159,759,683	-£153,867,877	-£160,755,652	-£160,605,019
35%	60%	-£168,136,519					
40%	60%	-£176,432,199					
45%	60%	-£184,831,515					
50%	60%	-£193,371,862					

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%	-£31,252,403	-£31,252,403	-£31,252,403	-£31,252,403	-£31,252,403	-£31,252,403
10%	71%	-£47,831,507	-£46,339,707				-£47,984,144
15%	71%	-£56,191,520	-£53,944,301	-£56,101,445			-£56,420,477
20%	71%	-£64,551,535	-£61,555,241				
25%	71%	-£73,003,027	-£69,196,403				-£73,390,862
30%	71%	-£81,483,956	-£76,886,951			-£82,143,063	
35%	71%	-£90,040,406	-£84,623,973		-£84,406,863	-£90,811,703	-£90,592,256
40%	71%	-£98,704,125	-£92,412,674				
45%	71%	-£107,482,909	-£100,300,200	-£107,194,563	-£100,016,493	-£108,504,174	-£108,215,829
50%	71%	-£116,414,430	-£108,294,576				
100%	71%	-£205,900,468	-£189,653,144	-£205,249,219	-£189,001,895	-£208,207,063	-£207,555,814
10%	75%	-£48,048,509	-£46,705,306	-£47,984,739	-£46,642,562	-£48,239,252	-£48,175,482
15%	75%	-£56,517,023	-£54,501,667		-£54,406,013		
20%	75%	-£64,992,257	-£62,298,397	-£64,862,629			
25%	75%	-£73,554,405	-£70,140,542				
30%	75%	-£82,156,431	-£78,019,918		-£77,825,478		
35%	75%	-£90,827,554	-£85,967,385	-£90,594,404		-£91,528,451	-£91,294,124
40%	75%	-£99,615,423	-£93,973,113	-£99,347,620		-£100,418,634	-£100,148,646
45%	75%	-£108,524,886	-£102,073,472				-£109,144,504
50%	75%	-£117,591,118	-£110,305,643	-£117,245,326	-£109,959,850	-£118,625,420	-£118,279,628
10%	60%	-£47,201,374	-£45,292,518				
15%	60%	-£55,246,322	-£52,347,825	-£55,173,411	-£52,274,914	-£55,657,815	-£55,584,904
20%	60%	-£63,291,271	-£59,426,607				-£63,742,712
25%	60%	-£71,401,932	-£66,505,389	-£71,278,424			-£71,975,463
30%	60%	-£79,533,585	-£73,641,780				
35%	60%	-£87,762,213	-£80,791,465	-£87,586,475		-£88,754,027	
40%	60%	-£96,057,892	-£88,008,985		-£87,808,141		
45%	60%	-£104,457,208	-£95,271,914	-£104,223,808		-£105,774,450	-£105,541,050
50%	60%	-£112 997 556	-£102 616 217				-£114 221 521

£90,000,000

£72,325,000

£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		
0/ -4 411	,,					CD	140 1110
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	£5,125,374	£5,125,374	£5,125,374	£5,125,374	£5,125,374	£5,125,374
10%	71%	-£11,453,730	-£9,961,930	-£11,393,678	-£9,902,845	-£11,666,418	-£11,606,367
15%	71%	-£19,813,743	-£17,566,523	-£19,723,667	-£17,476,447	-£20,132,776	-£20,042,699
20%	71%	-£28,173,757	-£25,177,464	-£28,053,656	-£25,057,362	-£28,605,710	-£28,483,645
25%	71%	-£36,625,249	-£32,818,626	-£36,472,667	-£32,666,043	-£37,165,667	-£37,013,084
30%	71%	-£45,106,179				-£45,765,286	
35%	71%	-£53,662,629	-£48,246,196	-£53,445,520	-£48,029,086		-£54,214,479
40%	71%	-£62,326,348	-£56,034,896				-£62,967,348
45%	71%	-£71,105,132					
50%	71%	-£80,036,653			-£71,596,415		-£80,864,326
100%	71%	-£169,522,691	-£153,275,367	-£168,871,442	-£152,624,118	-£171,829,286	-£171,178,037
10%	75%	-£11,670,731	-£10,327,529	-£11,606,961	-£10,264,785	-£11,861,475	-£11,797,705
15%	75%	-£20,139,246	-£18,123,890	-£20,043,591	-£18,028,236	-£20,425,362	-£20,329,706
20%	75%	-£28,614,479	-£25,920,620	-£28,484,852	-£25,793,080	-£29,002,206	-£28,872,579
25%	75%	-£37,176,627	-£33,762,765	-£37,014,594	-£33,600,732	-£37,661,285	-£37,499,252
30%	75%	-£45,778,653	-£41,642,141	-£45,581,034	-£41,447,701	-£46,369,755	-£46,172,135
35%	75%	-£54,449,776					
40%	75%	-£63,237,646	-£57,595,336	-£62,969,843	-£57,327,534		-£63,770,869
45%	75%	-£72,147,109	-£65,695,695	-£71,840,904	-£65,389,489	-£73,077,940	-£72,766,727
50%	75%	-£81,213,340					
10%	60%	-£10,823,597	-£8,914,740	-£10,774,989	-£8,866,914	-£11,097,925	-£11,049,318
15%	60%	-£18,868,545	-£15,970,048	-£18,795,633	-£15,897,137	-£19,280,038	-£19,207,126
20%	60%	-£26,913,493	-£23,048,830	-£26,816,278	-£22,951,614	-£27,462,151	-£27,364,935
25%	60%	-£35,024,154	-£30,127,612	-£34,900,647	-£30,006,093		-£35,597,685
30%	60%	-£43,155,807	-£37,264,002	-£43,007,599	-£37,115,794	-£44,003,568	-£43,852,935
35%	60%	-£51,384,435					
40%	60%	-£59,680,115	-£51,631,208	-£59,475,988	-£51,430,364	-£60,832,156	
45%	60%	-£68,079,431					
50%	60%	-F76 619 779		-£76.356.204	-£65.979.106		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,092,674	£32,092,674	£32,092,674	£32,092,674	£32,092,674	£32,092,674
10%	71%	£15,513,570	£17,005,370	£15,573,621	£17,064,455	£15,300,882	£15,360,933
15%	71%	£7,153,557	£9,400,776	£7,243,632	£9,490,853	£6,834,524	£6,924,600
20%	71%	-£1,206,458	£1,789,836	-£1,086,356	£1,909,938	-£1,638,411	-£1,516,346
25%	71%	-£9,657,950	-£5,851,326	-£9,505,367	-£5,698,744	-£10,198,367	-£10,045,785
30%	71%	-£18,138,879	-£13,541,874	-£17,952,785	-£13,358,775	-£18,797,986	-£18,611,893
35%	71%	-£26,695,330	-£21,278,897	-£26,478,220	-£21,061,786	-£27,466,626	-£27,247,179
40%	71%	-£35,359,048	-£29,067,597	-£35,106,865	-£28,815,414	-£36,252,232	-£36,000,048
45%	71%	-£44,137,832	-£36,955,123		-£36,671,416		
50%	71%	-£53,069,353	-£44,949,499	-£52,743,729	-£44,629,115		
100%	71%	-£142,555,391	-£126,308,067		-£125,656,818		
10%	75%	£15,296,568	£16,639,771	£15,360,338	£16,702,515	£15,105,825	£15,169,595
15%	75%	£6,828,054	£8,843,410	£6,923,709	£8,939,064	£6,541,938	£6,637,593
20%	75%	-£1,647,180	£1,046,679	-£1,517,552	£1,174,219	-£2,034,906	-£1,905,279
25%	75%	-£10,209,328	-£6,795,466	-£10,047,295	-£6,633,432	-£10,693,985	-£10,531,952
30%	75%	-£18,811,354	-£14,674,841	-£18,613,734	-£14,480,401	-£19,402,455	-£19,204,836
35%	75%	-£27,482,477	-£22,622,308	-£27,249,327	-£22,391,752	-£28,183,374	-£27,949,047
40%	75%	-£36,270,346	-£30,628,036	-£36,002,543	-£30,360,234	-£37,073,557	-£36,803,569
45%	75%	-£45,179,809	-£38,728,395	-£44,873,604	-£38,422,190		-£45,799,428
50%	75%	-£54,246,041	-£46,960,566	-£53,900,249	-£46,614,773	-£55,280,343	-£54,934,551
10%	60%	£16,143,703	£18,052,559	£16,192,311	£18,100,385	£15,869,374	£15,917,982
15%	60%	£8,098,755	£10,997,252	£8,171,666	£11,070,163	£7,687,262	£7,760,173
20%	60%	£53,806	£3,918,470	£151,022	£4,015,685	-£494,851	-£397,635
25%	60%	-£8,056,855	-£3,160,312	-£7,933,347	-£3,038,794	-£8,753,893	-£8,630,386
30%	60%	-£16,188,508	-£10,296,703	-£16,040,300	-£10,148,494	-£17,036,268	-£16,885,635
35%	60%	-£24,417,136	-£17,446,388	-£24,241,398	-£17,273,478	-£25,408,950	-£25,233,212
40%	60%	-£32,712,815	-£24,663,908	-£32,508,688	-£24,463,064	-£33,864,856	-£33,660,728
45%	60%	-£41,112,131	-£31,926,837		-£31,697,193		
50%	60%	-£49,652,479	-£39,271,140	-£49,388,904	-£39,011,806	-£51,140,019	-£50,876,444

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%	£59,556,224	£59,556,224	£59,556,224	£59,556,224	£59,556,224	£59,556,224
10%	71%	£42,977,120	£44,468,920	£43,037,172	£44,528,005	£42,764,432	£42,824,483
15%	71%	£34,617,107	£36,864,327	£34,707,182	£36,954,403	£34,298,074	£34,388,151
20%	71%	£26,257,093	£29,253,386	£26,377,194	£29,373,488	£25,825,139	£25,947,205
25%	71%	£17,805,601	£21,612,224	£17,958,183	£21,764,807	£17,265,183	£17,417,766
30%	71%	£9,324,671	£13,921,677	£9,510,765	£14,104,775	£8,665,564	£8,851,658
35%	71%	£768,221	£6,184,654	£985,330	£6,401,764	-£3,076	£216,371
40%	71%	-£7,895,498	-£1,604,046	-£7,643,315	-£1,351,864	-£8,788,682	-£8,536,498
45%	71%	-£16,674,282	-£9,491,573	-£16,385,936	-£9,207,866	-£17,695,547	-£17,407,201
50%	71%	-£25,605,803	-£17,485,949	-£25,280,179	-£17,165,565	-£26,759,101	-£26,433,476
100%	71%	-£115.091.841	-£98.844.517	-£114.440.592		-£117.398.436	-£116.747.187
10%	75%	£42,760,119	£44,103,321	£42,823,889	£44,166,065	£42,569,375	£42,633,145
15%	75%	£34,291,604	£36,306,960	£34,387,259	£36,402,614	£34,005,488	£34,101,144
20%	75%	£25,816,371	£28,510,230	£25,945,998	£28,637,770	£25,428,644	£25,558,271
25%	75%	£17.254.223	£20,668,085	£17,416,256	£20.830.118	£16,769,565	£16.931.598
30%	75%	£8,652,197	£12,788,709	£8,849,816	£12,983,149	£8,061,095	£8,258,715
35%	75%	-£18,926	£4,841,242	£214,223	£5,071,798	-£719,823	-£485,496
40%	75%	-£8,806,796	-£3,164,486	-£8,538,993	-£2,896,684	-£9,610,007	-£9,340,019
45%	75%	-£17.716.259	-£11.264.845	-£17.410.054	-£10.958.639	-£18.647.090	-£18.335.877
50%	75%	-£26,782,491	-£19,497,015	-£26,436,699	-£19,151,222	-£27,816,793	-£27,471,001
10%	60%	£43,607,253	£45,516,110	£43,655,861	£45,563,936	£43,332,925	£43,381,532
15%	60%	£35,562,305	£38,460,802	£35,635,217	£38,533,713	£35,150,812	£35,223,723
20%	60%	£27,517,356	£31,382,020	£27,614,572	£31,479,236	£26,968,699	£27,065,915
25%	60%	£19,406,696	£24,303,238	£19,530,203	£24,424,757	£18,709,657	£18,833,165
30%	60%	£11,275,043	£17,166,847	£11,423,251	£17,315,056	£10,427,282	£10,577,915
35%	60%	£3,046,415	£10,017,162	£3,222,152	£10,190,072	£2,054,600	£2,230,338
40%	60%	-£5,249,265	£2,799,642	-£5,045,138	£3,000,486	-£6,401,306	-£6,197,177
45%	60%	-£13,648,581	-£4,463,287	-£13,415,181	-£4,233,643	-£14,965,823	-£14,732,423
50%	60%	-£22.188.929	-£11.807.589	-£21,925,354	-£11.548.256	-£23.676.468	-£23.412.894

£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%	£4,292,195	£4,292,195	£4,292,195	£4,292,195	£4,292,195	£4,292,195
10%	71%	-£12,286,908	-£10,795,108	-£12,226,857	-£10,736,024	-£12,499,597	-£12,439,545
15%	71%	-£20,646,922	-£18,399,702	-£20,556,846	-£18,309,625	-£20,965,954	-£20,875,878
20%	71%	-£29,006,936	-£26,010,642	-£28,886,834	-£25,890,541	-£29,438,889	-£29,316,824
25%	71%	-£37,458,428	-£33,651,804	-£37,305,846	-£33,499,222	-£37,998,845	-£37,846,263
30%	71%	-£45,939,358	-£41,342,352	-£45,753,263	-£41,159,254	-£46,598,464	-£46,412,371
35%	71%	-£54,495,808					
40%	71%	-£63,159,526		-£62,907,344			
45%	71%	-£71,938,310					
50%	71%	-£80,869,832	-£72,749,978	-£80,544,207	-£72,429,593	-£82,023,129	-£81,697,505
100%	71%	-£170,355,869					
10%	75%	-£12,503,910	-£11,160,708	-£12,440,140	-£11,097,964	-£12,694,653	-£12,630,883
15%	75%	-£20,972,425	-£18,957,069	-£20,876,769	-£18,861,414	-£21,258,540	-£21,162,885
20%	75%	-£29,447,658	-£26,753,799	-£29,318,031	-£26,626,259	-£29,835,384	-£29,705,757
25%	75%	-£38,009,806	-£34,595,944	-£37,847,773	-£34,433,911	-£38,494,463	-£38,332,430
30%	75%	-£46,611,832	-£42,475,319	-£46,414,213	-£42,280,879	-£47,202,933	-£47,005,314
35%	75%	-£55,282,955		-£55,049,806			
40%	75%	-£64,070,824				-£64,874,036	-£64,604,047
45%	75%	-£72,980,288					
50%	75%	-£82,046,519	-£74,761,044		-£74,415,251		-£82,735,029
10%	60%	-£11,656,776	-£9,747,919	-£11,608,167	-£9,700,093	-£11,931,104	-£11,882,496
15%	60%	-£19,701,723	-£16,803,227	-£19,628,812	-£16,730,315	-£20,113,216	-£20,040,305
20%	60%	-£27,746,672	-£23,882,009	-£27,649,456	-£23,784,793	-£28,295,329	-£28,198,114
25%	60%	-£35,857,333	-£30,960,791	-£35,733,826	-£30,839,272	-£36,554,371	-£36,430,864
30%	60%	-£43,988,986	-£38,097,181	-£43,840,778	-£37,948,972	-£44,836,746	-£44,686,114
35%	60%	-£52,217,614	-£45,246,867		-£45,073,956		
40%	60%	-£60,513,294					-£61,461,206
45%	60%	-£68,912,610					
50%	60%	-£77.452.957					

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%	£42,082,981	£42,082,981	£42,082,981	£42,082,981	£42,082,981	£42,082,981
10%	71%	£25,503,877	£26,995,677	£25,563,929	£27,054,762	£25,291,189	£25,351,240
15%	71%	£17,143,864	£19,391,084	£17,233,939	£19,481,160	£16,824,831	£16,914,908
20%	71%	£8,783,850	£11,780,143	£8,903,951	£11,900,245	£8,351,896	£8,473,962
25%	71%	£332,357	£4,138,981	£484,940	£4,291,563	-£208,060	-£55,477
30%	71%	-£8,148,572	-£3,551,567	-£7,962,478	-£3,368,468	-£8,807,679	-£8,621,586
35%	71%	-£16,705,022	-£11,288,589	-£16,487,913	-£11,071,479	-£17,476,319	-£17,256,872
40%	71%	-£25,368,741	-£19,077,289	-£25,116,558	-£18,825,107	-£26,261,925	-£26,009,741
45%	71%	-£34,147,525	-£26,964,816	-£33,859,179	-£26,681,109	-£35,168,790	-£34,880,445
50%	71%	-£43,079,046	-£34,959,192		-£34,638,808		-£43,906,720
100%	71%	-£132,565,084	-£116,317,760	-£131,913,835	-£115,666,511	-£134,871,679	-£134,220,430
10%	75%	£25,286,876	£26,630,078	£25,350,646	£26,692,822	£25,096,132	£25,159,902
15%	75%	£16,818,361	£18,833,717	£16,914,016	£18,929,371	£16,532,245	£16,627,900
20%	75%	£8,343,128	£11,036,987	£8,472,755	£11,164,527	£7,955,401	£8,085,028
25%	75%	-£219,021	£3,194,842	-£56,987	£3,356,875	-£703,678	-£541,645
30%	75%	-£8,821,047	-£4,684,534	-£8,623,427	-£4,490,094	-£9,412,148	-£9,214,529
35%	75%	-£17,492,170	-£12,632,001	-£17,259,020	-£12,401,445	-£18,193,066	-£17,958,740
40%	75%	-£26,280,039	-£20,637,729	-£26,012,236	-£20,369,927	-£27,083,250	-£26,813,262
45%	75%	-£35,189,502	-£28,738,088	-£34,883,297	-£28,431,882	-£36,120,333	-£35,809,120
50%	75%	-£44,255,734	-£36,970,258		-£36,624,465	-£45,290,036	-£44,944,244
10%	60%	£26,134,010	£28,042,867	£26,182,618	£28,090,693	£25,859,682	£25,908,289
15%	60%	£18,089,062	£20,987,559	£18,161,974	£21,060,470	£17,677,569	£17,750,480
20%	60%	£10,044,113	£13,908,777	£10,141,329	£14,005,992	£9,495,456	£9,592,672
25%	60%	£1,933,453	£6,829,995	£2,056,960	£6,951,514	£1,236,414	£1,359,922
30%	60%	-£6,198,200	-£306,396	-£6,049,993	-£158,187	-£7,045,961	-£6,895,328
35%	60%	-£14,426,829	-£7,456,081	-£14,251,091	-£7,283,171	-£15,418,643	-£15,242,905
40%	60%	-£22,722,508	-£14,673,601	-£22,518,381	-£14,472,757	-£23,874,549	-£23,670,420
45%	60%	-£31,121,824	-£21,936,530	-£30,888,424	-£21,706,886	-£32,439,066	-£32,205,666
E09/	60%	-F30 662 172	-F20 280 833		£20 024 400		E40 996 127

90% 60% 439 662 177

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%	£59,556,224	£59,556,224	£59,556,224	£59,556,224	£59,556,224	£59,556,224
10%	71%	£42,977,120	£44,468,920	£43,037,172	£44,528,005	£42,764,432	£42,824,483
15%	71%	£34,617,107	£36,864,327	£34,707,182	£36,954,403	£34,298,074	£34,388,151
20%	71%	£26,257,093	£29,253,386	£26,377,194	£29,373,488	£25,825,139	£25,947,205
25%	71%	£17,805,601	£21,612,224	£17,958,183	£21,764,807	£17,265,183	£17,417,766
30%	71%	£9,324,671	£13,921,677	£9,510,765	£14,104,775	£8,665,564	£8,851,658
35%	71%	£768,221	£6,184,654	£985,330	£6,401,764	-£3,076	£216,371
40%	71%	-£7,895,498	-£1,604,046	-£7,643,315	-£1,351,864	-£8,788,682	-£8,536,498
45%	71%	-£16,674,282	-£9,491,573	-£16,385,936	-£9,207,866	-£17,695,547	-£17,407,201
50%	71%	-£25,605,803	-£17,485,949	-£25,280,179	-£17,165,565	-£26,759,101	-£26,433,476
100%	71%	-£115,091,841		-£114,440,592		-£117,398,436	-£116,747,187
10%	75%	£42,760,119	£44,103,321	£42,823,889	£44,166,065	£42,569,375	£42,633,145
15%	75%	£34,291,604	£36,306,960	£34,387,259	£36,402,614	£34,005,488	£34,101,144
20%	75%	£25,816,371	£28,510,230	£25,945,998	£28,637,770	£25,428,644	£25,558,271
25%	75%	£17,254,223	£20,668,085	£17,416,256	£20,830,118	£16,769,565	£16,931,598
30%	75%	£8,652,197	£12,788,709	£8,849,816	£12,983,149	£8,061,095	£8,258,715
35%	75%	-£18,926	£4,841,242	£214,223	£5,071,798	-£719,823	-£485,496
40%	75%	-£8,806,796	-£3,164,486	-£8,538,993	-£2,896,684	-£9,610,007	-£9,340,019
45%	75%	-£17,716,259	-£11,264,845	-£17,410,054	-£10,958,639	-£18,647,090	-£18,335,877
50%	75%	-£26,782,491	-£19,497,015	-£26,436,699	-£19,151,222	-£27,816,793	-£27,471,001
10%	60%	£43,607,253	£45,516,110	£43,655,861	£45,563,936	£43,332,925	£43,381,532
15%	60%	£35,562,305	£38,460,802	£35,635,217	£38,533,713	£35,150,812	£35,223,723
20%	60%	£27,517,356	£31,382,020	£27,614,572	£31,479,236	£26,968,699	£27,065,915
25%	60%	£19,406,696	£24,303,238	£19,530,203	£24,424,757	£18,709,657	£18,833,165
30%	60%	£11,275,043	£17,166,847	£11,423,251	£17,315,056	£10,427,282	£10,577,915
35%	60%	£3,046,415	£10,017,162	£3,222,152	£10,190,072	£2,054,600	£2,230,338
40%	60%	-£5,249,265	£2,799,642	-£5,045,138	£3,000,486	-£6,401,306	-£6,197,177
45%	60%	-£13,648,581	-£4,463,287	-£13,415,181	-£4,233,643	-£14,965,823	-£14,732,423
50%	60%	-£22.188.929	-£11.807.589	-£21.925.354	-£11.548.256	-£23,676,468	-£23,412,894

£27,943,000

£13,474,000

 No Units
 450

 Site Area
 2.61 Ha

	CIL Zone	2
	Value Area	Med
ales value inflation		0%
uild 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%	£25,777,372	£25,777,372	£25,777,372	£25,777,372	£25,777,372	£25,777,372
10%	71%	£13,824,643	£15,011,282	£13,922,494	£15,109,133	£13,470,587	£13,568,438
15%	71%	£7,789,458	£9,580,329	£7,938,633	£9,727,105	£7,249,688	£7,398,864
20%	71%	£1,674,789	£4,086,883	£1,873,691	£4,285,785	£955,096	£1,153,998
25%	71%	-£4,512,494	-£1,448,063	-£4,259,800	-£1,195,370	-£5,426,824	-£5,174,129
30%	71%	-£10,727,168	-£7,049,852	-£10,423,936	-£6,746,619	-£11,824,364	-£11,521,131
35%	71%	-£16,941,843	-£12,651,640	-£16,588,072	-£12,297,869	-£18,221,904	-£17,868,133
40%	71%	-£23,156,517	-£18,253,429	-£22,752,207	-£17,849,119	-£24,619,445	-£24,215,135
45%	71%	-£29,371,192	-£23,855,217	-£28,916,343	-£23,400,368	-£31,016,985	-£30,562,137
50%	71%	-£35,585,866	-£29,457,005	-£35,080,478	-£28,951,618	-£37,414,525	-£36,909,138
100%	71%	-£97,732,611	-£85,474,889	-£96,721,835	-£84,464,113	-£101,389,929	-£100,379,154
10%	75%	£13,594,663	£14,658,867	£13,698,574	£14,762,778	£13,277,138	£13,381,049
15%	75%	£7,438,845	£9,051,706	£7,597,261	£9,207,573	£6,954,768	£7,113,183
20%	75%	£1,207,306	£3,370,525	£1,418,527	£3,581,746	£561,870	£773,091
25%	75%	-£5,106,405	-£2,358,157	-£4,838,060	-£2,089,812	-£5,926,395	-£5,658,051
30%	75%	-£11,439,861	-£8,141,964	-£11,117,848	-£7,819,951	-£12,423,850	-£12,101,836
35%	75%	-£17,773,317	-£13,925,772	-£17,397,636	-£13,550,089	-£18,921,305	-£18,545,622
40%	75%	-£24,106,775	-£19,709,578	-£23,677,423	-£19,280,227	-£25,418,759	-£24,989,407
45%	75%	-£30,440,231	-£25,493,386	-£29,957,211	-£25,010,365	-£31,916,214	-£31,433,194
50%	75%	-£36,773,687	-£31,277,192	-£36,236,998	-£30,740,503	-£38,413,669	-£37,876,980
10%	60%	£14,492,834	£16,023,378	£14,572,038	£16,102,583	£14,036,167	£14,115,372
15%	60%	£8,802,656	£11,098,473	£8,921,463	£11,217,280	£8,111,932	£8,232,682
20%	60%	£3,033,027	£6,144,181	£3,194,026	£6,305,180	£2,104,756	£2,265,756
25%	60%	-£2,786,929	£1,146,860	-£2,582,387	£1,348,111	-£3,966,244	-£3,761,703
30%	60%	-£8,656,491	-£3,913,434	-£8,411,041	-£3,667,985	-£10,071,669	-£9,826,220
35%	60%	-£14,526,052	-£8,992,486	-£14,239,694	-£8,706,129	-£16,177,094	-£15,890,736
40%	60%	-£20,395,613	-£14,071,538	-£20,068,347	-£13,744,272	-£22,282,518	-£21,955,253
45%	60%	-£26,265,175	-£19,150,591	-£25,897,000	-£18,782,416	-£28,387,943	-£28,019,768
50%	60%	-£32,134,737	-£24,229,642	-£31,725,654	-£23,820,560	-£34,493,368	-£34,084,285

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%		-£209,288,678				-£209,288,678
10%	71%	-£221,241,407	-£220,054,768			-£221,595,464	-£221,497,613
15%	71%		-£225,485,722				-£227,667,186
20%	71%		-£230,979,168	-£233,192,360	-£230,780,266	-£234,110,954	-£233,912,052
25%	71%		-£236,514,114				-£240,240,180
30%	71%	-£245,793,219	-£242,115,902	-£245,489,986	-£241,812,670	-£246,890,414	-£246,587,182
35%	71%	-£252,007,894	-£247,717,691				-£252,934,183
40%	71%		-£253,319,479	-£257,818,258			-£259,281,186
45%	71%		-£258,921,268				-£265,628,187
50%	71%	-£270,651,916	-£264,523,055	-£270,146,529	-£264,017,668	-£272,480,576	-£271,975,189
100%	71%		-£320,540,939				-£335,445,204
10%	75%	-£221,471,387	-£220,407,183	-£221,367,477	-£220,303,273	-£221,788,912	-£221,685,002
15%	75%		-£226,014,345				-£227,952,867
20%	75%	-£233,858,745	-£231,695,526	-£233,647,524	-£231,484,305	-£234,504,181	-£234,292,960
25%	75%	-£240,172,456	-£237,424,208	-£239,904,110	-£237,155,863	-£240,992,446	-£240,724,101
30%	75%		-£243,208,015			-£247,489,901	-£247,167,887
35%	75%		-£248,991,822		-£248,616,140		-£253,611,673
40%	75%		-£254,775,629	-£258,743,474			-£260,055,458
45%	75%		-£260,559,436			-£266,982,264	-£266,499,244
50%	75%		-£266,343,243		-£265,806,554		-£272,943,030
10%	60%		-£219,042,672	-£220,494,012	-£218,963,468	-£221,029,883	-£220,950,679
15%	60%		-£223,967,578	-£226,144,588			-£226,833,368
20%	60%	-£232,033,024	-£228,921,870	-£231,872,024		-£232,961,294	-£232,800,295
25%	60%		-£233,919,190				-£238,827,754
30%	60%	-£243,722,542	-£238,979,484	-£243,477,092	-£238,734,036	-£245,137,720	-£244,892,271
35%	60%		-£244,058,537	-£249,305,744		-£251,243,144	-£250,956,787
40%	60%	-£255,461,664	-£249,137,589				-£257,021,303
45%	60%		-£254,216,641				-£263,085,819
50%	60%		-£259,295,693				-£269.150.336

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%	-£163,124,318	-£163,124,318	-£163,124,318	-£163,124,318	-£163,124,318	-£163,124,318
10%	71%	-£175,077,047	-£173,890,408	-£174,979,196	-£173,792,557	-£175,431,103	-£175,333,252
15%	71%	-£181,112,232	-£179,321,361				
20%	71%	-£187,226,901	-£184,814,807	-£187,027,999	-£184,615,905	-£187,946,594	-£187,747,692
25%	71%	-£193,414,184	-£190,349,753				
30%	71%	-£199,628,858	-£195,951,542			-£200,726,054	-£200,422,821
35%	71%	-£205,843,533	-£201,553,330				
40%	71%	-£212,058,208	-£207,155,119	-£211,653,898	-£206,750,809	-£213,521,135	
45%	71%	-£218,272,882	-£212,756,907				
50%	71%	-£224,487,556	-£218,358,695				
100%	71%	-£286,634,301	-£274,376,579		-£273,365,804		
10%	75%	-£175,307,027	-£174,242,823				
15%	75%	-£181,462,845	-£179,849,985		-£179,694,118		
20%	75%	-£187,694,384	-£185,531,166		-£185,319,944		-£188,128,599
25%	75%	-£194,008,095	-£191,259,848				
30%	75%	-£200,341,551	-£197,043,654	-£200,019,538	-£196,721,641		
35%	75%	-£206,675,008	-£202,827,462				
40%	75%	-£213,008,465	-£208,611,268				-£213,891,098
45%	75%	-£219,341,921	-£214,395,076				
50%	75%	-£225,675,377	-£220,178,882	-£225,138,688	-£219,642,194		
10%	60%	-£174,408,856	-£172,878,312	-£174,329,652		-£174,865,523	-£174,786,318
15%	60%	-£180,099,035	-£177,803,217				-£180,669,008
20%	60%	-£185,868,664	-£182,757,509	-£185,707,664	-£182,596,510	-£186,796,934	-£186,635,934
25%	60%	-£191,688,619	-£187,754,830	-£191,484,077			-£192,663,394
30%	60%	-£197,558,181	-£192,815,124				
35%	60%	-£203,427,742	-£197,894,177			-£205,078,784	-£204,792,426
40%	60%	-£209,297,303	-£202,973,228				
45%	60%	-£215,166,865	-£208,052,281	-£214,798,690	-£207,684,106		-£216,921,459
50%	60%	-£221,036,427	-£213,131,333	-£220,627,344			

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£82,750,012	-£82,750,012	-£82,750,012	-£82,750,012	-£82,750,012	-£82,750,012
10%	71%	-£94,702,741	-£93,516,101				
15%	71%	-£100,737,926	-£98,947,055		-£98,800,279	-£101,277,696	-£101,128,520
20%	71%	-£106,852,595	-£104,440,501				
25%	71%	-£113,039,877	-£109,975,447				
30%	71%	-£119,254,552	-£115,577,235				
35%	71%	-£125,469,227	-£121,179,024	-£125,115,456	-£120,825,253	-£126,749,288	-£126,395,516
40%	71%	-£131,683,901	-£126,780,812				
45%	71%	-£137,898,576	-£132,382,601	-£137,443,727		-£139,544,368	-£139,089,520
50%	71%	-£144,113,249	-£137,984,388				
100%	71%	-£206,259,994	-£194,002,273	-£205,249,219	-£192,991,497		-£208,906,537
10%	75%	-£94,932,720	-£93,868,517	-£94,828,810	-£93,764,606	-£95,250,245	-£95,146,335
15%	75%	-£101,088,538	-£99,475,678				
20%	75%	-£107,320,078	-£105,156,859	-£107,108,857	-£104,945,638	-£107,965,514	-£107,754,293
25%	75%	-£113,633,789	-£110,885,541	-£113,365,443	-£110,617,196	-£114,453,779	-£114,185,434
30%	75%	-£119,967,245	-£116,669,348			-£120,951,234	
35%	75%	-£126,300,701	-£122,453,155	-£125,925,019	-£122,077,473	-£127,448,689	-£127,073,006
40%	75%	-£132,634,158	-£128,236,962	-£132,204,807	-£127,807,610	-£133,946,143	-£133,516,791
45%	75%	-£138,967,615	-£134,020,769				
50%	75%	-£145,301,071	-£139,804,576	-£144,764,382	-£139,267,887	-£146,941,052	-£146,404,364
10%	60%	-£94,034,550	-£92,504,006				
15%	60%	-£99,724,728	-£97,428,911				
20%	60%	-£105,494,357	-£102,383,203				
25%	60%	-£111,314,313	-£107,380,523				
30%	60%	-£117,183,875	-£112,440,817				
35%	60%	-£123,053,435	-£117,519,870	-£122,767,078	-£117,233,512	-£124,704,478	-£124,418,120
40%	60%	-£128,922,997	-£122,598,922				
45%	60%	-£134,792,559	-£127,677,974	-£134,424,384	-£127,309,800	-£136,915,327	-£136,547,152
60%	609/	£140 £62 120	£422 7£7 02£				

£90,000,000

£72,325,000

£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%	-£46,372,234	-£46,372,234	-£46,372,234	-£46,372,234	-£46,372,234	-£46,372,234
10%	71%						
15%	71%	-£64,360,149				-£64,899,919	-£64,750,742
20%	71%	-£70,474,817	-£68,062,724		-£67,863,822	-£71,194,510	-£70,995,608
25%	71%			-£76,409,407	-£73,344,976		-£77,323,736
30%	71%		-£79,199,458	-£82,573,542	-£78,896,225		
35%	71%						
40%	71%	-£95,306,124	-£90,403,035	-£94,901,814		-£96,769,052	-£96,364,742
45%	71%						
50%	71%	-£107,735,472	-£101,606,611	-£107,230,085	-£101,101,224	-£109,564,132	-£109,058,745
100%	71%						
10%	75%	-£58,554,943	-£57,490,739	-£58,451,032	-£57,386,829	-£58,872,468	-£58,768,557
15%	75%				-£62,942,034		
20%	75%				-£68,567,861	-£71,587,737	-£71,376,516
25%	75%		-£74,507,764				
30%	75%	-£83,589,468		-£83,267,455	-£79,969,557	-£84,573,457	-£84,251,442
35%	75%						
40%	75%		-£91,859,185			-£97,568,365	-£97,139,014
45%	75%	-£102,589,837	-£97,642,992	-£102,106,817	-£97,159,971	-£104,065,820	-£103,582,800
50%	75%						
10%	60%	-£57,656,773	-£56,126,228	-£57,577,568	-£56,047,024	-£58,113,439	-£58,034,235
15%	60%						
20%	60%	-£69,116,580	-£66,005,426	-£68,955,580	-£65,844,426	-£70,044,850	-£69,883,851
25%	60%						
30%	60%	-£80,806,097	-£76,063,040	-£80,560,648	-£75,817,591	-£82,221,276	
35%	60%						
40%	60%						
45%	60%						
50%	60%						

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,404,935	-£19,404,935	-£19,404,935	-£19,404,935	-£19,404,935	-£19,404,935
10%	71%	-£31,357,664	-£30,171,024	-£31,259,813	-£30,073,173	-£31,711,720	-£31,613,869
15%	71%	-£37,392,849	-£35,601,978	-£37,243,673	-£35,455,202	-£37,932,619	-£37,783,443
20%	71%	-£43,507,518	-£41,095,424	-£43,308,616	-£40,896,522	-£44,227,211	-£44,028,309
25%	71%	-£49,694,800	-£46,630,370				-£50,356,436
30%	71%	-£55,909,475	-£52,232,159				-£56,703,438
35%	71%	-£62,124,150	-£57,833,947				-£63,050,439
40%	71%	-£68,338,824	-£63,435,736	-£67,934,514	-£63,031,426		-£69,397,442
45%	71%	-£74,553,499	-£69,037,524				-£75,744,443
50%	71%	-£80,768,172	-£74,639,312		-£74,133,924	-£82,596,832	-£82,091,445
100%	71%	-£142,914,917	-£130,657,196	-£141,904,142	-£129,646,420	-£146,572,236	-£145,561,461
10%	75%	-£31,587,643	-£30,523,440	-£31,483,733	-£30,419,529	-£31,905,168	-£31,801,258
15%	75%	-£37,743,461	-£36,130,601	-£37,585,046	-£35,974,734	-£38,227,538	-£38,069,123
20%	75%	-£43,975,001	-£41,811,782	-£43,763,780	-£41,600,561		-£44,409,216
25%	75%	-£50,288,712	-£47,540,464				-£50,840,358
30%	75%	-£56,622,168	-£53,324,271			-£57,606,157	-£57,284,143
35%	75%	-£62,955,624	-£59,108,078		-£58,732,396		-£63,727,929
40%	75%	-£69,289,081	-£64,891,885		-£64,462,534	-£70,601,066	-£70,171,714
45%	75%	-£75,622,538	-£70,675,693				-£76,615,500
50%	75%	-£81,955,994	-£76,459,499	-£81,419,305			-£83,059,287
10%	60%	-£30,689,473	-£29,158,929	-£30,610,269	-£29,079,724	-£31,146,139	-£31,066,935
15%	60%	-£36,379,651	-£34,083,834	-£36,260,844	-£33,965,027	-£37,070,374	-£36,949,624
20%	60%	-£42,149,280	-£39,038,126	-£41,988,281	-£38,877,126	-£43,077,551	-£42,916,551
25%	60%	-£47,969,236	-£44,035,446				-£48,944,010
30%	60%	-£53,838,798	-£49,095,741				-£55,008,527
35%	60%	-£59,708,358	-£54,174,793				-£61,073,043
40%	60%	-£65,577,920	-£59,253,845	-£65,250,654	-£58,926,579	-£67,464,825	-£67,137,560
45%	60%	-£71,447,482	-£64,332,898				-£73,202,075
50%	60%	-£77.317.043	-£69,411,949	-£76,907,961			-£79,266,592

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%	£8,058,616	£8,058,616	£8,058,616	£8,058,616	£8,058,616	£8,058,616
10%	71%	-£3,894,113	-£2,707,474	-£3,796,262	-£2,609,623	-£4,248,170	-£4,150,319
15%	71%	-£9,929,299	-£8,138,427	-£9,780,123	-£7,991,652	-£10,469,069	-£10,319,892
20%	71%	-£16,043,968	-£13,631,874	-£15,845,065	-£13,432,972	-£16,763,660	-£16,564,758
25%	71%	-£22,231,250	-£19,166,820	-£21,978,557	-£18,914,126	-£23,145,581	-£22,892,886
30%	71%	-£28,445,925	-£24,768,608	-£28,142,692	-£24,465,376	-£29,543,120	-£29,239,888
35%	71%	-£34,660,599	-£30,370,397	-£34,306,829	-£30,016,626	-£35,940,661	-£35,586,889
40%	71%	-£40,875,274	-£35,972,185	-£40,470,964	-£35,567,875	-£42,338,202	-£41,933,892
45%	71%	-£47,089,949	-£41,573,974	-£46,635,099	-£41,119,125	-£48,735,741	
50%	71%	-£53,304,622			-£46,670,374		
100%	71%	-£115.451.367					
10%	75%	-£4,124,093	-£3,059,889	-£4,020,182	-£2,955,979	-£4,441,618	-£4,337,708
15%	75%	-£10.279.911	-£8.667.051	-£10.121.496	-£8.511.184	-£10.763.988	-£10.605.573
20%	75%	-£16,511,451	-£14,348,232	-£16,300,229	-£14,137,011	-£17,156,887	-£16,945,666
25%	75%	-£22.825.161	-£20.076.914	-£22,556,816	-£19.808.569	-£23.645.152	-£23.376.807
30%	75%	-£29,158,618	-£25,860,721	-£28,836,605	-£25,538,708	-£30,142,607	-£29,820,592
35%	75%	-£35,492,074	-£31.644.528	-£35,116,392	-£31.268.845	-£36.640.061	-£36,264,379
40%	75%	-£41,825,531	-£37,428,335		-£36,998,983		-£42,708,164
45%	75%	-£48.158.987	-£43.212.142				
50%	75%	-£54,492,444					-£55,595,736
10%	60%	-£3,225,923	-£1,695,378	-£3,146,718	-£1,616,174	-£3,682,589	-£3,603,385
15%	60%	-£8,916,101	-£6,620,284	-£8,797,294	-£6,501,477	-£9,606,824	-£9,486,074
20%	60%	-£14.685.730	-£11.574.576	-£14.524.730	-£11.413.576	-£15.614.000	-£15.453.001
25%	60%	-£20,505,686	-£16,571,896	-£20,301,144	-£16,370,646	-£21,685,001	-£21,480,460
30%	60%	-£26.375.247	-£21.632.190	-£26.129.798	-£21.386.741	-£27,790,426	-£27.544.977
35%	60%	-£32,244,808	-£26,711,243	-£31,958,450	-£26,424,885	-£33,895,850	-£33,609,492
40%	60%	-£38.114.370	-£31.790.295	-£37.787.104	-£31.463.029	-£40,001,275	
45%	60%	-£43,983,931	-£36,869,347	-£43,615,757	-£36,501,173		
50%	60%	-£49.853.493	-£41.948.399		-£41.539.316	-£52.212.124	

£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%	-£47,205,413	-£47.205.413	-£47,205,413	-£47,205,413	-£47.205.413	-£47.205.413
10%	71%	-£59,158,142	-£57,971,503	-£59,060,291	-£57,873,652		-£59,414,347
15%	71%	-£65,193,327	-£63,402,456		-£63,255,680		-£65,583,921
20%	71%	-£71,307,996	-£68,895,902		-£68,697,000	-£72,027,689	-£71,828,787
25%	71%	-£77,495,279	-£74.430.848		-£74.178.155		-£78,156,915
30%	71%	-£83,709,953	-£80.032.637		-£79.729.404		-£84,503,916
35%	71%	-£89.924.628	-£85.634.425		-£85,280,654		-£90.850.918
40%	71%		-£91.236.214				-£97,197,920
45%	71%		-£96.838.002				-£103.544.922
50%	71%		-£102.439.790				-£109.891.923
100%	71%	-£170.715.396	-£158.457.674			-£174.372.714	-£173,361,939
10%	75%		-£58,323,918			-£59,705,647	-£59,601,736
15%	75%		-£63,931,079				-£65,869,602
20%	75%		-£69,612,260				-£72,209,694
25%	75%		-£75.340.943				-£78.640.836
30%	75%		-£81,124,749		-£80,802,736		-£85,084,621
35%	75%		-£86.908.557		-£86.532.874		-£91,528,407
40%	75%		-£92,692,363	-£96,660,208		-£98,401,544	-£97,972,192
45%	75%		-£98,476,171	-£102,939,996			-£104,415,979
50%	75%	-£109,756,472	-£104,259,977	-£109,219,783	-£103,723,289	-£111,396,454	-£110,859,765
10%	60%		-£56,959,407				-£58,867,413
15%	60%		-£61,884,312	-£64,061,322			-£64,750,103
20%	60%	-£69,949,758	-£66,838,604	-£69,788,759		-£70,878,029	-£70,717,029
25%	60%		-£71,835,925				-£76,744,489
30%	60%		-£76,896,219				-£82,809,005
35%	60%		-£81,975,271				-£88,873,521
40%	60%	-£93,378,398	-£87,054,323		-£86,727,057	-£95,265,304	-£94,938,038
45%	60%		-£92,133,376				-£101,002,554
50%	60%		-£97.212.427				-£107.067.070

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

	% of AH as	SR and SO at	SR and SO at GLA	LAR and SO at	LAR and SO at		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	-£9.414.627	-£9.414.627	-£9.414.627	-£9.414.627	-£9.414.627	-£9.414.627
10%	71%	-£21,367,356	-£20,180,717	-£21,269,506	-£20,082,866	-£21,721,413	-£21,623,562
15%	71%	-£27,402,542	-£25,611,671	-£27,253,366	-£25,464,895	-£27,942,312	-£27,793,135
20%	71%	-£33,517,211	-£31,105,117	-£33,318,309	-£30,906,215	-£34,236,903	-£34,038,001
25%	71%	-£39,704,493	-£36,640,063		-£36,387,369	-£40,618,824	-£40,366,129
30%	71%	-£45,919,168	-£42,241,851		-£41,938,619		-£46,713,131
35%	71%	-£52,133,842	-£47,843,640	-£51,780,072		-£53,413,904	-£53,060,132
40%	71%	-£58,348,517	-£53,445,428			-£59,811,445	-£59,407,135
45%	71%	-£64,563,192	-£59,047,217	-£64,108,343	-£58,592,368	-£66,208,984	-£65,754,136
50%	71%	-£70,777,865	-£64,649,004				-£72,101,138
100%	71%	-£132,924,610	-£120,666,888				-£135,571,153
10%	75%	-£21,597,336	-£20,533,132	-£21,493,426	-£20,429,222	-£21,914,861	-£21,810,951
15%	75%	-£27,753,154	-£26,140,294	-£27,594,739	-£25,984,427	-£28,237,231	-£28,078,816
20%	75%	-£33,984,694	-£31,821,475	-£33,773,473	-£31,610,254	-£34,630,130	-£34,418,909
25%	75%	-£40,298,405	-£37,550,157	-£40,030,059	-£37,281,812	-£41,118,395	-£40,850,050
30%	75%	-£46,631,861	-£43,333,964				-£47,293,836
35%	75%	-£52,965,317	-£49,117,771		-£48,742,088	-£54,113,305	-£53,737,622
40%	75%	-£59,298,774	-£54,901,578				-£60,181,407
45%	75%	-£65,632,230	-£60,685,385	-£65,149,210	-£60,202,364		-£66,625,193
50%	75%	-£71,965,687	-£66,469,192				-£73,068,979
10%	60%	-£20,699,166	-£19,168,621	-£20,619,961	-£19,089,417	-£21,155,832	-£21,076,628
15%	60%	-£26,389,344	-£24,093,527	-£26,270,537	-£23,974,720	-£27,080,067	-£26,959,317
20%	60%	-£32,158,973	-£29,047,819	-£31,997,973	-£28,886,819	-£33,087,243	-£32,926,244
25%	60%	-£37,978,929	-£34,045,139	-£37,774,387	-£33,843,889	-£39,158,244	-£38,953,703
30%	60%	-£43,848,490	-£39,105,433		-£38,859,985		-£45,018,220
35%	60%	-£49,718,051	-£44,184,486	-£49,431,693	-£43,898,128	-£51,369,093	-£51,082,736
40%	60%	-£55,587,613	-£49,263,538				-£57,147,252
45%	60%	-£61,457,175	-£54,342,590		-£53,974,416	-£63,579,943	-£63,211,768
50%	60%	-£67.326.736	-£59.421.642				-£69,276,285

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%	£8,058,616	£8,058,616	£8,058,616	£8,058,616	£8,058,616	£8,058,616
10%	71%	-£3,894,113	-£2,707,474	-£3,796,262	-£2,609,623	-£4,248,170	-£4,150,319
15%	71%	-£9,929,299	-£8,138,427	-£9,780,123	-£7,991,652	-£10,469,069	-£10,319,892
20%	71%	-£16.043.968	-£13.631.874	-£15.845.065	-£13.432.972	-£16.763.660	-£16.564.758
25%	71%	-£22,231,250	-£19,166,820	-£21,978,557	-£18,914,126	-£23,145,581	-£22,892,886
30%	71%	-£28,445,925	-£24,768,608	-£28,142,692	-£24,465,376	-£29,543,120	-£29,239,888
35%	71%	-£34,660,599	-£30,370,397	-£34,306,829	-£30,016,626	-£35,940,661	-£35,586,889
40%	71%	-£40.875.274	-£35.972.185	-£40.470.964	-£35.567.875		-£41.933.892
45%	71%	-£47,089,949	-£41,573,974			-£48,735,741	-£48,280,893
50%	71%	-£53,304,622 -£115,451,367	-£47,175,761 -£103,193,645				-£54,627,895
100%	71%	-£115,451,367	-£103,193,645				-£118,097,910
10%	75%	-£4,124,093	-£3,059,889	-£4,020,182	-£2,955,979	-£4,441,618	-£4,337,708
15%	75%	-£10,279,911	-£8,667,051	-£10,121,496	-£8,511,184	-£10,763,988	-£10,605,573
20%	75%	-£16.511.451	-£14.348.232	-£16.300.229	-£14.137.011	-£17.156.887	-£16,945,666
25%	75%	-£22,825,161	-£20,076,914	-£22,556,816	-£19,808,569	-£23,645,152	-£23,376,807
30%	75%	-£29,158,618	-£25,860,721	-£28,836,605	-£25,538,708	-£30,142,607	-£29,820,592
35%	75%	-£35,492,074	-£31,644,528	-£35,116,392	-£31,268,845	-£36,640,061	-£36,264,379
40%	75%	-£41,825,531	-£37,428,335		-£36,998,983		-£42,708,164
45%	75%	-£48,158,987	-£43,212,142		-£42,729,121		-£49,151,950
50%	75%	-£54,492,444	-£48,995,949				-£55,595,736
10%	60%	-£3,225,923	-£1.695.378	-£3.146.718	-£1.616.174	-£3.682.589	-£3,603,385
15%	60%	-£8.916.101	-£6.620.284	-£8.797.294	-£6.501.477	-£9.606.824	-£9,486,074
20%	60%	-£14.685.730	-£11.574.576	-£14.524.730	-£11.413.576	-£15.614.000	-£15,453,001
25%	60%	-£20,505,686	-£16,571,896	-£20,301,144	-£16,370,646	-£21,685,001	-£21,480,460
30%	60%	-£26.375.247	-£21.632.190	-£26.129.798	-£21.386.741	-£27,790,426	-£27,544,977
35%	60%	-£32.244.808	-£26.711.243	-£31.958.450	-£26.424.885	-£33,895,850	-£33,609,492
40%	60%	-£38.114.370	-£31.790.295	-£37,787,104	-£31.463.029	-£40.001,275	-£39.674.009
45%	60%	-£43.983.931	-£36.869.347	-£43.615.757	-£36.501.173		-£45,738,525
50%	60%	-649.853.493	-£41 948 399		-£41 539 316	-£52 212 124	-£51.803.042

£13,474,000

 No Units
 450

 Site Area
 2.61 Ha

	CIL Zone	2	
	Value Area	Low	
ales value inflation		0%	
uild 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%	£2,806,256	£2,806,256	£2,806,256	£2,806,256	£2,806,256	£2,806,256
10%	71%	-£7,476,500	-£6,502,380	-£7,105,245	-£6,131,126	-£8,057,296	-£7,686,041
15%	71%	-£12,640,827	-£11,179,647	-£12,083,946	-£10,622,764	-£13,512,019	-£12,955,138
20%	71%	-£17,805,154	-£15,856,913	-£17,062,645	-£15,114,404	-£18,966,743	-£18,224,235
25%	71%	-£22,969,480	-£20,534,179	-£22,041,344	-£19,606,043	-£24,421,468	-£23,493,332
30%	71%	-£28,133,807	-£25,211,445	-£27,020,044	-£24,097,683	-£29,876,192	-£28,762,429
35%	71%	-£33,298,133	-£29,888,713	-£31,998,743	-£28,589,322	-£35,330,916	-£34,031,526
40%	71%	-£38,462,460	-£34,565,979	-£36,977,442	-£33,080,961	-£40,785,640	-£39,300,623
45%	71%	-£43,626,787	-£39,243,245	-£41,956,142	-£37,572,600	-£46,240,365	-£44,569,720
50%	71%	-£48,791,113	-£43,920,511	-£46,934,842	-£42,064,239	-£51,695,088	-£49,838,816
100%	71%	-£100,434,379	-£90,693,175	-£96,721,835	-£86,980,632	-£106,242,330	-£102,529,786
10%	75%	-£7,730,798	-£6,857,186	-£7,336,550	-£6,462,938	-£8,251,668	-£7,857,420
15%	75%	-£13,022,274	-£11,711,856	-£12,430,901	-£11,120,483	-£13,803,578	-£13,212,205
20%	75%	-£18,313,750	-£16,566,526	-£17,525,253	-£15,778,028	-£19,355,489	-£18,566,992
25%	75%	-£23,605,225	-£21,421,194	-£22,619,604	-£20,435,573	-£24,907,399	-£23,921,778
30%	75%	-£28,896,701	-£26,275,864	-£27,713,956	-£25,093,119	-£30,459,309	-£29,276,564
35%	75%	-£34,188,177	-£31,130,534	-£32,808,307	-£29,750,664	-£36,011,220	-£34,631,350
40%	75%	-£39,479,651	-£35,985,203	-£37,902,658	-£34,408,210	-£41,563,130	-£39,986,137
45%	75%	-£44,771,127	-£40,839,873	-£42,997,009	-£39,065,755	-£47,115,041	-£45,340,923
50%	75%	-£50,062,603	-£45,694,542	-£48,091,361	-£43,723,300	-£52,666,951	-£50,695,708
10%	60%	-£6,734,790	-£5,478,356	-£6,434,281	-£5,177,846	-£7,483,909	-£7,183,399
15%	60%	-£11,528,262	-£9,643,610	-£11,077,498	-£9,192,846	-£12,651,939	-£12,201,175
20%	60%	-£16,321,734	-£13,808,864	-£15,720,715	-£13,207,845	-£17,819,970	-£17,218,951
25%	60%	-£21,115,206	-£17,974,119	-£20,363,932	-£17,222,846	-£22,988,000	-£22,236,727
30%	60%	-£25,908,676	-£22,139,373	-£25,007,149	-£21,237,845	-£28,156,030	-£27,254,502
35%	60%	-£30,702,148	-£26,304,627	-£29,650,366	-£25,252,845	-£33,324,061	-£32,272,278
40%	60%	-£35,495,620	-£30,469,882	-£34,293,582	-£29,267,844	-£38,492,092	-£37,290,054
45%	60%	-£40,289,092	-£34,635,136	-£38,936,800	-£33,282,844	-£43,660,123	-£42,307,831
50%	60%	-£45 082 563	-£38.800.390	-£43.580.016	-£37,297,843	-£48.828.153	-£47 325 606

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

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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%	-£232,259,794	-£232,259,794	-£232,259,794	-£232,259,794	-£232,259,794	-£232,259,794
10%	71%	-£242,542,551	-£241,568,430	-£242,171,296	-£241,197,177	-£243,123,346	-£242,752,092
15%	71%	-£247,706,878	-£246,245,697				
20%	71%	-£252,871,205	-£250,922,964				
25%	71%	-£258,035,531	-£255,600,230				
30%	71%	-£263,199,857	-£260,277,496				
35%	71%	-£268,364,183	-£264,954,763				
40%	71%	-£273,528,510	-£269,632,029				-£274,366,674
45%	71%	-£278,692,837	-£274,309,296			-£281,306,415	
50%	71%	-£283,857,163	-£278,986,562			-£286,761,139	-£284,904,867
100%	71%	-£335,500,430	-£325,759,226				
10%	75%	-£242,796,849	-£241,923,237	-£242,402,600	-£241,528,988	-£243,317,719	-£242,923,470
15%	75%	-£248,088,325	-£246,777,906				
20%	75%	-£253,379,800	-£251,632,576	-£252,591,304	-£250,844,079	-£254,421,539	
25%	75%	-£258,671,275	-£256,487,245		-£255,501,624	-£259,973,450	-£258,987,828
30%	75%	-£263,962,751	-£261,341,915	-£262,780,006			
35%	75%	-£269,254,227	-£266,196,585	-£267,874,357			-£269,697,401
40%	75%	-£274,545,702	-£271,051,254				
45%	75%	-£279,837,178	-£275,905,923	-£278,063,060	-£274,131,805		-£280,406,973
50%	75%	-£285,128,654	-£280,760,592				
10%	60%	-£241,800,841	-£240,544,407		-£240,243,897		-£242,249,449
15%	60%	-£246,594,312	-£244,709,661				
20%	60%	-£251,387,784	-£248,874,915				
25%	60%	-£256,181,256	-£253,040,170		-£252,288,896		
30%	60%	-£260,974,727	-£257,205,424				
35%	60%	-£265,768,199	-£261,370,678		-£260,318,896		
40%	60%	-£270,561,671	-£265,535,933				-£272,356,104
45%	60%	-£275,355,143	-£269,701,187				
50%	60%	-£280,148,614	-£273,866,441	-£278,646,067	-£272,363,894	-£283,894,204	

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%	-£186,095,434					-£186,095,434
10%	71%	-£196,378,190		-£196,006,936	-£195,032,816	-£196,958,986	
15%	71%	-£201,542,517					
20%	71%	-£206,706,844					
25%	71%	-£211,871,170	-£209,435,869	-£210,943,034	-£208,507,733	-£213,323,158	-£212,395,022
30%	71%	-£217,035,497	-£214,113,136	-£215,921,734			
35%	71%	-£222,199,823				-£224,232,606	
40%	71%	-£227,364,150					
45%	71%	-£232,528,477					
50%	71%	-£237,692,803		-£235,836,532	-£230,965,929	-£240,596,778	-£238,740,506
100%	71%	-£289,336,069					
10%	75%	-£196,632,488		-£196,238,240	-£195,364,628	-£197,153,358	-£196,759,110
15%	75%	-£201,923,964					
20%	75%	-£207,215,440	-£205,468,216	-£206,426,943	-£204,679,718	-£208,257,179	-£207,468,682
25%	75%	-£212,506,915					
30%	75%	-£217,798,391	-£215,177,554	-£216,615,646	-£213,994,809	-£219,361,000	-£218,178,255
35%	75%	-£223,089,867					
40%	75%	-£228,381,342	-£224,886,893	-£226,804,348	-£223,309,900	-£230,464,820	-£228,887,827
45%	75%	-£233,672,817					
50%	75%	-£238,964,293	-£234,596,232	-£236,993,051	-£232,624,990	-£241,568,641	-£239,597,398
10%	60%	-£195,636,480			-£194,079,536	-£196,385,599	-£196,085,089
15%	60%	-£200,429,952	-£198,545,300	-£199,979,189	-£198,094,536	-£201,553,629	
20%	60%	-£205,223,424	-£202,710,554				
25%	60%	-£210,016,896	-£206,875,809		-£206,124,536	-£211,889,690	-£211,138,417
30%	60%	-£214,810,367					
35%	60%	-£219,603,838	-£215,206,317	-£218,552,056	-£214,154,535		-£221,173,968
40%	60%	-£224.397.310	-£219.371.572				-£226,191,744
45%	60%	-£229,190,782	-£223,536,826	-£227,838,490	-£222,184,534		-£231,209,521
50%	60%	-£233.984.253					-£236,227,296

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%	-£105,721,127	-£105,721,127	-£105,721,127	-£105,721,127	-£105,721,127	-£105,721,127
10%	71%	-£116,003,884					
15%	71%	-£121,168,211	-£119,707,031		-£119,150,148		-£121,482,521
20%	71%	-£126,332,538					
25%	71%	-£131,496,864	-£129,061,563	-£130,568,728	-£128,133,427	-£132,948,851	
30%	71%	-£136,661,191		-£135,547,428			
35%	71%	-£141,825,516	-£138,416,096	-£140,526,127	-£137,116,706	-£143,858,300	-£142,558,909
40%	71%	-£146,989,843				-£149,313,024	
45%	71%	-£152,154,170	-£147,770,629	-£150,483,525	-£146,099,984	-£154,767,749	
50%	71%	-£157,318,496					
100%	71%	-£208,961,763	-£199,220,559	-£205,249,219	-£195,508,016	-£214,769,714	
10%	75%	-£116,258,182	-£115,384,570	-£115,863,933	-£114,990,321	-£116,779,052	-£116,384,803
15%	75%	-£121,549,658					
20%	75%	-£126,841,134	-£125,093,909	-£126,052,637	-£124,305,412	-£127,882,872	-£127,094,376
25%	75%	-£132,132,608	-£129,948,578	-£131,146,988	-£128,962,957		-£132,449,161
30%	75%	-£137,424,084	-£134,803,248	-£136,241,339			-£137,803,948
35%	75%	-£142,715,560		-£141,335,691			-£143,158,734
40%	75%	-£148,007,035	-£144,512,587	-£146,430,042	-£142,935,593	-£150,090,514	-£148,513,521
45%	75%	-£153,298,511	-£149,367,257		-£147,593,138	-£155,642,424	-£153,868,306
50%	75%	-£158,589,987	-£154,221,925	-£156,618,744	-£152,250,684	-£161,194,335	-£159,223,092
10%	60%	-£115,262,174	-£114,005,740	-£114,961,665		-£116,011,292	
15%	60%	-£120,055,646	-£118,170,994	-£119,604,882	-£117,720,229	-£121,179,322	-£120,728,559
20%	60%	-£124,849,117					
25%	60%	-£129,642,589	-£126,501,503	-£128,891,316	-£125,750,230	-£131,515,384	-£130,764,110
30%	60%	-£134,436,060					
35%	60%	-£139,229,532	-£134,832,011	-£138,177,750	-£133,780,229	-£141,851,445	-£140,799,662
40%	60%	-£144,023,004					
45%	60%	-£148,816,476	-£143,162,520	-£147,464,183	-£141,810,228	-£152,187,507	-£150,835,214
E00/	600/	0450 000 047					

£90,000,000

£72,325,000

£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%						
10%	71%	-£79,626,107	-£78,651,986	-£79,254,852	-£78,280,732	-£80,206,902	-£79,835,648
15%	71%						-£85,104,744
20%	71%		-£88,006,519		-£87,264,010		-£90,373,842
25%	71%						
30%	71%	-£100,283,413	-£97,361,052		-£96,247,289	-£102,025,798	-£100,912,036
35%	71%						
40%	71%	-£110,612,066	-£106,715,585	-£109,127,049	-£105,230,568	-£112,935,247	-£111,450,230
45%	71%						
50%	71%	-£120,940,719	-£116,070,118	-£119,084,448	-£114,213,846	-£123,844,695	-£121,988,423
100%	71%						
10%	75%	-£79,880,404	-£79,006,792	-£79,486,156	-£78,612,544	-£80,401,274	-£80,007,026
15%	75%						
20%	75%	-£90,463,356	-£88,716,132	-£89,674,860	-£87,927,634	-£91,505,095	-£90,716,599
25%	75%						
30%	75%	-£101,046,307	-£98,425,471			-£102,608,916	-£101,426,171
35%	75%		-£103,280,141				-£106,780,957
40%	75%	-£111,629,258	-£108,134,809	-£110,052,265	-£106,557,816	-£113,712,737	-£112,135,743
45%	75%	-£116,920,734					
50%	75%				-£115,872,906		
10%	60%	-£78,884,396	-£77,627,963				
15%	60%						
20%	60%	-£88,471,340	-£85,958,471		-£85,357,452	-£89,969,576	
25%	60%						
30%	60%						
35%	60%		-£98,454,234		-£97,402,451		
40%	60%						
45%	60%			-£111,086,406			
50%	60%						

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£42,376,050	-£42,376,050				-£42,376,050
10%	71%	-£52,658,807	-£51,684,686		-£51,313,433		-£52,868,348
15%	71%	-£57,823,134	-£56,361,954				-£58,137,444
20%	71%	-£62,987,461	-£61,039,220	-£62,244,952	-£60,296,711	-£64,149,050	-£63,406,542
25%	71%	-£68,151,787	-£65,716,486				-£68,675,638
30%	71%	-£73,316,114	-£70,393,752				-£73,944,736
35%	71%	-£78,480,440	-£75,071,019				-£79,213,832
40%	71%	-£83,644,766	-£79,748,286	-£82,159,749	-£78,263,268	-£85,967,947	-£84,482,930
45%	71%	-£88,809,093	-£84,425,552				-£89,752,026
50%	71%	-£93,973,419	-£89,102,818	-£92,117,148	-£87,246,546	-£96,877,395	-£95,021,123
100%	71%	-£145,616,686	-£135,875,482				-£147,712,093
10%	75%	-£52,913,105	-£52,039,493	-£52,518,856	-£51,645,244	-£53,433,975	-£53,039,726
15%	75%	-£58,204,581	-£56,894,162				-£58,394,512
20%	75%	-£63,496,057	-£61,748,832				-£63,749,299
25%	75%	-£68,787,531	-£66,603,501			-£70,089,706	-£69,104,085
30%	75%	-£74,079,007	-£71,458,171	-£72,896,262	-£70,275,426	-£75,641,616	-£74,458,871
35%	75%	-£79,370,483	-£76,312,841	-£77,990,614			-£79,813,657
40%	75%	-£84,661,958	-£81,167,510	-£83,084,965	-£79,590,516	-£86,745,437	-£85,168,444
45%	75%	-£89,953,434	-£86,022,180				-£90,523,229
50%	75%	-£95,244,910	-£90,876,848		-£88,905,607	-£97,849,258	-£95,878,015
10%	60%	-£51,917,097	-£50,660,663	-£51,616,588	-£50,360,153	-£52,666,215	-£52,365,705
15%	60%	-£56,710,569	-£54,825,917				-£57,383,482
20%	60%	-£61,504,040	-£58,991,171	-£60,903,022	-£58,390,152		-£62,401,258
25%	60%	-£66,297,512	-£63,156,426				-£67,419,033
30%	60%	-£71,090,983	-£67,321,680	-£70,189,455	-£66,420,152		-£72,436,809
35%	60%	-£75,884,455	-£71,486,934				-£77,454,585
40%	60%	-£80,677,927	-£75,652,189	-£79,475,889	-£74,450,151	-£83,674,398	-£82,472,361
45%	60%	-£85,471,399	-£79,817,443				-£87,490,137
50%	60%	-£90,264,870	-£83,982,697				-£92,507,913

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%	-£14,912,500	-£14,912,500	-£14,912,500	-£14,912,500	-£14,912,500	-£14,912,500
10%	71%	-£25,195,257	-£24,221,136	-£24,824,002	-£23,849,883	-£25,776,052	-£25,404,798
15%	71%	-£30,359,584	-£28,898,403	-£29,802,702	-£28,341,521	-£31,230,776	-£30,673,894
20%	71%	-£35,523,910	-£33,575,670	-£34,781,401	-£32,833,160	-£36,685,500	-£35,942,992
25%	71%	-£40,688,236	-£38,252,936		-£37,324,800		-£41,212,088
30%	71%	-£45,852,563	-£42,930,202	-£44,738,801	-£41,816,439	-£47,594,948	-£46,481,186
35%	71%	-£51,016,889	-£47,607,469		-£46,308,079		-£51,750,282
40%	71%	-£56,181,216	-£52,284,735	-£54,696,199	-£50,799,718	-£58,504,397	-£57,019,380
45%	71%	-£61,345,543	-£56,962,002		-£55,291,356		-£62,288,476
50%	71%	-£66,509,869	-£61,639,268	-£64,653,598	-£59,782,996	-£69,413,845	-£67,557,573
100%	71%	-£118,153,136				-£123,961,086	-£120,248,543
10%	75%	-£25,449,554	-£24,575,942	-£25,055,306	-£24,181,694	-£25,970,424	-£25,576,176
15%	75%	-£30,741,030	-£29,430,612	-£30,149,657	-£28,839,239	-£31,522,335	-£30,930,962
20%	75%	-£36,032,506	-£34,285,282	-£35,244,010	-£33,496,784	-£37,074,245	-£36,285,749
25%	75%	-£41,323,981	-£39,139,951		-£38,154,330		-£41,640,534
30%	75%	-£46,615,457	-£43,994,621	-£45,432,712	-£42,811,876	-£48,178,066	-£46,995,321
35%	75%	-£51,906,933					-£52,350,107
40%	75%	-£57,198,408	-£53,703,959	-£55,621,415	-£52,126,966		-£57,704,893
45%	75%	-£62,489,884					-£63,059,679
50%	75%	-£67,781,360	-£63,413,298		-£61,442,056	-£70,385,708	-£68,414,465
10%	60%	-£24,453,546	-£23,197,113	-£24,153,037	-£22,896,603	-£25,202,665	-£24,902,155
15%	60%	-£29,247,018	-£27,362,367	-£28,796,255	-£26,911,602	-£30,370,695	-£29,919,932
20%	60%	-£34,040,490	-£31,527,621	-£33,439,471	-£30,926,602	-£35,538,726	-£34,937,708
25%	60%	-£38,833,962	-£35,692,876	-£38,082,689	-£34,941,602	-£40,706,757	-£39,955,483
30%	60%	-£43,627,433	-£39,858,130	-£42,725,905	-£38,956,602	-£45,874,787	-£44,973,259
35%	60%	-£48,420,905	-£44,023,384		-£42,971,601		-£49,991,035
40%	60%	-£53,214,377					-£55,008,810
45%	60%	-£58,007,849					-£60,026,587
50%	60%	-£62,801,319	-£56,519,147			-£66,546,909	-£65,044,363

£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%	-£70,176,529	-£70,176,529	-£70,176,529	-£70,176,529	-£70,176,529	-£70,176,529
10%	71%	-£80,459,285	-£79,485,165		-£79,113,911	-£81,040,081	-£80,668,826
15%	71%	-£85,623,612				-£86,494,804	
20%	71%	-£90,787,939	-£88,839,698	-£90,045,430		-£91,949,528	
25%	71%	-£95,952,265					
30%	71%	-£101,116,592					-£101,745,214
35%	71%	-£106,280,918					
40%	71%	-£111,445,245	-£107,548,764		-£106,063,747	-£113,768,426	-£112,283,408
45%	71%	-£116,609,572					
50%	71%	-£121,773,898	-£116,903,296	-£119,917,627	-£115,047,024	-£124,677,873	
100%	71%	-£173,417,164	-£163,675,960		-£159,963,417		
10%	75%	-£80,713,583			-£79,445,723	-£81,234,453	-£80,840,205
15%	75%	-£86,005,059					
20%	75%	-£91,296,535	-£89,549,311	-£90,508,038	-£88,760,813	-£92,338,274	-£91,549,777
25%	75%	-£96,588,010					
30%	75%	-£101,879,486	-£99,258,649	-£100,696,741	-£98,075,904	-£103,442,095	-£102,259,350
35%	75%	-£107,170,962					
40%	75%	-£112,462,436	-£108,967,988				
45%	75%	-£117,753,912		-£115,979,794			
50%	75%	-£123,045,388				-£125,649,736	
10%	60%	-£79,717,575	-£78,461,141	-£79,417,066	-£78,160,631	-£80,466,694	-£80,166,184
15%	60%	-£84,511,047				-£85,634,724	
20%	60%	-£89,304,519	-£86,791,649		-£86,190,630	-£90,802,755	-£90,201,736
25%	60%	-£94,097,991					
30%	60%	-£98,891,461	-£95,122,158	-£97,989,934	-£94,220,630	-£101,138,815	-£100,237,287
35%	60%	-£103,684,933					
40%	60%	-£108,478,405					
45%	60%	-£113,271,877	-£107,617,921		-£106,265,629		-£115,290,616
50%	60%	-£118.065.348					

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%	-£32,385,743	-£32,385,743	-£32,385,743	-£32,385,743	-£32,385,743	-£32,385,743
10%	71%	-£42,668,500			-£41,323,126		-£42,878,041
15%	71%	-£47,832,827					
20%	71%	-£52,997,154		-£52,254,644	-£50,306,403		
25%	71%	-£58,161,479	-£55,726,179	-£57,233,344	-£54,798,043	-£59,613,467	
30%	71%	-£63,325,806					
35%	71%	-£68,490,132					
40%	71%	-£73,654,459					
45%	71%	-£78,818,786		-£77,148,141		-£81,432,364	
50%	71%	-£83,983,112					
100%	71%	-£135,626,379				-£141,434,330	-£137,721,786
10%	75%	-£42,922,798					
15%	75%	-£48,214,274			-£46,312,482	-£48,995,578	
20%	75%	-£53,505,749					
25%	75%	-£58,797,224					
30%	75%	-£64,088,700					
35%	75%	-£69,380,176	-£66,322,534	-£68,000,306	-£64,942,664	-£71,203,220	
40%	75%	-£74,671,651					
45%	75%	-£79,963,127		-£78,189,009	-£74,257,754		
50%	75%	-£85,254,603					
10%	60%	-£41,926,790	-£40,670,356		-£40,369,846	-£42,675,908	-£42,375,398
15%	60%	-£46,720,261					
20%	60%	-£51,513,733	-£49,000,864	-£50,912,714			
25%	60%	-£56,307,205	-£53,166,119				-£57,428,726
30%	60%	-£61,100,676					
35%	60%	-£65,894,148	-£61,496,627	-£64,842,366	-£60,444,845	-£68,516,061	-£67,464,278
40%	60%	-£70,687,620					
45%	60%	-£75,481,092	-£69,827,136	-£74,128,799	-£68,474,844		-£77,499,830
50%	60%	-£80,274,562					-£82,517,606

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%	-£14,912,500	-£14,912,500	-£14,912,500	-£14,912,500	-£14,912,500	-£14,912,500
10%	71%	-£25,195,257	-£24,221,136	-£24,824,002	-£23,849,883	-£25,776,052	-£25,404,798
15%	71%	-£30,359,584	-£28,898,403	-£29,802,702	-£28,341,521	-£31,230,776	-£30,673,894
20%	71%	-£35,523,910	-£33,575,670	-£34,781,401	-£32,833,160	-£36,685,500	-£35,942,992
25%	71%	-£40,688,236	-£38,252,936		-£37,324,800	-£42,140,224	-£41,212,088
30%	71%	-£45,852,563					-£46,481,186
35%	71%	-£51,016,889	-£47,607,469		-£46,308,079	-£53,049,673	-£51,750,282
40%	71%	-£56,181,216		-£54,696,199	-£50,799,718		-£57,019,380
45%	71%	-£61,345,543	-£56,962,002	-£59,674,898	-£55,291,356		-£62,288,476
50%	71%	-£66,509,869 -£118,153,136			-£59,782,996	-£69,413,845	-£67,557,573
100%	71%	-£118,153,136					-£120,248,543
10%	75%	-£25,449,554	-£24,575,942	-£25,055,306	-£24,181,694	-£25,970,424	-£25,576,176
15%	75%	-£30,741,030	-£29,430,612	-£30,149,657	-£28,839,239	-£31,522,335	-£30,930,962
20%	75%	-£36,032,506	-£34,285,282	-£35,244,010	-£33,496,784	-£37,074,245	-£36,285,749
25%	75%	-£41,323,981	-£39,139,951		-£38,154,330		-£41,640,534
30%	75%	-£46,615,457	-£43,994,621	-£45,432,712	-£42,811,876	-£48,178,066	-£46,995,321
35%	75%	-£51,906,933					-£52,350,107
40%	75%	-£57,198,408	-£53,703,959	-£55,621,415	-£52,126,966	-£59,281,887	-£57,704,893
45%	75%	-£62,489,884					-£63,059,679
50%	75%	-£67,781,360					-£68,414,465
10%	60%	-£24,453,546	-£23,197,113	-£24,153,037	-£22,896,603	-£25,202,665	-£24,902,155
15%	60%	-£29,247,018	-£27,362,367	-£28,796,255	-£26,911,602	-£30,370,695	-£29,919,932
20%	60%	-£34,040,490	-£31,527,621	-£33,439,471	-£30,926,602	-£35,538,726	-£34,937,708
25%	60%	-£38,833,962	-£35,692,876	-£38,082,689	-£34,941,602	-£40,706,757	-£39,955,483
30%	60%	-£43,627,433			-£38,956,602		-£44,973,259
35%	60%	-£48,420,905	-£44,023,384	-£47,369,122	-£42,971,601	-£51,042,818	-£49,991,035
40%	60%	-£53,214,377					-£55,008,810
45%	60%	-£58,007,849		-£56,655,556			-£60,026,587
E09/	60%	CG2 901 210					CCE 044 202

£27,943,000

£13,474,000

	% 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%	£17,424,560	£17,424,560	£17,424,560	£17,424,560	£17,424,560	£17,424,560
10%	71%	£6,046,404	£7,161,865	£6,288,263	£7,403,724	£5,746,046	£5,987,905
15%	71%	£289,160	£1,962,351	£651,949	£2,325,141	-£164,016	£201,413
20%	71%	-£5,557,515	-£3,290,106	-£5,065,885	-£2,798,476	-£6,168,055	-£5,676,425
25%	71%	-£11,408,920	-£8,574,659	-£10,794,382	-£7,960,121	-£12,172,095	-£11,557,557
30%	71%	-£17,260,324	-£13,859,211	-£16,522,879	-£13,121,766	-£18,176,134	-£17,438,689
35%	71%	-£23,111,729	-£19,143,763	-£22,251,376	-£18,283,410	-£24,180,173	-£23,319,821
40%	71%	-£28,963,133	-£24,428,316	-£27,979,873	-£23,445,055	-£30,184,213	-£29,200,952
45%	71%	-£34,814,538	-£29,712,867	-£33,708,370	-£28,606,700	-£36,188,252	-£35,082,085
50%	71%	-£40.665.942	-£34.997.420	-£39.436.866	-£33,768,344	-£42.192.292	-£40.963.216
100%	71%	-£99,179,986	-£87,842,942	-£96,721,835	-£85,384,791	-£102,232,687	-£99,774,536
10%	75%	£5,803,842	£6,804,211	£6,060,681	£7,061,051	£5,534,475	£5,791,314
15%	75%	-£75,904	£1,425,871	£310,576	£1,811,130	-£486,564	-£95,003
20%	75%	-£6.050.573	-£4.017.112	-£5.528.494	-£3,495,032	-£6.598.118	-£6.076.039
25%	75%	-£12,025,242	-£9,483,415	-£11,372,641	-£8,830,816	-£12,709,674	-£12,057,073
30%	75%	-£17.999.911	-£14.949.719	-£17.216.790	-£14.166.598	-£18.821.229	-£18.038.109
35%	75%	-£23,974,580	-£20,416,022	-£23,060,939	-£19,502,382	-£24,932,784	-£24,019,144
40%	75%	-£29.949.248	-£25.882.326	-£28.905.088	-£24.838.166	-£31.044.339	-£30.000.180
45%	75%	-£35,923,917	-£31,348,629	-£34,749,237	-£30,173,949	-£37,155,895	-£35,981,215
50%	75%	-£41.898.586	-£36.814.933	-£40.593.386	-£35.509.733	-£43,267,449	-£41.962.250
10%	60%	£6,752,660	£8,191,236	£6,948,431	£8,383,857	£6,365,253	£6,561,026
15%	60%	£1,348,543	£3,506,650	£1,642,201	£3,800,307	£767,435	£1,061,092
20%	60%	-£4,121,902	-£1,197,366	-£3,723,955	-£799,418	-£4,909,385	-£4,511,438
25%	60%	-£9,614,403	-£5,958,732	-£9,116,969	-£5,461,298	-£10,598,757	-£10,101,324
30%	60%	-£15,106,905	-£10,720,099	-£14,509,984	-£10,123,179	-£16,288,130	-£15,691,209
35%	60%	-£20,599,405	-£15,481,466	-£19,902,999	-£14,785,059	-£21,977,501	-£21,281,094
40%	60%	-£26,091,907	-£20,242,833	-£25,296,013	-£19,446,939	-£27,666,873	-£26,870,979
45%	60%	-£31,584,407	-£25,004,199	-£30,689,027	-£24,108,819	-£33,356,246	-£32,460,865
50%	60%	-£37 076 909	-£29 765 566	-£36 082 042	-£28 770 699	-£39 045 617	-£38 050 750

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%	-£217,641,490	-£217,641,490	-£217,641,490	-£217,641,490	-£217,641,490	-£217,641,490
10%	71%	-£229,019,647	-£227,904,186			-£229,320,004	-£229,078,145
15%	71%	-£234,776,890		-£234,414,102			-£234,864,638
20%	71%	-£240,623,566	-£238,356,157	-£240,131,936	-£237,864,527	-£241,234,106	-£240,742,476
25%	71%	-£246,474,971					-£246,623,608
30%	71%	-£252,326,375					-£252,504,739
35%	71%	-£258,177,780					-£258,385,872
40%	71%	-£264,029,184	-£259,494,367	-£263,045,923	-£258,511,106	-£265,250,263	-£264,267,003
45%	71%	-£269,880,589	-£264,778,918				-£270,148,135
50%	71%	-£275,731,993	-£270,063,470	-£274,502,917	-£268,834,395	-£277,258,342	-£276,029,267
100%	71%	-£334,246,037					-£334,840,586
10%	75%	-£229,262,208	-£228,261,840			-£229,531,576	-£229,274,736
15%	75%	-£235,141,955		-£234,755,474		-£235,552,614	-£235,161,054
20%	75%	-£241,116,624		-£240,594,544	-£238,561,083	-£241,664,169	-£241,142,089
25%	75%	-£247,091,293	-£244,549,466	-£246,438,692	-£243,896,866	-£247,775,725	-£247,123,124
30%	75%	-£253,065,961					-£253,104,160
35%	75%	-£259,040,630	-£255,482,073	-£258,126,990	-£254,568,433	-£259,998,835	-£259,085,195
40%	75%	-£265,015,299					-£265,066,230
45%	75%	-£270,989,968	-£266,414,680	-£269,815,288	-£265,240,000	-£272,221,945	-£271,047,265
50%	75%	-£276,964,637					-£277,028,301
10%	60%	-£228,313,391	-£226,874,815	-£228,117,620	-£226,682,193	-£228,700,797	-£228,505,025
15%	60%	-£233,717,508					-£234,004,959
20%	60%	-£239,187,952		-£238,790,006		-£239,975,436	-£239,577,489
25%	60%	-£244,680,454					-£245,167,375
30%	60%	-£250,172,955	-£245,786,150	-£249,576,035		-£251,354,180	-£250,757,260
35%	60%	-£255,665,456					-£256,347,145
40%	60%	-£261,157,957					-£261,937,030
45%	60%	-£266,650,458					-£267,526,916
50%	60%	-£272.142.959					-£273.116.801

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%	-£171,477,130					
10%	71%	-£182,855,287			-£181,497,966	-£183,155,644	
15%	71%	-£188,612,530					
20%	71%	-£194,459,206	-£192,191,796	-£193,967,575	-£191,700,166	-£195,069,745	-£194,578,115
25%	71%	-£200,310,610					
30%	71%	-£206,162,014	-£202,760,901	-£205,424,569		-£207,077,824	-£206,340,379
35%	71%	-£212,013,419	-£208,045,454			-£213,081,864	
40%	71%	-£217,864,823	-£213,330,006		-£212,346,746	-£219,085,903	-£218,102,643
45%	71%	-£223,716,228					
50%	71%	-£229,567,632			-£222,670,034	-£231,093,982	-£229,864,906
100%	71%	-£288,081,676					
10%	75%	-£183,097,848	-£182,097,479		-£181,840,639		-£183,110,376
15%	75%	-£188,977,594		-£188,591,114		-£189,388,254	
20%	75%	-£194,952,263	-£192,918,802	-£194,430,184	-£192,396,722	-£195,499,808	
25%	75%	-£200,926,932			-£197,732,506	-£201,611,364	-£200,958,764
30%	75%	-£206,901,601	-£203,851,409	-£206,118,481	-£203,068,288	-£207,722,919	-£206,939,799
35%	75%	-£212,876,270		-£211,962,630		-£213,834,474	-£212,920,834
40%	75%	-£218,850,939	-£214,784,016	-£217,806,779	-£213,739,856	-£219,946,029	-£218,901,870
45%	75%	-£224,825,607					
50%	75%	-£230,800,276		-£229,495,076	-£224,411,423		-£230,863,940
10%	60%	-£182,149,030	-£180,710,454				-£182,340,664
15%	60%	-£187,553,147	-£185,395,040		-£185,101,383	-£188,134,255	-£187,840,598
20%	60%	-£193,023,592			-£189,701,108		
25%	60%	-£198,516,093	-£194,860,423	-£198,018,659	-£194,362,989	-£199,500,447	
30%	60%	-£204,008,595	-£199,621,789	-£203,411,675	-£199,024,869		-£204,592,900
35%	60%	-£209,501,095					
40%	60%	-£214,993,597	-£209,144,523	-£214,197,703	-£208,348,630	-£216,568,563	
45%	60%	-£220,486,097					
50%	60%	-£225.978.599		-£224.983.732			

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

£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%	-£54.725.046	-£54,725,046	-£54,725,046	-£54.725.046	-£54.725.046	-£54,725,046
10%	71%	-£66,103,203	-£54,725,046 -£64,987,741	-£65.861.343	-£64,725,046 -£64,745,883	-£66,403,560	-£66.161.701
15%	71%	-£71,860,446	-£70,187,256	-£71.497.657	-£69,824,466	-£72,313,622	-£71,948,194
20%	71%	-£77,707,122	-£75,439,713	-£77,215,492	-£74.948.083	-£78.317.662	-£77,826,032
25%	71%	-£83.558.527	-£75,439,713 -£80,724,265	-£82.943.989	-£80.109.728	-£84.321.701	-£77,826,032 -£83,707,164
30%	71%	-£89.409.931	-£86,008,818	-£88.672.485	-£85,271,372	-£64,321,701 -£90,325,741	-£89.588.295
35%	71%	-£89,409,931 -£95,261,336	-£86,008,818 -£91,293,370	-£88,672,485 -£94,400,982	-£85,271,372 -£90,433,017	-£90,325,741 -£96,329,780	-£89,588,295 -£95.469.428
			-£91,293,370 -£96,577,922				
40%	71%	-£101,112,740		-£100,129,479	-£95,594,662	-£102,333,819	-£101,350,559
45%	71%	-£106,964,144	-£101,862,474	-£105,857,976	-£100,756,306	-£108,337,859	-£107,231,691
50%	71%	-£112,815,548	-£107,147,026	-£111,586,473	-£105,917,951	-£114,341,898	-£113,112,823
100%	71%	-£171,329,593	-£159,992,548	-£168,871,442	-£157,534,397	-£174,382,293	-£171,924,142
10%	75%	-£66,345,764	-£65,345,395				-£66,358,292
15%	75%		-£70,723,735				-£72,244,609
20%	75%		-£76,166,718				
25%	75%		-£81,633,022				
30%	75%	-£90,149,517	-£87,099,325	-£89,366,397	-£86,316,205	-£90,970,835	-£90,187,716
35%	75%	-£96,124,186	-£92,565,629				-£96,168,750
40%	75%	-£102,098,855	-£98,031,932	-£101,054,695	-£96,987,772	-£103,193,945	-£102,149,786
45%	75%	-£108,073,524	-£103,498,236	-£106,898,844		-£109,305,501	-£108,130,821
50%	75%	-£114,048,193	-£108,964,539			-£115,417,056	-£114,111,857
10%	60%		-£63.958.370				
15%	60%		-£68,642,957	-£70,507,406			-£71,088,514
20%	60%		-£73.346.972				
25%	60%		-£78,108,339			-£82,748,364	-£82,250,931
30%	60%		-£82.869.706			-£88.437.736	-£87.840.816
35%	60%	-£92.749.012	-£87.631.072				-£93,430,701
40%	60%		-£92.392.439				-£99.020.586
45%	60%	-£103,734,014	-£97,153,806		-£96,258,425	-£105,505,852	-£104,610,472
50%	60%	-£109,226,515	-£101 915 173		-£100 920 306		-£110,200,357

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

% 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%	-£27.757.746	-£27.757.746	-£27.757.746	-£27.757.746	-£27.757.746	-£27,757,746
10% 15%	71% 71%	-£39,135,903	-£38,020,442 -£43,219,956	-£38,894,043	-£37,778,583 -£42,857,166	-£39,436,260	-£39,194,402
		-£44,893,147		-£44,530,358		-£45,346,323	-£44,980,894
20% 25%	71% 71%	-£50,739,822 -£56,591,227	-£48,472,413	-£50,248,192 -£55,976,689	-£47,980,783 -£53,142,428	-£51,350,362 -£57,354,401	-£50,858,732
	71%		-£53,756,965 -£59,041,518	-£55,976,689 -£61,705,186		-£57,354,401 -£63,358,441	-£56,739,864
30% 35%	71%	-£62,442,631 -£68,294,036	-£59,041,518 -£64,326,070	-£61,705,186 -£67.433.683	-£58,304,073 -£63,465,717	-£63,358,441 -£69.362.480	-£62,620,996 -£68,502,128
40%	71%	-£74,145,440	-£69,610,623		-£68,627,362		-£74,383,259
45%	71%	-£79,996,845	-£74,895,174	-£78,890,676	-£73,789,007	-£81,370,559	-£80,264,392
50%	71%	-£85,848,249	-£80,179,726		-£78,950,651	-£87,374,598	-£86,145,523
100%	71%	-£144,362,293	-£133,025,249	-£141,904,142	-£130,567,098	-£147,414,993	-£144,956,842
10%	75%	-£39,378,464	-£38,378,096	-£39,121,626	-£38,121,256	-£39,647,832	-£39,390,992
15%	75%	-£45,258,211	-£43,756,436	-£44,871,730	-£43,371,177	-£45,668,870	-£45,277,310
20%	75%	-£51,232,880	-£49,199,418	-£50,710,800		-£51,780,425	-£51,258,345
25%	75%	-£57,207,549	-£54,665,722	-£56,554,948	-£54,013,122	-£57,891,981	-£57,239,380
30%	75%	-£63,182,218	-£60,132,025		-£59,348,905	-£64,003,535	-£63,220,416
35%	75%	-£69,156,886	-£65,598,329	-£68,243,246			-£69,201,451
40%	75%	-£75,131,555	-£71,064,632			-£76,226,646	-£75,182,487
45%	75%	-£81,106,224	-£76,530,936				-£81,163,521
50%	75%	-£87,080,893	-£81,997,239			-£88,449,756	-£87,144,557
10%	60%	-£38,429,647	-£36,991,071	-£38,233,876	-£36,798,450	-£38,817,053	-£38,621,281
15%	60%	-£43,833,764	-£41,675,657				-£44,121,215
20%	60%	-£49,304,208	-£46,379,672	-£48,906,262	-£45,981,725		-£49,693,745
25%	60%	-£54,796,710	-£51,141,039				-£55,283,631
30%	60%	-£60,289,211	-£55,902,406		-£55,305,486	-£61,470,436	-£60,873,516
35%	60%	-£65,781,712	-£60,663,773				-£66,463,401
40%	60%	-£71,274,213	-£65,425,139	-£70,478,319	-£64,629,246	-£72,849,180	-£72,053,286
45%	60%	-£76,766,714	-£70,186,506				-£77,643,172
50%	60%	-£82.259.216	-£74 947 873			-£84 227 924	-£83.233.057

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%	-£294,196	-£294,196	-£294,196	-£294,196	-£294,196	-£294,196
10%	71%	-£11,672,353	-£10,556,892	-£11,430,493	-£10,315,033	-£11,972,710	-£11,730,851
15%	71%	-£17,429,596	-£15,756,406	-£17,066,808	-£15,393,616	-£17,882,772	-£17,517,344
20%	71%	-£23,276,272	-£21,008,863	-£22,784,642	-£20,517,233	-£23,886,812	-£23,395,182
25%	71%	-£29,127,677	-£26,293,415	-£28,513,139	-£25,678,878	-£29,890,851	-£29,276,314
30%	71%	-£34,979,081	-£31,577,968	-£34,241,635	-£30,840,522	-£35,894,891	-£35,157,445
35%	71%	-£40,830,486	-£36,862,520		-£36,002,167		
40%	71%	-£46,681,890	-£42,147,072	-£45,698,629	-£41,163,812	-£47,902,969	-£46,919,709
45%	71%	-£52,533,295	-£47,431,624	-£51,427,126	-£46,325,456		-£52,800,841
50%	71%	-£58,384,698	-£52,716,176				
100%	71%	-£116.898.743	-£105.561.698				
10%	75%	-£11,914,914	-£10,914,545	-£11,658,076	-£10,657,706	-£12,184,282	-£11,927,442
15%	75%	-£17,794,661	-£16.292.885	-£17.408.180	-£15.907.627	-£18.205.320	-£17.813.759
20%	75%	-£23,769,330	-£21,735,868	-£23,247,250	-£21,213,789	-£24,316,875	-£23,794,795
25%	75%	-£29.743.998	-£27,202,172	-£29.091.398	-£26.549.572	-£30.428.430	-£29.775.830
30%	75%	-£35,718,667	-£32,668,475	-£34,935,547	-£31,885,355	-£36,539,985	-£35,756,866
35%	75%	-£41.693.336	-£38.134.779	-£40,779,696	-£37,221,138		-£41.737.901
40%	75%	-£47,668,005	-£43,601,082				
45%	75%	-£53.642.674	-£49.067.386		-£47.892.706		
50%	75%	-£59,617,343	-£54,533,689	-£58,312,143		-£60,986,206	
10%	60%	-£10,966,097	-£9,527,520	-£10,770,326	-£9,334,899	-£11,353,503	-£11,157,731
15%	60%	-£16,370,214	-£14,212,107	-£16,076,556	-£13,918,450	-£16,951,321	-£16,657,665
20%	60%	-£21.840.658	-£18.916.122	-£21,442,712	-£18.518.175	-£22.628.142	-£22,230,195
25%	60%	-£27,333,160	-£23,677,489	-£26,835,726	-£23,180,055	-£28,317,514	-£27,820,081
30%	60%	-£32.825.661	-£28.438.856	-£32,228,741	-£27.841.935	-£34.006.886	-£33,409,966
35%	60%	-£38,318,162	-£33,200,222	-£37,621,755	-£32,503,816	-£39,696,257	-£38,999,851
40%	60%	-£43,810,663	-£37.961.589	-£43.014.769	-£37.165.696		-£44,589,736
45%	60%	-£49,303,164	-£42,722,956		-£41,827,575		-£50,179,622
50%	60%	-£54.795.665	-£47.484.323				-£55.769.507

£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%	-£55,558,225	-£55,558,225	-£55,558,225	-£55,558,225	-£55,558,225	-£55,558,225
10%	71%	-£66,936,381		-£66,694,522	-£65,579,061	-£67,236,739	
15%	71%	-£72,693,625	-£71,020,434	-£72,330,836	-£70,657,644	-£73,146,801	
20%	71%	-£78,540,300	-£76,272,891	-£78,048,670	-£75,781,261	-£79,150,840	
25%	71%	-£84,391,705					
30%	71%	-£90,243,109	-£86,841,996	-£89,505,664	-£86,104,551	-£91,158,919	-£90,421,474
35%	71%	-£96,094,514					
40%	71%	-£101,945,918	-£97,411,101	-£100,962,658	-£96,427,841	-£103,166,998	-£102,183,737
45%	71%	-£107,797,323					
50%	71%	-£113,648,727		-£112,419,651	-£106,751,129	-£115,175,077	-£113,946,001
100%	71%	-£172,162,771					
10%	75%	-£67,178,943	-£66,178,574	-£66,922,104	-£65,921,734	-£67,448,310	-£67,191,471
15%	75%	-£73,058,689					
20%	75%	-£79,033,358	-£76,999,897	-£78,511,279	-£76,477,817	-£79,580,903	-£79,058,824
25%	75%	-£85,008,027					
30%	75%	-£90,982,696	-£87,932,504	-£90,199,575	-£87,149,383	-£91,804,014	-£91,020,894
35%	75%	-£96,957,365					
40%	75%	-£102,932,034		-£101,887,873	-£97,820,951	-£104,027,124	-£102,982,965
45%	75%	-£108,906,702					
50%	75%	-£114,881,371	-£109,797,718	-£113,576,171	-£108,492,518	-£116,250,234	-£114,945,035
10%	60%	-£66,230,125	-£64,791,549	-£66,034,354	-£64,598,928		-£66,421,759
15%	60%	-£71,634,242		-£71,340,584			
20%	60%	-£77,104,687	-£74,180,151	-£76,706,740	-£73,782,203		-£77,494,223
25%	60%	-£82,597,188					
30%	60%	-£88,089,690	-£83,702,884	-£87,492,769	-£83,105,964		-£88,673,994
35%	60%	-£93,582,190					
40%	60%	-£99,074,692	-£93,225,618	-£98,278,798	-£92,429,725	-£100,649,658	-£99,853,764
45%	60%	-£104,567,192					
E09/	600/	£110.060.604					

45% 60% 5104.567.192 50% 60% -1110.059.694

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%	-£17,767,439	-£17,767,439	-£17,767,439	-£17,767,439	-£17,767,439	-£17,767,439
10%	71%	-£29,145,596	-£28,030,135	-£28,903,736	-£27,788,276	-£29,445,953	-£29,204,094
15%	71%	-£34,902,839	-£33,229,649	-£34,540,051	-£32,866,859	-£35,356,015	-£34,990,587
20%	71%	-£40,749,515	-£38,482,106	-£40,257,885	-£37,990,476	-£41,360,055	-£40,868,425
25%	71%	-£46,600,920	-£43,766,658	-£45,986,382	-£43,152,121	-£47,364,094	-£46,749,557
30%	71%	-£52,452,324					-£52,630,688
35%	71%	-£58,303,729	-£54,335,763	-£57,443,375	-£53,475,410		-£58,511,821
40%	71%	-£64,155,133					-£64,392,952
45%	71%	-£70,006,538	-£64,904,867	-£68,900,369			-£70,274,084
50%	71%	-£75,857,942	-£70,189,419		-£68,960,344		-£76,155,216
100%	71%	-£134,371,986	-£123,034,941	-£131,913,835	-£120,576,790	-£137,424,686	-£134,966,535
10%	75%	-£29,388,157	-£28,387,789	-£29,131,319	-£28,130,949	-£29,657,525	-£29,400,685
15%	75%	-£35,267,904	-£33,766,129	-£34,881,423	-£33,380,870	-£35,678,563	-£35,287,003
20%	75%	-£41,242,573		-£40,720,493	-£38,687,032	-£41,790,118	-£41,268,038
25%	75%	-£47,217,242	-£44,675,415	-£46,564,641	-£44,022,815	-£47,901,674	-£47,249,073
30%	75%	-£53,191,910	-£50,141,718				-£53,230,109
35%	75%	-£59,166,579			-£54,694,382	-£60,124,784	-£59,211,144
40%	75%	-£65,141,248					-£65,192,179
45%	75%	-£71,115,917	-£66,540,629	-£69,941,237	-£65,365,949	-£72,347,894	-£71,173,214
50%	75%	-£77,090,586					-£77,154,250
10%	60%	-£28,439,340	-£27,000,763	-£28,243,569	-£26,808,142	-£28,826,746	-£28,630,974
15%	60%	-£33,843,457	-£31,685,350	-£33,549,799	-£31,391,693	-£34,424,565	-£34,130,908
20%	60%	-£39,313,901	-£36,389,365	-£38,915,955	-£35,991,418		-£39,703,438
25%	60%	-£44,806,403					-£45,293,324
30%	60%	-£50,298,904					-£50,883,209
35%	60%	-£55,791,405	-£50,673,465	-£55,094,998			-£56,473,094
40%	60%	-£61,283,906					-£62,062,979
45%	60%	-£66,776,407					-£67,652,865
E00/	600/	670,000,000					072 242 750

45% 60% 456,776,407
50% 60% -£72,268,908

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%	-£294,196	-£294,196	-£294,196	-£294,196	-£294,196	-£294,196
10%	71%	-£11,672,353	-£10,556,892	-£11,430,493	-£10,315,033	-£11,972,710	-£11,730,851
15%	71%	-£17,429,596	-£15,756,406	-£17,066,808	-£15,393,616	-£17,882,772	-£17,517,344
20%	71%	-£23,276,272	-£21,008,863	-£22,784,642	-£20,517,233	-£23,886,812	-£23,395,182
25%	71%	-£29,127,677	-£26,293,415	-£28,513,139	-£25,678,878	-£29,890,851	-£29,276,314
30%	71%	-£34,979,081	-£31,577,968	-£34,241,635	-£30,840,522	-£35,894,891	-£35,157,445
35%	71%	-£40,830,486	-£36,862,520	-£39,970,132	-£36,002,167	-£41,898,930	-£41,038,578
40%	71%	-£46,681,890	-£42,147,072				-£46,919,709
45%	71%	-£52,533,295	-£47,431,624	-£51,427,126	-£46,325,456	-£53,907,009	-£52,800,841
50%	71%	-£58,384,698	-£52,716,176		-£51,487,101	-£59,911,048	-£58,681,973
100%	71%	-£116,898,743	-£105,561,698				-£117,493,292
10%	75%	-£11,914,914	-£10,914,545	-£11,658,076	-£10,657,706	-£12,184,282	-£11,927,442
15%	75%	-£17,794,661	-£16,292,885	-£17,408,180	-£15,907,627	-£18,205,320	-£17,813,759
20%	75%	-£23,769,330	-£21,735,868	-£23,247,250	-£21,213,789	-£24,316,875	-£23,794,795
25%	75%	-£29,743,998	-£27,202,172	-£29,091,398	-£26,549,572	-£30,428,430	-£29,775,830
30%	75%	-£35,718,667	-£32,668,475	-£34,935,547	-£31,885,355	-£36,539,985	-£35,756,866
35%	75%	-£41,693,336	-£38,134,779	-£40,779,696	-£37,221,138	-£42,651,541	-£41,737,901
40%	75%	-£47,668,005	-£43,601,082		-£42,556,922		-£47,718,936
45%	75%	-£53,642,674	-£49,067,386	-£52,467,994	-£47,892,706		-£53,699,971
50%	75%	-£59,617,343	-£54,533,689				-£59,681,007
10%	60%	-£10.966.097	-£9.527.520	-£10.770.326	-£9.334.899	-£11.353.503	-£11,157,731
15%	60%	-£16,370,214	-£14,212,107	-£16,076,556	-£13,918,450	-£16,951,321	-£16,657,665
20%	60%	-£21.840.658	-£18.916.122	-£21.442.712	-£18.518.175	-£22.628.142	-£22,230,195
25%	60%	-£27,333,160	-£23,677,489	-£26,835,726	-£23,180,055	-£28,317,514	-£27,820,081
30%	60%	-£32.825.661	-£28.438.856	-£32.228.741	-£27.841.935	-£34.006.886	-£33,409,966
35%	60%	-£38,318,162	-£33,200,222	-£37,621,755	-£32,503,816		-£38,999,851
40%	60%	-£43.810.663	-£37.961.589	-£43.014.769	-£37.165.696		-£44,589,736
45%	60%	-£49,303,164	-£42,722,956		-£41,827,575		-£50,179,622
50%	60%	CEA 70E CCE	-FA7 484 323	-£53 800 798			SEE 760 E07

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 7 
 No Units
 450

 Site Area
 2.61 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%	£9,218,141	£9,218,141	£9,218,141	£9,218,141	£9,218,141	£9,218,141
10%	71%	-£1,571,860	-£560,913	-£1,229,553	-£218,606	-£2,017,834	-£1,675,527
15%	71%	-£7,048,140	-£5,531,719	-£6,534,680	-£5,018,259	-£7,717,102	-£7,203,641
20%	71%	-£12,524,420	-£10,502,525	-£11,839,806	-£9,817,912	-£13,416,368	-£12,731,755
25%	71%	-£18,000,700	-£15,473,332	-£17,144,933	-£14,617,565	-£19,115,636	-£18,259,869
30%	71%	-£23,476,981	-£20,444,139	-£22,450,061	-£19,417,218	-£24,814,903	-£23,787,982
35%	71%	-£28,953,261	-£25,414,945	-£27,755,187	-£24,216,871	-£30,514,170	-£29,316,096
40%	71%	-£34,429,541	-£30,385,752	-£33,060,314	-£29,016,525	-£36,213,437	-£34,844,210
45%	71%	-£39,905,821	-£35,356,558	-£38,365,441	-£33,816,177	-£41,912,705	-£40,372,324
50%	71%	-£45,382,102	-£40,327,364	-£43,670,567	-£38,615,830	-£47,611,972	-£45,900,438
100%	71%	-£100,144,903	-£90,035,429	-£96,721,835	-£86,612,361	-£104,604,644	-£101,181,575
10%	75%	-£1,824,365	-£917,725	-£1,460,857	-£554,218	-£2,224,324	-£1,860,816
15%	75%	-£7,426,898	-£6,066,939	-£6,881,635	-£5,521,677	-£8,026,837	-£7,481,575
20%	75%	-£13,029,431	-£11,216,151	-£12,302,415	-£10,489,135	-£13,829,349	-£13,102,333
25%	75%	-£18,631,963	-£16,365,365	-£17,723,193	-£15,456,595	-£19,631,861	-£18,723,092
30%	75%	-£24,234,496	-£21,514,578	-£23,143,972	-£20,424,054	-£25,434,373	-£24,343,849
35%	75%	-£29,837,028	-£26,663,790	-£28,564,751	-£25,391,512	-£31,236,886	-£29,964,608
40%	75%	-£35,439,562	-£31.813.004	-£33.985.529	-£30.358.972	-£37.039.399	-£35,585,366
45%	75%	-£41,042,094	-£36,962,217	-£39,406,309	-£35,326,430	-£42,841,910	-£41,206,125
50%	75%	-£46,644,627	-£42,111,429	-£44,827,087	-£40,293,889	-£48,644,423	-£46,826,883
10%	60%	-£835,667	£460,733	-£558,589	£733,353	-£1,410,890	-£1,133,812
15%	60%	-£5,943,850	-£3,987,948	-£5,528,233	-£3,572,331	-£6,806,685	-£6,391,068
20%	60%	-£11,052,033	-£8,444,163	-£10,497,876	-£7,890,007	-£12,202,480	-£11,648,324
25%	60%	-£16,160,216	-£12,900,380	-£15,467,521	-£12,207,685	-£17,598,276	-£16,905,581
30%	60%	-£21,268,399	-£17,356,595	-£20,437,165	-£16,525,361	-£22,994,071	-£22,162,837
35%	60%	-£26.376.582	-£21.812.811	-£25,406,809	-£20.843.038	-£28.389.865	-£27,420,093
40%	60%	-£31,484,766	-£26,269,028	-£30,376,454	-£25,160,716	-£33,785,661	-£32,677,349
45%	60%	-£36.592.949	-£30.725.243	-£35,346,098	-£29.478.392	-£39.181.456	-£37.934.605
50%	60%	-£41 701 132	-£35 181 459	-£40.315.742	-£33 796 069	-£44 577 252	-£43 191 861

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%	-£225,847,909	-£225,847,909	-£225,847,909	-£225,847,909	-£225,847,909	-£225,847,909
10%	71%	-£236,637,911	-£235,626,963	-£236,295,604	-£235,284,656		-£236,741,578
15%	71%	-£242,114,191					
20%	71%	-£247,590,471	-£245,568,576	-£246,905,857	-£244,883,963	-£248,482,419	-£247,797,806
25%	71%	-£253,066,751					
30%	71%	-£258,543,031					
35%	71%	-£264,019,311					
40%	71%	-£269,495,591	-£265,451,802			-£271,279,488	
45%	71%	-£274,971,872					
50%	71%	-£280,448,153		-£278,736,618			-£280,966,488
100%	71%	-£335,210,954					
10%	75%	-£236,890,416	-£235,983,776	-£236,526,908		-£237,290,375	-£236,926,867
15%	75%	-£242,492,948					
20%	75%	-£248,095,481	-£246,282,202	-£247,368,465	-£245,555,186	-£248,895,400	-£248,168,384
25%	75%	-£253,698,014	-£251,431,416	-£252,789,243	-£250,522,646	-£254,697,911	-£253,789,142
30%	75%	-£259,300,547			-£255,490,104	-£260,500,424	
35%	75%	-£264,903,079	-£261,729,841		-£260,457,563		-£265,030,658
40%	75%	-£270,505,612					
45%	75%	-£276,108,145	-£272,028,267	-£274,472,359	-£270,392,481	-£277,907,961	-£276,272,176
50%	75%	-£281,710,678					
10%	60%	-£235,901,717	-£234,605,318	-£235,624,639		-£236,476,941	-£236,199,863
15%	60%	-£241,009,901					
20%	60%	-£246,118,084					
25%	60%	-£251,226,266					
30%	60%	-£256,334,450	-£252,422,646	-£255,503,216	-£251,591,412	-£258,060,121	
35%	60%	-£261,442,633					
40%	60%	-£266,550,816	-£261,335,078	-£265,442,504	-£260,226,766		-£267,743,400
45%	60%	-£271,659,000					
50%	60%	-£276.767.183					

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

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA 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%	71%	-£190,473,550	-£189,462,603		-£189,120,296		-£190,577,217
15%	71%					-£196,618,792	-£196,105,331
20%	71%	-£201,426,110	-£199,404,215	-£200,741,496	-£198,719,602	-£202,318,058	-£201,633,445
25%	71%			-£206,046,624			
30%	71%	-£212,378,671	-£209,345,829	-£211,351,751	-£208,318,908	-£213,716,593	-£212,689,672
35%	71%						
40%	71%		-£219,287,442	-£221,962,004		-£225,115,128	-£223,745,901
45%	71%						
50%	71%					-£236,513,662	
100%	71%					-£293,506,335	
10%	75%	-£190,726,055	-£189,819,415	-£190,362,547	-£189,455,908	-£191,126,014	-£190,762,506
15%	75%	-£196,328,588	-£194,968,629			-£196,928,527	-£196,383,265
20%	75%		-£200,117,842	-£201,204,105	-£199,390,825		-£202,004,023
25%	75%						
30%	75%	-£213,136,186	-£210,416,268	-£212,045,662	-£209,325,744	-£214,336,064	
35%	75%						
40%	75%	-£224,341,252	-£220,714,694			-£225,941,089	-£224,487,057
45%	75%	-£229,943,784					
50%	75%	-£235,546,317	-£231,013,119		-£229,195,579	-£237,546,113	
10%	60%						
15%	60%	-£194,845,540	-£192,889,638	-£194,429,923	-£192,474,021	-£195,708,375	-£195,292,758
20%	60%						
25%	60%	-£205,061,906	-£201,802,070	-£204,369,211		-£206,499,966	-£205,807,271
30%	60%						
35%	60%						
40%	60%				-£214,062,406		
45%	60%						
50%	60%	-£230,602,823	-£224,083,149	-£229,217,433	-£222,697,759	-£233,478,942	-£232,093,551

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%	-£99,309,242	-£99,309,242	-£99,309,242	-£99,309,242	-£99,309,242	-£99,309,242
10%	71%	-£110,099,244	-£109,088,296			-£110,545,218	
15%	71%	-£115,575,524	-£114,059,103		-£113,545,643	-£116,244,485	-£115,731,024
20%	71%	-£121,051,804	-£119,029,909		-£118,345,296		
25%	71%	-£126,528,084	-£124,000,715	-£125,672,317	-£123,144,948	-£127,643,019	-£126,787,252
30%	71%	-£132,004,364	-£128,971,523	-£130,977,444			
35%	71%	-£137,480,644	-£133,942,329	-£136,282,570	-£132,744,255	-£139,041,554	-£137,843,480
40%	71%	-£142,956,925	-£138,913,135				-£143,371,594
45%	71%	-£148,433,205	-£143,883,942	-£146,892,825	-£142,343,561	-£150,440,089	-£148,899,708
50%	71%	-£153,909,486	-£148,854,748		-£147,143,214		
100%	71%	-£208,672,287	-£198,562,813	-£205,249,219	-£195,139,745	-£213,132,028	-£209,708,959
10%	75%	-£110,351,749	-£109,445,109	-£109,988,241	-£109,081,602	-£110,751,708	-£110,388,200
15%	75%	-£115,954,281	-£114,594,322	-£115,409,019	-£114,049,060	-£116,554,220	
20%	75%	-£121,556,815	-£119,743,535	-£120,829,798	-£119,016,519	-£122,356,733	-£121,629,717
25%	75%	-£127,159,347	-£124,892,749			-£128,159,245	
30%	75%	-£132,761,880	-£130,041,961	-£131,671,356	-£128,951,437	-£133,961,757	-£132,871,233
35%	75%	-£138,364,412	-£135,191,174		-£133,918,896		
40%	75%	-£143,966,945	-£140,340,388				-£144,112,750
45%	75%	-£149,569,478	-£145,489,600		-£143,853,814	-£151,369,294	
50%	75%	-£155,172,011	-£150,638,813				
10%	60%	-£109,363,050	-£108,066,651			-£109,938,274	-£109,661,196
15%	60%	-£114,471,234	-£112,515,331		-£112,099,714		
20%	60%	-£119.579.417	-£116.971.547				
25%	60%	-£124,687,599	-£121,427,764	-£123,994,904	-£120,735,069	-£126,125,660	-£125,432,965
30%	60%	-£129,795,783	-£125,883,979			-£131,521,454	
35%	60%	-£134,903,966	-£130,340,195	-£133,934,193	-£129,370,422	-£136,917,249	-£135,947,476
40%	60%	-£140,012,149	-£134,796,411				
45%	60%	-£145,120,333	-£139,252,627	-£143,873,482	-£138,005,776	-£147,708,840	-£146,461,989
50%	60%	-£150 228 516	-£143 708 842				

£90,000,000

£72,325,000

£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 LLR
0%	71%	-£62,931,465	-£62,931,465	-£62,931,465	-£62,931,465	-£62,931,465	-£62,931,465
10%	71%	-£73,721,467	-£72,710,519	-£73,379,160	-£72,368,212	-£74,167,440	-£73,825,133
15%	71%	-£79,197,747	-£77,681,325				
20%	71%	-£84,674,027	-£82,652,132				-£84,881,362
25%	71%	-£90,150,307	-£87,622,938				
30%	71%	-£95,626,587	-£92,593,745	-£94,599,667	-£91,566,824	-£96,964,510	-£95,937,589
35%	71%	-£101,102,867	-£97,564,552				
40%	71%	-£106,579,147	-£102,535,358	-£105,209,920	-£101,166,131	-£108,363,044	-£106,993,817
45%	71%	-£112,055,427	-£107,506,165				
50%	71%	-£117,531,709	-£112,476,971	-£115,820,173	-£110,765,437	-£119,761,578	-£118,050,044
100%	71%	-£172,294,510	-£162,185,035				
10%	75%	-£73,973,972	-£73,067,332	-£73,610,464	-£72,703,825	-£74,373,931	-£74,010,422
15%	75%	-£79,576,504	-£78,216,545				
20%	75%	-£85,179,037	-£83,365,758	-£84,452,021	-£82,638,742	-£85,978,956	-£85,251,940
25%	75%	-£90,781,569	-£88,514,972			-£91,781,467	
30%	75%	-£96,384,103	-£93,664,184	-£95,293,579			-£96,493,456
35%	75%	-£101,986,635	-£98,813,397				
40%	75%	-£107,589,168	-£103,962,610	-£106,135,136	-£102,508,578	-£109,189,005	-£107,734,973
45%	75%	-£113,191,700	-£109,111,823	-£111,555,915	-£107,476,037	-£114,991,517	-£113,355,731
50%	75%	-£118,794,234	-£114,261,036				
10%	60%	-£72,985,273	-£71,688,874				
15%	60%	-£78,093,456	-£76,137,554				
20%	60%	-£83,201,640	-£80,593,770	-£82,647,483	-£80,039,614	-£84,352,087	
25%	60%	-£88,309,822	-£85,049,986				
30%	60%	-£93,418,005	-£89,506,202				
35%	60%	-£98,526,189	-£93,962,417				
40%	60%	-£103,634,372	-£98,418,634	-£102,526,060	-£97,310,322	-£105,935,268	-£104,826,956
45%	60%	-£108,742,556	-£102,874,850				
50%	60%	-£113.850.739	-£107.331.065				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£35,964,165	-£35,964,165	-£35,964,165	-£35,964,165	-£35,964,165	-£35,964,165
10%	71%	-£46,754,167	-£45,743,219	-£46,411,860	-£45,400,912	-£47,200,141	-£46,857,834
15%	71%	-£52,230,447	-£50,714,026				
20%	71%	-£57,706,727	-£55,684,832		-£55,000,219		-£57,914,062
25%	71%	-£63,183,007	-£60,655,638				
30%	71%	-£68,659,287	-£65,626,446	-£67,632,367	-£64,599,525		-£68,970,289
35%	71%	-£74,135,567	-£70,597,252				
40%	71%	-£79,611,848	-£75,568,058	-£78,242,621	-£74,198,831	-£81,395,744	-£80,026,517
45%	71%	-£85,088,128	-£80,538,865				
50%	71%	-£90,564,409	-£85,509,671	-£88,852,874	-£83,798,137	-£92,794,278	-£91,082,744
100%	71%	-£145,327,210	-£135,217,736				
10%	75%	-£47,006,672	-£46,100,032	-£46,643,164	-£45,736,525	-£47,406,631	-£47,043,123
15%	75%	-£52,609,204	-£51,249,246				
20%	75%	-£58,211,738	-£56,398,458	-£57,484,721	-£55,671,442	-£59,011,656	-£58,284,640
25%	75%	-£63,814,270	-£61,547,672				
30%	75%	-£69,416,803	-£66,696,884	-£68,326,279	-£65,606,360	-£70,616,680	-£69,526,156
35%	75%	-£75,019,335	-£71,846,097				
40%	75%	-£80,621,868	-£76,995,311	-£79,167,836	-£75,541,279	-£82,221,705	-£80,767,673
45%	75%	-£86,224,401	-£82,144,523				
50%	75%	-£91,826,934	-£87,293,736	-£90,009,394	-£85,476,196	-£93,826,730	-£92,009,189
10%	60%	-£46,017,973	-£44,721,574	-£45,740,895	-£44,448,954		-£46,316,119
15%	60%	-£51,126,157	-£49,170,254				
20%	60%	-£56,234,340	-£53,626,470	-£55,680,183	-£53,072,314	-£57,384,787	
25%	60%	-£61,342,522	-£58,082,687				
30%	60%	-£66,450,706	-£62,538,902	-£65,619,472	-£61,707,668		-£67,345,144
35%	60%	-£71,558,889	-£66,995,118				
40%	60%	-£76,667,072	-£71,451,334	-£75,558,761	-£70,343,022	-£78,967,968	-£77,859,656
45%	60%	-£81,775,256	-£75,907,550				
50%	60%	-£86.883.439	-£80.363.765				

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%	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615
10%	71%	-£19,290,617	-£18,279,669	-£18,948,310	-£17,937,362	-£19,736,591	-£19,394,284
15%	71%	-£24,766,897	-£23,250,475	-£24,253,437	-£22,737,015	-£25,435,858	-£24,922,397
20%	71%	-£30,243,177	-£28,221,282	-£29,558,563	-£27,536,669	-£31,135,125	-£30,450,512
25%	71%	-£35,719,457	-£33,192,088	-£34,863,690	-£32,336,321	-£36,834,392	-£35,978,625
30%	71%	-£41,195,737	-£38,162,896	-£40,168,817	-£37,135,974		-£41,506,739
35%	71%	-£46,672,017					-£47,034,852
40%	71%	-£52,148,297	-£48,104,508	-£50,779,070	-£46,735,281	-£53,932,194	-£52,562,967
45%	71%	-£57,624,577					-£58,091,081
50%	71%	-£63,100,859	-£58,046,121	-£61,389,324	-£56,334,587	-£65,330,728	-£63,619,194
100%	71%	-£117,863,660					-£118,900,332
10%	75%	-£19,543,122	-£18,636,482	-£19,179,614	-£18,272,975	-£19,943,081	-£19,579,572
15%	75%	-£25,145,654	-£23,785,695	-£24,600,392	-£23,240,433	-£25,745,593	-£25,200,331
20%	75%	-£30,748,187	-£28,934,908	-£30,021,171	-£28,207,892	-£31,548,106	-£30,821,090
25%	75%	-£36,350,720	-£34,084,122	-£35,441,949	-£33,175,351	-£37,350,617	-£36,441,848
30%	75%	-£41,953,253	-£39,233,334	-£40,862,729	-£38,142,810	-£43,153,130	-£42,062,606
35%	75%	-£47,555,785					-£47,683,364
40%	75%	-£53,158,318	-£49,531,760	-£51,704,286	-£48,077,728	-£54,758,155	-£53,304,123
45%	75%	-£58,760,850					-£58,924,881
50%	75%	-£64,363,384	-£59,830,186	-£62,545,843	-£58,012,645	-£66,363,179	-£64,545,639
10%	60%	-£18,554,423	-£17,258,024	-£18,277,345	-£16,985,404	-£19,129,647	-£18,852,569
15%	60%	-£23,662,606	-£21,706,704	-£23,246,989	-£21,291,087	-£24,525,442	-£24,109,825
20%	60%	-£28,770,790	-£26,162,920	-£28,216,633	-£25,608,764	-£29,921,237	-£29,367,081
25%	60%	-£33,878,972	-£30,619,136	-£33,186,277	-£29,926,441	-£35,317,032	-£34,624,337
30%	60%	-£38,987,155	-£35,075,352	-£38,155,922	-£34,244,118	-£40,712,827	-£39,881,593
35%	60%	-£44,095,339	-£39,531,567	-£43,125,566	-£38,561,795		-£45,138,849
40%	60%	-£49,203,522	-£43,987,784		-£42,879,472	-£51,504,418	-£50,396,106
45%	60%	-£54,311,706					-£55,653,362
50%	60%	-£59,419,889			-£51,514,825	-£62,296,008	-£60,910,618

£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 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%	-£25,973,858	-£25,973,858	-£25,973,858	-£25,973,858	-£25,973,858	-£25,973,858
10%	71%	-£36,763,860	-£35,752,912	-£36,421,553	-£35,410,605	-£37,209,834	-£36,867,527
15%	71%	-£42,240,140	-£40,723,719				-£42,395,640
20%	71%	-£47,716,420	-£45,694,525	-£47,031,806	-£45,009,912	-£48,608,368	-£47,923,755
25%	71%	-£53,192,700	-£50,665,331		-£49,809,564		-£53,451,868
30%	71%	-£58,668,980	-£55,636,139				-£58,979,982
35%	71%	-£64,145,260	-£60,606,945	-£62,947,186	-£59,408,871	-£65,706,170	-£64,508,095
40%	71%	-£69,621,540	-£65,577,751		-£64,208,524	-£71,405,437	-£70,036,210
45%	71%	-£75,097,821	-£70,548,558			-£77,104,705	-£75,564,324
50%	71%	-£80,574,102	-£75,519,364				-£81,092,437
100%	71%	-£135,336,903	-£125,227,429	-£131,913,835	-£121,804,361	-£139,796,644	-£136,373,575
10%	75%	-£37,016,365	-£36,109,725	-£36,652,857	-£35,746,218	-£37,416,324	-£37,052,816
15%	75%	-£42,618,897	-£41,258,938				-£42,673,574
20%	75%	-£48,221,430	-£46,408,151	-£47,494,414			-£48,294,333
25%	75%	-£53,823,963	-£51,557,365				-£53,915,091
30%	75%	-£59.426.496	-£56,706,577	-£58.335.972			-£59.535.849
35%	75%	-£65,029,028	-£61,855,790				-£65,156,607
40%	75%	-£70,631,561	-£67,005,004				-£70,777,366
45%	75%	-£76,234,094	-£72,154,216				-£76,398,125
50%	75%	-£81.836.627	-£77.303.429				-£82.018.882
10%	60%	-£36,027,666	-£34,731,267	-£35,750,588	-£34,458,647	-£36,602,890	-£36,325,812
15%	60%	-£41.135.850	-£39,179,947		-£38.764.330		-£41,583,068
20%	60%	-£46,244,033	-£43,636,163		-£43,082,007	-£47,394,480	-£46,840,324
25%	60%	-£51,352,215	-£48,092,379		-£47,399,684		-£52,097,581
30%	60%	-£56,460,399	-£52,548,595				-£57,354,836
35%	60%	-£61,568,582	-£57.004.811				-£62.612.092
40%	60%	-£66,676,765	-£61,461,027		-£60,352,715		-£67,869,349
45%	60%	-£71.784.949	-£65.917.243				-£73,126,605
E09/	60%	676 902 122	£70 272 459		020,000,000		£70 202 0£4

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%	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615
10%	71%	-£19,290,617	-£18,279,669	-£18,948,310	-£17,937,362	-£19,736,591	-£19,394,284
15%	71%	-£24,766,897	-£23,250,475	-£24,253,437	-£22,737,015	-£25,435,858	-£24,922,397
20%	71%	-£30,243,177	-£28,221,282	-£29,558,563	-£27,536,669	-£31,135,125	-£30,450,512
25%	71%	-£35,719,457	-£33,192,088	-£34,863,690	-£32,336,321	-£36,834,392	-£35,978,625
30%	71%	-£41,195,737	-£38,162,896		-£37,135,974		
35%	71%	-£46,672,017	-£43,133,702	-£45,473,943	-£41,935,628	-£48,232,926	-£47,034,852
40%	71%	-£52,148,297	-£48,104,508			-£53,932,194	-£52,562,967
45%	71%	-£57,624,577	-£53,075,315	-£56,084,197	-£51,534,934	-£59,631,462	-£58,091,081
50%	71%	-£63,100,859	-£58,046,121				
100%	71%	-£117,863,660	-£107,754,186	-£114,440,592		-£122,323,401	
10%	75%	-£19,543,122	-£18,636,482	-£19,179,614	-£18,272,975	-£19,943,081	-£19,579,572
15%	75%	-£25,145,654	-£23,785,695	-£24,600,392	-£23,240,433	-£25,745,593	-£25,200,331
20%	75%	-£30,748,187	-£28,934,908	-£30,021,171	-£28,207,892	-£31,548,106	-£30,821,090
25%	75%	-£36,350,720	-£34,084,122	-£35,441,949	-£33,175,351	-£37,350,617	-£36,441,848
30%	75%	-£41,953,253	-£39,233,334		-£38,142,810		-£42,062,606
35%	75%	-£47,555,785	-£44,382,547		-£43,110,269		-£47,683,364
40%	75%	-£53,158,318	-£49,531,760				
45%	75%	-£58,760,850	-£54,680,973				
50%	75%	-£64.363.384	-£59.830.186				
10%	60%	-£18.554.423	-£17,258,024	-£18,277,345	-£16.985.404	-£19.129.647	-£18.852.569
15%	60%	-£23.662.606	-£21.706.704	-£23.246.989	-£21,291,087	-£24.525.442	-£24.109.825
20%	60%	-£28.770.790	-£26.162.920	-£28,216,633	-£25.608.764	-£29.921.237	-£29.367.081
25%	60%	-£33,878,972	-£30,619,136	-£33,186,277	-£29,926,441	-£35,317,032	-£34,624,337
30%	60%	-£38.987.155	-£35.075.352	-£38.155.922	-£34,244,118	-£40.712.827	-£39.881.593
35%	60%	-£44,095,339	-£39,531,567	-£43,125,566	-£38.561.795	-£46,108,622	
40%	60%	-£49,203,522	-£43.987.784		-£42.879.472	-£51,504,418	-£50,396,106
45%	60%	-£54.311.706	-£48.444.000				-£55,653,362
50%	60%	-£50 410 889	-£52 900 215		-651 514 825		-F60 910 618

£27,943,000

£13,474,000

 No Units
 450

 Site Area
 2.61 Ha

	CIL Zone	3
	Value Area	Low
ales value inflation		0%
uild 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%	-£3,320,403	-£3,320,403	-£3,320,403	-£3,320,403	-£3,320,403	-£3,320,403
10%	71%	-£13,147,590	-£12,320,778	-£12,660,546	-£11,833,734	-£13,831,679	-£13,344,634
15%	71%	-£18,061,184	-£16,820,966	-£17,330,617	-£16,090,399	-£19,087,317	-£18,356,750
20%	71%	-£22,974,778	-£21,321,154	-£22,000,689	-£20,347,065	-£24,342,955	-£23,368,866
25%	71%	-£27,888,372	-£25,821,342	-£26,670,761	-£24,603,731	-£29,598,593	-£28,380,982
30%	71%	-£32,801,966	-£30,321,530	-£31,340,832	-£28,860,397	-£34,854,231	-£33,393,098
35%	71%	-£37,715,559	-£34,821,718	-£36,010,904	-£33,117,063	-£40,109,869	-£38,405,214
40%	71%	-£42,629,153	-£39,321,906	-£40,680,975	-£37,373,727	-£45,365,507	-£43,417,330
45%	71%	-£47,542,747	-£43,822,094	-£45,351,047	-£41,630,393	-£50,621,146	-£48,429,445
50%	71%	-£52,456,341	-£48,322,281	-£50,021,118	-£45,887,059	-£55,876,783	-£53,441,561
100%	71%	-£101,592,280	-£93,324,160	-£96,721,835	-£88,453,716	-£108,433,164	-£103,562,721
10%	75%	-£13,409,060	-£12,667,557	-£12,891,850	-£12,150,347	-£14,022,565	-£13,505,355
15%	75%	-£18,453,388	-£17,341,134	-£17,677,573	-£16,565,319	-£19,373,646	-£18,597,832
20%	75%	-£23,497,717	-£22,014,711	-£22,463,297	-£20,980,291	-£24,724,728	-£23,690,308
25%	75%	-£28,542,046	-£26,688,289	-£27,249,020	-£25,395,264	-£30,075,810	-£28,782,784
30%	75%	-£33,586,374	-£31,361,866	-£32,034,744	-£29,810,235	-£35,426,890	-£33,875,260
35%	75%	-£38,630,703	-£36,035,444	-£36,820,468	-£34,225,208	-£40,777,972	-£38,967,736
40%	75%	-£43,675,032	-£40,709,020	-£41,606,191	-£38,640,180	-£46,129,053	-£44,060,212
45%	75%	-£48,719,361	-£45,382,597	-£46,391,915	-£43,055,152	-£51,480,135	-£49,152,689
50%	75%	-£53,763,689	-£50,056,175	-£51,177,638	-£47,470,125	-£56,831,216	-£54,245,165
10%	60%	-£12,383,816	-£11,317,381	-£11,989,581	-£10,923,146	-£13,266,163	-£12,871,928
15%	60%	-£16,915,522	-£15,315,871	-£16,324,170	-£14,724,519	-£18,239,043	-£17,647,691
20%	60%	-£21,447,229	-£19,314,361	-£20,658,759	-£18,525,891	-£23,211,923	-£22,423,454
25%	60%	-£25,978,935	-£23,312,850	-£24,993,348	-£22,327,263	-£28,184,804	-£27,199,217
30%	60%	-£30,510,642	-£27,311,340	-£29,327,937	-£26,128,635	-£33,157,684	-£31,974,980
35%	60%	-£35,042,348	-£31,309,830	-£33,662,527	-£29,930,008	-£38,130,565	-£36,750,742
40%	60%	-£39,574,056	-£35,308,320	-£37,997,115	-£33,731,379	-£43,103,444	-£41,526,505
45%	60%	-£44,105,762	-£39,306,808	-£42,331,705	-£37,532,752	-£48,076,324	-£46,302,268
50%	60%	-£48.637.469	-£43.305.298	-£46,666,294	-£41.334.124	-£53.049.205	-£51.078.031

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

% 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%	-£238,386,453	-£238,386,453	-£238,386,453	-£238,386,453	-£238,386,453	-£238,386,453
10%	71%	-£248,213,641	-£247.386.829	-£247,726,596	-£246,899,785	-£248,897,730	-£248.410.685
15%	71%	-£246,213,641 -£253.127.234	-£251.887.017	-£252.396.668	-£246,699,765 -£251.156.450	-£254,153,367	-£253.422.800
20%	71%	-£258,127,234 -£258,040,829	-£251,867,017 -£256.387.204	-£257.066.740	-£251,156,450 -£255,413,116	-£254,193,367 -£259,409,006	-£258,422,600 -£258,434,916
25%	71%	-£262,954,422	-£260.887.392	-£257,066,740 -£261.736.812	-£255,413,116 -£259,669,781	-£259,409,006 -£264,664,644	-£263,447,033
30%	71%	-£262,954,422 -£267.868.017	-£265,387,581	-£266,406,883	-£259,669,781 -£263.926.447	-£264,664,644 -£269,920,281	-£268,447,033 -£268,459,149
35%	71%	-£272,781,610	-£269,887,769	-£271.076.955	-£268 183 113	-£275,175,920	-£273,471,265
40%	71%	-£277,695,204	-£274.387.957	-£275,747,026	-£272.439.778	-£280.431.558	-£278,483,380
45%	71%	-£282.608.798	-£278.888.144	-£280 417 098	-£276.696.444	-£285 687 196	-£283,495,496
50%	71%	-£287,522,391	-£283,388,332	-£285,087,169	-£280,953,110	-£290,942,834	-£288,507,612
100%	71%	-£336.658.331	-£328.390.211		-£323.519.766		-£338,628,771
10%	75%	-£248,475,111	-£247,733,608				-£248,571,406
15%	75%	-£253,519,439	-£252.407.185	-£252,743,624	-£251.631.370		-£253,663,882
20%	75%	-£258.563.767	-£257.080.762				-£258,756,359
25%	75%	-£263.608.096	-£261.754.340		-£260.461.314		-£263.848.835
30%	75%	-£268.652.425	-£266.427.916				-£268.941.310
35%	75%	-£273.696.754	-£271.101.494				-£274.033.787
40%	75%	-£278.741.083	-£275.775.071			-£281.195.104	-£279,126,263
45%	75%	-£283.785.411	-£280.448.648				-£284,218,739
50%	75%	-£288,829,739	-£285,122,226				-£289,311,216
10%	60%	-£247,449,866	-£246,383,432			-£248,332,214	-£247,937,978
15%	60%	-£251,981,573	-£250,381,922				-£252,713,741
20%	60%	-£256,513,280	-£254,380,412		-£253,591,942	-£258,277,974	-£257,489,504
25%	60%	-£261,044,986	-£258,378,901				-£262,265,267
30%	60%	-£265,576,693	-£262,377,390	-£264,393,988	-£261,194,686		-£267,041,030
35%	60%	-£270,108,399	-£266,375,880				-£271,816,792
40%	60%	-£274,640,106	-£270,374,370	-£273,063,166	-£268,797,430	-£278,169,495	-£276,592,555
45%	60%	-£279,171,812	-£274,372,859				-£281,368,318
50%	60%	-£283.703.520	-£278.371.349				-£286.144.081

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%	-£192,222,093	-£192,222,093	-£192,222,093	-£192,222,093	-£192,222,093	-£192,222,093
10%	71%	-£202,049,281	-£201,222,468	-£201,562,236	-£200,735,424	-£202,733,369	-£202,246,324
15%	71%	-£206,962,874					
20%	71%	-£211,876,468	-£210,222,844	-£210,902,380	-£209,248,755	-£213,244,645	-£212,270,556
25%	71%	-£216,790,062					
30%	71%	-£221,703,656	-£219,223,220	-£220,242,523	-£217,762,087	-£223,755,921	-£222,294,788
35%	71%	-£226,617,250					
40%	71%	-£231,530,843	-£228,223,596	-£229,582,666	-£226,275,418	-£234,267,197	-£232,319,020
45%	71%	-£236,444,437					
50%	71%	-£241,358,031	-£237,223,972	-£238,922,809	-£234,788,749	-£244,778,474	-£242,343,251
100%	71%	-£290,493,970					
10%	75%	-£202,310,750	-£201,569,247	-£201,793,540	-£201,052,037	-£202,924,255	-£202,407,045
15%	75%	-£207,355,078					
20%	75%	-£212,399,407	-£210,916,401	-£211,364,987	-£209,881,981	-£213,626,418	-£212,591,998
25%	75%	-£217,443,736					
30%	75%	-£222,488,065	-£220,263,556	-£220,936,434	-£218,711,925	-£224,328,580	-£222,776,950
35%	75%	-£227,532,393					
40%	75%	-£232,576,722	-£229,610,711	-£230,507,881	-£227,541,870	-£235,030,743	-£232,961,903
45%	75%	-£237,621,051					
50%	75%	-£242,665,379	-£238,957,865	-£240,079,328	-£236,371,815	-£245,732,906	-£243,146,855
10%	60%	-£201,285,506					
15%	60%	-£205,817,212	-£204,217,561		-£203,626,209	-£207,140,733	-£206,549,381
20%	60%	-£210,348,919					
25%	60%	-£214,880,625	-£212,214,540	-£213,895,038		-£217,086,494	-£216,100,907
30%	60%	-£219,412,332					
35%	60%	-£223,944,039					
40%	60%	-£228,475,746	-£224,210,010	-£226,898,806	-£222,633,069	-£232,005,134	-£230,428,195
45%	60%	-£233,007,452					
50%	60%	-£237.539.159			-£230.235.814		

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

£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%		-£75,470,009				
10%	71%		-£84,470,385		-£83,983,341	-£85,981,285	-£85,494,241
15%	71%		-£88,970,572		-£88,240,006		
20%	71%	-£95,124,385	-£93,470,760	-£94,150,296	-£92,496,671	-£96,492,562	-£95,518,472
25%	71%		-£97,970,948				
30%	71%	-£104,951,573	-£102,471,137	-£103,490,439	-£101,010,003	-£107,003,837	-£105,542,705
35%	71%		-£106,971,325				
40%	71%	-£114,778,759	-£111,471,512	-£112,830,582	-£109,523,334	-£117,515,114	-£115,566,936
45%	71%		-£115,971,700				
50%	71%	-£124,605,947	-£120,471,888	-£122,170,725	-£118,036,666	-£128,026,390	-£125,591,168
100%	71%		-£165,473,767				
10%	75%	-£85,558,667	-£84,817,164	-£85,041,456	-£84,299,953	-£86,172,171	-£85,654,962
15%	75%	-£90,602,994	-£89,490,741				
20%	75%	-£95,647,323	-£94,164,318	-£94,612,903	-£93,129,898	-£96,874,334	-£95,839,914
25%	75%		-£98,837,895				
30%	75%		-£103,511,472	-£104,184,350	-£101,959,842	-£107,576,497	-£106,024,866
35%	75%		-£108,185,050	-£108,970,074	-£106,374,814	-£112,927,578	
40%	75%	-£115,824,638	-£112,858,627	-£113,755,798	-£110,789,786	-£118,278,660	-£116,209,819
45%	75%		-£117.532.204				
50%	75%		-£122,205,782				-£126,394,772
10%	60%		-£83.466.988				-£85.021.534
15%	60%		-£87,465,478				
20%	60%		-£91,463,968				
25%	60%		-£95,462,456				-£99,348,823
30%	60%		-£99.460.946				
35%	60%		-£103,459,436		-£102,079,614	-£110,280,171	-£108,900,348
40%	60%		-£107.457.926				
45%	60%		-£111,456,415	-£114,481,312			-£118,451,874
50%	60%		-£115.454.905				-£123,227,637

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£48,502,709					
10%	71%	-£58,329,897		-£57,842,852	-£57,016,041	-£59,013,986	-£58,526,941
15%	71%	-£63,243,491		-£62,512,924	-£61,272,706		
20%	71%	-£68,157,085		-£67,182,996			
25%	71%	-£73,070,678					
30%	71%	-£77,984,273			-£74,042,703	-£80,036,538	
35%	71%	-£82,897,866					
40%	71%	-£87,811,460	-£84,504,213	-£85,863,282	-£82,556,034	-£90,547,814	-£88,599,636
45%	71%	-£92,725,054		-£90,533,354			
50%	71%	-£97,638,648	-£93,504,588	-£95,203,425	-£91,069,366	-£101,059,090	-£98,623,868
100%	71%	-£146,774,587					
10%	75%	-£58,591,367	-£57,849,864	-£58,074,156	-£57,332,654	-£59,204,872	-£58,687,662
15%	75%	-£63,635,695					
20%	75%	-£68,680,024		-£67,645,604	-£66,162,598	-£69,907,035	
25%	75%	-£73,724,352	-£71,870,596				
30%	75%	-£78,768,681	-£76,544,173		-£74,992,542		-£79,057,566
35%	75%	-£83,813,010		-£82,002,774		-£85,960,279	
40%	75%	-£88,857,339		-£86,788,498	-£83,822,486	-£91,311,360	-£89,242,519
45%	75%	-£93,901,668	-£90,564,904			-£96,662,442	-£94,334,996
50%	75%	-£98,945,995	-£95,238,482	-£96,359,945	-£92,652,432	-£102,013,522	-£99,427,472
10%	60%	-£57,566,123	-£56,499,688	-£57,171,888	-£56,105,453	-£58,448,470	-£58,054,234
15%	60%	-£62,097,829					
20%	60%	-£66,629,536	-£64,496,668	-£65,841,066	-£63,708,198	-£68,394,230	
25%	60%	-£71,161,242					
30%	60%	-£75,692,949	-£72,493,647		-£71,310,942		-£77,157,286
35%	60%	-£80,224,655					
40%	60%	-£84,756,362	-£80,490,626	-£83,179,422	-£78,913,686		-£86,708,812
45%	60%	-£89,288,069					
50%	60%	-£93,819,776	-£88,487,605	-£91,848,601	-£86,516,431	-£98,231,512	-£96,260,338

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%	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159
10%	71%	-£30,866,347	-£30,039,535	-£30,379,302	-£29,552,491	-£31,550,435	-£31,063,391
15%	71%	-£35,779,940	-£34,539,722	-£35,049,374	-£33,809,156	-£36,806,073	-£36,075,506
20%	71%	-£40,693,535	-£39,039,910	-£39,719,446	-£38,065,822	-£42,061,712	-£41,087,622
25%	71%	-£45,607,128	-£43,540,098				-£46,099,739
30%	71%	-£50,520,723	-£48,040,287	-£49,059,589	-£46,579,153	-£52,572,987	-£51,111,855
35%	71%	-£55,434,316	-£52,540,475				-£56,123,970
40%	71%	-£60,347,909	-£57,040,662			-£63,084,264	-£61,136,086
45%	71%	-£65,261,504	-£61,540,850				-£66,148,202
50%	71%	-£70,175,097	-£66,041,038		-£63,605,816	-£73,595,540	-£71,160,318
100%	71%	-£119,311,036	-£111,042,917		-£106,172,472		-£121,281,477
10%	75%	-£31,127,817	-£30,386,314	-£30,610,606	-£29,869,103	-£31,741,321	-£31,224,112
15%	75%	-£36,172,145	-£35,059,891	-£35,396,330	-£34,284,076	-£37,092,403	-£36,316,588
20%	75%	-£41,216,473	-£39,733,468	-£40,182,053	-£38,699,048	-£42,443,484	-£41,409,065
25%	75%	-£46,260,802	-£44,407,045				-£46,501,541
30%	75%	-£51,305,131	-£49,080,622	-£49,753,500	-£47,528,992	-£53,145,647	-£51,594,016
35%	75%	-£56,349,460	-£53,754,200				-£56,686,493
40%	75%	-£61,393,789	-£58,427,777	-£59,324,948	-£56,358,936	-£63,847,810	-£61,778,969
45%	75%	-£66,438,117	-£63,101,354				-£66,871,445
50%	75%	-£71,482,445	-£67,774,932	-£68,896,395	-£65,188,881	-£74,549,972	-£71,963,922
10%	60%	-£30,102,572	-£29,036,138	-£29,708,338	-£28,641,903	-£30,984,920	-£30,590,684
15%	60%	-£34,634,278	-£33,034,628	-£34,042,926	-£32,443,275	-£35,957,799	-£35,366,447
20%	60%	-£39,165,986	-£37,033,118	-£38,377,516	-£36,244,648	-£40,930,680	-£40,142,210
25%	60%	-£43,697,692	-£41,031,606				-£44,917,973
30%	60%	-£48,229,399	-£45,030,096	-£47,046,693	-£43,847,392	-£50,876,441	-£49,693,736
35%	60%	-£52,761,105	-£49,028,586				-£54,469,498
40%	60%	-£57,292,812	-£53,027,076				-£59,245,261
45%	60%	-£61,824,518	-£57,025,565				-£64,021,024

£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%	-£76,303,188					-£76,303,188
10%	71%	-£86,130,375				-£86,814,464	-£86,327,419
15%	71%	-£91,043,969			-£89,073,184		-£91,339,535
20%	71%	-£95,957,563	-£94,303,939	-£94,983,475		-£97,325,740	-£96,351,651
25%	71%	-£100,871,157					-£101,363,767
30%	71%	-£105,784,751	-£103,304,315	-£104,323,617	-£101,843,182	-£107,837,016	-£106,375,883
35%	71%	-£110,698,345					-£111,387,999
40%	71%	-£115,611,938	-£112,304,691	-£113,663,760		-£118,348,292	-£116,400,115
45%	71%	-£120,525,532					-£121,412,230
50%	71%	-£125,439,126	-£121,305,067		-£118,869,844		-£126,424,346
100%	71%	-£174,575,065					-£176,545,506
10%	75%	-£86,391,845					-£86,488,140
15%	75%	-£91,436,173			-£89,548,104		-£91,580,617
20%	75%	-£96,480,502	-£94,997,496		-£93,963,076		-£96,673,093
25%	75%	-£101,524,831					-£101,765,569
30%	75%	-£106,569,159	-£104,344,651	-£105,017,529	-£102,793,020	-£108,409,675	-£106,858,045
35%	75%	-£111,613,488					-£111,950,521
40%	75%	-£116,657,817	-£113,691,806	-£114,588,976	-£111,622,965	-£119,111,838	-£117,042,997
45%	75%	-£121,702,146					-£122,135,474
50%	75%	-£126,746,474	-£123,038,960			-£129,814,001	-£127,227,950
10%	60%	-£85,366,601	-£84,300,166	-£84,972,366	-£83,905,932	-£86,248,948	-£85,854,713
15%	60%	-£89,898,307					-£90,630,476
20%	60%	-£94,430,014		-£93,641,545	-£91,508,676	-£96,194,708	-£95,406,239
25%	60%	-£98,961,720					-£100,182,002
30%	60%	-£103,493,427	-£100,294,125	-£102,310,722	-£99,111,420	-£106,140,469	-£104,957,765
35%	60%	-£108,025,134					-£109,733,527
40%	60%	-£112,556,841	-£108,291,105	-£110,979,900	-£106,714,164	-£116,086,229	-£114,509,290
45%	60%	-£117,088,547					-£119,285,053
50%	60%	-£121,620,254	-£116,288,083	-£119,649,079	-£114,316,909	-£126,031,990	-£124,060,816

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%	-£38,512,402	-£38,512,402	-£38,512,402	-£38,512,402	-£38,512,402	-£38,512,402
10%	71%	-£48,339,590	-£47,512,778	-£47,852,545	-£47,025,734	-£49,023,679	-£48,536,634
15%	71%	-£53,253,183	-£52,012,966				
20%	71%	-£58,166,778	-£56,513,153		-£55,539,065	-£59,534,955	-£58,560,865
25%	71%	-£63,080,371	-£61,013,341	-£61,862,761	-£59,795,730	-£64,790,593	
30%	71%	-£67,993,966	-£65,513,530				
35%	71%	-£72,907,559	-£70,013,718	-£71,202,904	-£68,309,062	-£75,301,869	-£73,597,213
40%	71%	-£77,821,153	-£74,513,906				
45%	71%	-£82,734,747	-£79,014,093	-£80,543,047		-£85,813,145	-£83,621,445
50%	71%	-£87,648,340	-£83,514,281				
100%	71%	-£136,784,280	-£128,516,160	-£131,913,835	-£123,645,715	-£143,625,164	-£138,754,720
10%	75%	-£48,601,060	-£47,859,557				
15%	75%	-£53,645,388	-£52,533,134	-£52,869,573	-£51,757,319	-£54,565,646	-£53,789,831
20%	75%	-£58,689,716	-£57,206,711	-£57,655,296			
25%	75%	-£63,734,045	-£61,880,289	-£62,441,020		-£65,267,809	-£63,974,784
30%	75%	-£68,778,374	-£66,553,865				
35%	75%	-£73,822,703	-£71,227,443				-£74,159,736
40%	75%	-£78,867,032	-£75,901,020				
45%	75%	-£83,911,360	-£80,574,597	-£81,583,914	-£78,247,152		-£84,344,688
50%	75%	-£88,955,688	-£85,248,175		-£82,662,124		
10%	60%	-£47,575,815	-£46,509,381		-£46,115,146	-£48,458,163	-£48,063,927
15%	60%	-£52,107,522	-£50,507,871				
20%	60%	-£56,639,229	-£54,506,361				
25%	60%	-£61,170,935	-£58,504,850				
30%	60%	-£65,702,642	-£62,503,339			-£68,349,684	
35%	60%	-£70,234,348	-£66,501,829				
40%	60%	-£74,766,055	-£70,500,319				
45%	60%	-£79,297,761	-£74,498,808				
50%	60%	938,000,000	_£78.497.298		-£76 526 124		

 50%
 60%
 +83.879.468

 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%	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159
10%	71%	-£30,866,347	-£30,039,535	-£30,379,302	-£29,552,491	-£31,550,435	-£31,063,391
15%	71%	-£35,779,940	-£34,539,722	-£35,049,374	-£33,809,156	-£36,806,073	-£36,075,506
20%	71%	-£40,693,535	-£39,039,910		-£38,065,822		-£41,087,622
25%	71%	-£45,607,128	-£43,540,098	-£44,389,517	-£42,322,487	-£47,317,350	-£46,099,739
30%	71%	-£50,520,723	-£48,040,287				-£51,111,855
35%	71%	-£55,434,316	-£52,540,475	-£53,729,660	-£50,835,819	-£57,828,626	-£56,123,970
40%	71%	-£60,347,909	-£57,040,662				-£61,136,086
45%	71%	-£65,261,504	-£61,540,850	-£63,069,803	-£59,349,150	-£68,339,902	-£66,148,202
50%	71%	-£70,175,097	-£66,041,038				-£71,160,318
100%	71%	-£119,311,036	-£111,042,917				-£121,281,477
10%	75%	-£31,127,817	-£30,386,314	-£30,610,606	-£29,869,103	-£31,741,321	-£31,224,112
15%	75%	-£36,172,145	-£35,059,891	-£35,396,330	-£34,284,076	-£37,092,403	-£36,316,588
20%	75%	-£41,216,473	-£39,733,468		-£38,699,048	-£42,443,484	-£41,409,065
25%	75%	-£46,260,802	-£44,407,045		-£43,114,020		-£46,501,541
30%	75%	-£51,305,131	-£49,080,622				-£51,594,016
35%	75%	-£56,349,460	-£53,754,200	-£54,539,224	-£51,943,964		-£56,686,493
40%	75%	-£61,393,789	-£58,427,777		-£56,358,936		-£61,778,969
45%	75%	-£66,438,117	-£63,101,354				-£66,871,445
50%	75%	-£71,482,445	-£67,774,932			-£74,549,972	-£71,963,922
10%	60%	-£30.102.572	-£29.036.138	-£29.708.338	-£28.641.903	-£30.984.920	-£30.590.684
15%	60%	-£34,634,278	-£33,034,628	-£34,042,926	-£32,443,275	-£35,957,799	-£35,366,447
20%	60%	-£39.165.986	-£37.033.118	-£38.377.516	-£36,244,648		-£40.142.210
25%	60%	-£43,697,692	-£41,031,606		-£40,046,019		-£44,917,973
30%	60%	-£48,229,399	-£45,030,096			-£50.876.441	-£49,693,736
35%	60%	-£52.761.105	-£49.028.586		-£47.648.764		-£54,469,498
40%	60%	-£57.292.812	-£53.027.076	-£55.715.872	-£51.450.136		-£59,245,261
45%	60%	-£61.824.518	-£57,025,565				-£64.021.024
E09/	60%	CCC 2EC 22E	CG1 024 0EE			670 767 061	£60 706 707

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 8 
 No Units
 650

 Site Area
 4.95 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%	£338,707,806	£338,707,806	£338,707,806	£338,707,806	£338,707,806	£338,707,806
10%	71%	£295,021,927	£296,788,869	£295,094,116	£296,861,059	£295,283,413	£295,355,602
15%	71%	£273,178,987	£275,829,401	£273,287,270	£275,937,684	£273,571,216	£273,679,500
20%	71%	£251,285,457	£254,852,784	£251,431,200	£254,998,527	£251,813,378	£251,959,122
25%	71%	£229,387,008	£233,846,167	£229,569,188	£234,028,346	£230,046,910	£230,229,090
30%	71%	£207,481,758	£212,839,550	£207,702,670	£213,058,166	£208,280,442	£208,499,057
35%	71%	£185,508,799	£191,817,191	£185,766,530	£192,074,922	£186,442,366	£186,700,097
40%	71%	£163.498.734	£170.745.432	£163.796.678	£171.039.981	£164.577.967	£164.875.912
45%	71%	£141,402,050	£149,636,253	£141,741,442	£149,971,442	£142,631,412	£142,970,803
50%	71%	£119.161.198	£128.452.008	£119.543.400	£128.829.108	£120.545.634	£120,927,836
100%	71%	-£126.014.425	-£103.345.284	-£125.088.274	-£102.419.132	-£122.659.664	-£121.733.514
10%	75%	£294.803.188	£296.382.853	£294.879.607	£296.459.272	£295.036.959	£295,113,379
15%	75%	£272.850.878	£275.220.376	£272.965.508	£275.335.006	£273,201,536	£273.316.165
20%	75%	£250 843 839	£254.033.068	£250 998 124	£254.187.353	£251.315.807	£251,470,092
25%	75%	£228.834.985	£232.821.521	£229.027.842	£233.014.378	£229.424.945	£229,617,802
30%	75%	£206 812 373	£211.609.976	£207.046.233	£211.841.403	£207.527.761	£207,761,620
35%	75%	£184.727.850	£190.367.621	£185.000.686	£190.640.456	£185,562,468	£185,835,304
40%	75%	£162,595,931	£169.088.779	£162.911.337	£169.400.591	£163.560.777	£163,876,184
45%	75%	£140.373.662	£147.751.032	£140.732.944	£148.105.865	£141.472.725	£141.832.006
50%	75%	£118.003.087	£126.331.053	£118.407.689	£126,730,255	£119.240.787	£119.645.389
10%	60%	£295.649.887	£297.952.906	£295.708.935	£298.011.954	£295,990,707	£296,049,754
15%	60%	£274.120.928	£277.575.456	£274.209.499	£277.664.027	£274.632.156	£274,720,727
20%	60%	£252,553,262	£257.198.006	£252.672.475	£257.316.102	£253,241,351	£253,360,564
25%	60%	£230.971.765	£236,783,798	£231.120.781	£236.932.814	£231.831.876	£231,980,892
30%	60%	£209.390.267	£216.364.708	£209.569.088	£216.543.527	£210.422.401	£210,601,221
35%	60%	£187.750.762	£195.945.617	£187,961,576	£196.154.240	£188,967,565	£189,178,380
40%	60%	£166.090.517	£175,495,008	£166.334.225	£175,735,940	£167.488.715	£167,729,647
45%	60%	£144.347.709	£155.016.946	£144,621,880	£155,287,993	£145,930,207	£146,204,379
50%	60%	£122 485 925	£134 486 481	£122 798 553	£134 791 116	£124 282 548	£124 591 002

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%	-£106,580,699	-£106,580,699	-£106,580,699	-£106,580,699	-£106,580,699	-£106,580,699
10%	71%	-£150,266,578	-£148,499,636	-£150,194,390	-£148,427,447	-£150,005,092	-£149,932,903
15%	71%						
20%	71%	-£194,003,048	-£190,435,721	-£193,857,305	-£190,289,978	-£193,475,127	
25%	71%						
30%	71%		-£232,448,955			-£237,008,063	-£236,789,448
35%	71%	-£259,779,706	-£253,471,314				-£258,588,408
40%	71%			-£281,491,827			-£280,412,593
45%	71%			-£303,547,064	-£295,317,063		
50%	71%					-£324,742,871	
100%	71%						
10%	75%	-£150,485,317	-£148,905,652	-£150,408,898	-£148,829,233	-£150,251,546	-£150,175,126
15%	75%					-£172,086,969	
20%	75%	-£194,444,667	-£191,255,438	-£194,290,381	-£191,101,152	-£193,972,699	-£193,818,413
25%	75%	-£216,453,520	-£212,466,984	-£216,260,663	-£212,274,127	-£215,863,560	-£215,670,703
30%	75%						
35%	75%	-£260,560,655	-£254,920,885	-£260,287,819	-£254,648,049	-£259,726,037	-£259,453,201
40%	75%						
45%	75%	-£304,914,843	-£297,537,473	-£304,555,561	-£297,182,641	-£303,815,780	-£303,456,499
50%	75%						
10%	60%	-£149,638,618	-£147,335,599	-£149,579,570	-£147,276,551	-£149,297,799	-£149,238,752
15%	60%						
20%	60%						
25%	60%						
30%	60%						
35%	60%						
40%	60%	-£279,197,988	-£269,793,497	-£278,954,281		-£277,799,790	-£277,558,858
45%	60%						
50%	60%		-£310.802.024				

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%	-£19,130,984	-£19,130,984	-£19,130,984	-£19,130,984	-£19,130,984	-£19,130,984
10%	71%	-£62,816,864	-£61,049,922	-£62,744,675	-£60,977,732	-£62,555,377	-£62,483,188
15%	71%		-£82,009,390		-£81,901,106	-£84,267,574	-£84,159,290
20%	71%	-£106,553,334	-£102,986,006	-£106,407,590	-£102,840,263	-£106,025,412	-£105,879,669
25%	71%						
30%	71%	-£150,357,032	-£144,999,240	-£150,136,120	-£144,780,624	-£149,558,348	-£149,339,733
35%	71%					-£171,396,424	-£171,138,694
40%	71%	-£194,340,057	-£187,093,358	-£194,042,112	-£186,798,810	-£193,260,824	-£192,962,878
45%	71%	-£216,436,740					
50%	71%						-£236,910,954
100%	71%		-£461,184,074				-£479,572,304
10%	75%	-£63,035,602	-£61,455,937	-£62,959,183	-£61,379,518	-£62,801,831	-£62,725,411
15%	75%	-£84.987.912	-£82.618.414		-£82.503.784	-£84.637.254	
20%	75%					-£106,522,984	
25%	75%						
30%	75%						
35%	75%			-£172,838,104			
40%	75%		-£188.750.012			-£194,278,014	
45%	75%		-£210.087.759		-£209.732.926		-£216.006.784
50%	75%	-£239,835,704				-£238,598,004	
10%	60%	-£62.188.904	-£59.885.884	-£62.129.856	-£59.826.836	-£61.848.084	-£61,789,037
15%	60%		-£80,263,334		-£80,174,763	-£83,206,634	
20%	60%		-£100.640.785		-£100.522.689		-£104,478,226
25%	60%					-£126,006,914	
30%	60%		-£141.474.083		-£141,295,263		-£147.237.569
35%	60%		-£161,893,173	-£169,877,214	-£161,684,551		-£168,660,411
40%	60%		-£182.343.782		-£182,102,851		-£190,109,144
45%	60%	-£213,491,082	-£202,821,844		-£202,550,797		-£211,634,411
50%	60%		-£223,352,309		-£223.047.674	-£233 556 243	-£233,247,788

Residual Land values compared to benchmark land values

enchmark 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%	£133,123,051	£133,123,051	£133,123,051	£133,123,051	£133,123,051	£133,123,051
10%	71%	£89.437.172	£91,204,114	£89.509.360	£91.276.303	£89.698.658	£89.770.847
15%	71%	£67,594,232	£70,244,646	£67,702,515	£70,352,929	£67,986,461	£68,094,745
20%	71%	£45,700,702	£49,268,029	£45.846.445	£49.413.772	£46,228,623	£46.374.367
25%	71%	£23,802,253	£28,261,411	£23,984,433	£28,443,591	£24,462,155	£24,644,334
30%	71%	£1.897.003	£7.254.795	£2.117.915	£7.473.411	£2,695,687	£2.914.302
35%	71%	-£20,075,956	-£13,767,564	-£19,818,225	-£13,509,833	-£19,142,389	-£18,884,658
40%	71%	-£42.086.022	-£34.839.323	-£41.788.077	-£34.544.774	-£41.006.788	-£40.708.843
45%	71%	-£64,182,705	-£55,948,502	-£63,843,314	-£55,613,313	-£62,953,344	-£62,613,952
50%	71%		-£77.132.747				-£84.656.919
100%	71%		-£308,930,039				
10%	75%	£89.218.433	£90.798.098	£89.294.852	£90.874.517	£89.452.204	£89.528.624
15%	75%	£67,266,123	£69.635.621	£67.380.753	£69.750.251	£67.616.781	£67.731.410
20%	75%	£45,259,083	£48,448,312	£45,413,369	£48.602.598	£45,731,051	£45.885.337
25%	75%	£23,250,230	£27,236,766	£23,443,087	£27,429,623	£23,840,190	£24,033,047
30%	75%	£1,227,618	£6.025.221	£1.461.478	£6,256,648	£1.943.006	£2.176.864
35%	75%	-£20.856.905	-£15.217.135	-£20.584.069	-£14.944.299	-£20.022.287	-£19.749.451
40%	75%	-£42.988.825	-£36.495.977	-£42.673.418	-£36.184.164	-£42.023.978	-£41,708,571
45%	75%	-£65,211,093	-£57,833,723	-£64,851,811	-£57,478,891	-£64,112,030	-£63,752,749
50%	75%		-£79.253.702	-£87.177.067		-£86.343.969	
10%	60%	£90,065,132	£92,368,151	£90,124,180	£92,427,199	£90,405,951	£90,464,998
15%	60%	£68.536.172	£71,990,701	£68.624.743	£72.079.272	£69.047.401	£69.135.972
20%	60%	£46.968.507	£51.613.250	£47.087.720	£51.731.346	£47.656.596	£47,775,809
25%	60%	£25,387,010	£31,199,043	£25,536,026	£31,348,059	£26,247,121	£26,396,137
30%	60%	£3.805.512	£10,779,952	£3.984.333	£10.958.772	£4.837.646	£5.016.466
35%	60%	-£17.833.993	-£9.639.138	-£17.623.179	-£9.430.516	-£16.617.190	-£16.406.375
40%	60%	-£39,494,238	-£30.089.747	-£39.250.531	-£29.848.816	-£38.096.040	-£37.855.109
45%	60%	-£61,237,047	-£50.567.809	-£60.962.875	-£50,296,762	-£59.654.548	-£59.380.376

£90,000,000

£72,325,000

£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%	£202,033,921	£202,033,921	£202,033,921	£202,033,921	£202,033,921	£202,033,921
10%	71%	£158,348,042	£160,114,984	£158,420,230	£160,187,173	£158,609,528	£158,681,717
15%	71%	£136,505,102	£139,155,516	£136,613,385	£139,263,799	£136,897,331	£137,005,615
20%	71%	£114,611,572	£118,178,899	£114,757,315	£118,324,642	£115,139,493	£115,285,237
25%	71%	£92,713,123	£97,172,281	£92,895,303	£97,354,461	£93,373,025	£93,555,204
30%	71%	£70,807,873	£76,165,665	£71,028,785	£76,384,281	£71,606,557	£71,825,172
35%	71%	£48,834,914	£55,143,306	£49,092,645	£55,401,037	£49,768,481	£50,026,212
40%	71%	£26,824,848	£34,071,547	£27,122,793	£34,366,096	£27,904,082	£28,202,027
45%	71%	£4,728,165	£12,962,368	£5,067,556	£13,297,557	£5,957,526	£6,296,918
50%	71%	-£17,512,687	-£8,221,877	-£17,130,485	-£7,844,777	-£16,128,251	-£15,746,049
100%	71%						
10%	75%	£158,129,303	£159,708,968	£158,205,722	£159,785,387	£158,363,074	£158,439,494
15%	75%	£136,176,993	£138,546,491	£136,291,623	£138,661,121	£136,527,651	£136,642,280
20%	75%	£114,169,953	£117,359,182	£114,324,239	£117,513,468	£114,641,921	£114,796,207
25%	75%	£92,161,100	£96,147,636	£92,353,957	£96,340,493	£92,751,060	£92,943,917
30%	75%	£70,138,488	£74,936,091	£70,372,348	£75,167,518	£70,853,876	£71,087,734
35%	75%	£48,053,965	£53,693,735	£48,326,801	£53,966,571	£48,888,583	£49,161,419
40%	75%	£25,922,045	£32,414,893	£26,237,452	£32,726,706	£26,886,892	£27,202,299
45%	75%	£3,699,777	£11,077,147	£4,059,059	£11,431,979	£4,798,840	£5,158,121
50%	75%	-£18,670,798	-£10,342,832	-£18,266,197	-£9,943,630	-£17,433,099	-£17,028,496
10%	60%	£158,976,002	£161,279,021	£159,035,050	£161,338,069	£159,316,821	£159,375,868
15%	60%	£137,447,042	£140,901,571	£137,535,613	£140,990,142	£137,958,271	£138,046,842
20%	60%	£115,879,377	£120,524,120	£115,998,590	£120,642,216	£116,567,466	£116,686,679
25%	60%	£94,297,880	£100,109,913	£94,446,896	£100,258,929	£95,157,991	£95,307,007
30%	60%	£72,716,382	£79,690,822	£72,895,203	£79,869,642	£73,748,516	£73,927,336
35%	60%	£51,076,877	£59,271,732	£51,287,691	£59,480,354	£52,293,680	£52,504,494
40%	60%	£29,416,632	£38,821,123	£29,660,339	£39,062,054	£30,814,830	£31,055,761
45%	60%	£7,673,823	£18,343,061	£7,947,995	£18,614,108	£9,256,322	£9,530,494
50%	60%	-£14.187.960	-£2.187.404	-£13.875.332	-£1.882.769	-£12.391.338	-£12.082.883

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£253,118,408	£253,118,408	£253,118,408	£253,118,408	£253,118,408	£253,118,408
10%	71%	£209,432,528	£211,199,470	£209,504,717	£211,271,660	£209,694,015	£209,766,204
15%	71%	£187,589,589	£190,240,002	£187,697,872	£190,348,286	£187,981,818	£188,090,102
20%	71%	£165,696,058	£169,263,386	£165,841,802	£169,409,129	£166,223,980	£166,369,723
25%	71%	£143,797,610	£148,256,768	£143,979,790	£148,438,948	£144,457,511	£144,639,691
30%	71%	£121,892,360	£127,250,152	£122,113,272	£127,468,768	£122,691,044	£122,909,659
35%	71%	£99,919,401	£106,227,793	£100,177,132	£106,485,524	£100,852,968	£101,110,698
40%	71%	£77,909,335	£85,156,034	£78,207,280	£85,450,583	£78,988,568	£79,286,514
45%	71%	£55,812,652	£64,046,855	£56,152,043	£64,382,043	£57,042,013	£57,381,405
50%	71%	£33,571,799	£42,862,609	£33,954,002	£43,239,710	£34,956,236	£35,338,438
100%	71%	-£211,603,824	-£188,934,682				-£207,322,912
10%	75%	£209,213,790	£210,793,455	£209,290,209	£210,869,874	£209,447,561	£209,523,981
15%	75%	£187,261,480	£189,630,978	£187,376,110	£189,745,608	£187,612,138	£187,726,767
20%	75%	£165,254,440	£168,443,669	£165,408,726	£168,597,955	£165,726,408	£165,880,694
25%	75%	£143,245,587	£147,232,123	£143,438,444	£147,424,980	£143,835,547	£144,028,404
30%	75%	£121,222,975	£126,020,577	£121,456,835	£126,252,005	£121,938,363	£122,172,221
35%	75%	£99,138,452	£104,778,222	£99,411,288	£105,051,058	£99,973,070	£100,245,906
40%	75%	£77,006,532	£83,499,380	£77,321,939	£83,811,192	£77,971,378	£78,286,786
45%	75%	£54,784,264	£62,161,633	£55,143,546	£62,516,466	£55,883,326	£56,242,608
50%	75%	£32,413,688	£40,741,655	£32,818,290	£41,140,857	£33,651,388	£34,055,991
10%	60%	£210,060,488	£212,363,508	£210,119,536	£212,422,556	£210,401,308	£210,460,355
15%	60%	£188,531,529	£191,986,058	£188,620,100	£192,074,629	£189,042,758	£189,131,329
20%	60%	£166,963,864	£171,608,607	£167,083,077	£171,726,703	£167,651,952	£167,771,166
25%	60%	£145,382,367	£151,194,400	£145,531,383	£151,343,416	£146,242,478	£146,391,494
30%	60%	£123,800,869	£130,775,309	£123,979,690	£130,954,129	£124,833,003	£125,011,823
35%	60%	£102,161,364	£110,356,219	£102,372,178	£110,564,841	£103,378,167	£103,588,981
40%	60%	£80,501,119	£89,905,610	£80,744,826	£90,146,541	£81,899,317	£82,140,248
45%	60%	£58,758,310	£69,427,548	£59,032,482	£69,698,595	£60,340,809	£60,614,981
E00/	600/	C26 006 527	C40 007 002	C27 200 4EE	C40 204 740	000 000 440	000 004 004

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%	£305,142,948	£305,142,948	£305,142,948	£305,142,948	£305,142,948	£305,142,948
10%	71%	£261,457,069	£263,224,011	£261,529,258	£263,296,201	£261,718,556	£261,790,744
15%	71%	£239,614,129	£242,264,543	£239,722,412	£242,372,826	£240,006,358	£240,114,642
20%	71%	£217,720,599	£221,287,926	£217,866,342	£221,433,669	£218,248,520	£218,394,264
25%	71%	£195,822,150	£200,281,309	£196,004,330	£200,463,488	£196,482,052	£196,664,232
30%	71%	£173,916,900	£179,274,692	£174,137,812	£179,493,308	£174,715,584	£174,934,199
35%	71%	£151,943,941	£158,252,333	£152,201,672	£158,510,064	£152,877,508	£153,135,239
40%	71%	£129,933,876	£137,180,574	£130,231,820	£137,475,123	£131,013,109	£131,311,054
45%	71%	£107,837,192	£116,071,395	£108,176,584	£116,406,584	£109,066,554	£109,405,945
50%	71%	£85,596,340	£94,887,150	£85,978,542	£95,264,250	£86,980,776	£87,362,978
100%	71%	-£159,579,283	-£136,910,142				-£155,298,372
10%	75%	£261,238,330	£262,817,995	£261,314,749	£262,894,414	£261,472,101	£261,548,521
15%	75%	£239,286,020	£241,655,518	£239,400,650	£241,770,148	£239,636,678	£239,751,307
20%	75%	£217,278,981	£220,468,210	£217,433,266	£220,622,495	£217,750,949	£217,905,234
25%	75%	£195,270,127	£199,256,663	£195,462,984	£199,449,520	£195,860,087	£196,052,944
30%	75%	£173,247,515	£178,045,118	£173,481,375	£178,276,545	£173,962,903	£174,196,762
35%	75%	£151,162,992	£156,802,763	£151,435,828	£157,075,598	£151,997,610	£152,270,446
40%	75%	£129,031,073	£135,523,921	£129,346,479	£135,835,733	£129,995,919	£130,311,326
45%	75%	£106,808,804	£114,186,174	£107,168,086	£114,541,007	£107,907,867	£108,267,148
50%	75%	£84,438,229	£92,766,195	£84,842,831	£93,165,397	£85,675,929	£86,080,531
10%	60%	£262,085,029	£264,388,048	£262,144,077	£264,447,096	£262,425,849	£262,484,896
15%	60%	£240,556,070	£244,010,598	£240,644,641	£244,099,169	£241,067,298	£241,155,869
20%	60%	£218,988,404	£223,633,148	£219,107,617	£223,751,244	£219,676,493	£219,795,706
25%	60%	£197,406,907	£203,218,940	£197,555,923	£203,367,956	£198,267,018	£198,416,034
30%	60%	£175,825,409	£182,799,850	£176,004,230	£182,978,669	£176,857,543	£177,036,363
35%	60%	£154,185,904	£162,380,759	£154,396,718	£162,589,382	£155,402,707	£155,613,522
40%	60%	£132,525,659	£141,930,150	£132,769,367	£142,171,082	£133,923,857	£134,164,789
45%	60%	£110,782,851	£121,452,088	£111,057,022	£121,723,135	£112,365,349	£112,639,521
E00/	600/	000 004 007	0400 004 000	000 000 005	0404 000 000	200 747 200	CO4 00C 444

£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%	£200,455,620	£200,455,620	£200,455,620	£200,455,620	£200,455,620	£200,455,620
10%	71%	£156,769,741	£158,536,683	£156,841,930	£158,608,873	£157,031,228	£157,103,417
15%	71%	£134,926,802	£137,577,215	£135,035,084	£137,685,499	£135,319,031	£135,427,314
20%	71%	£113,033,271	£116,600,598	£113,179,015	£116,746,342	£113,561,193	£113,706,936
25%	71%	£91,134,823	£95,593,981	£91,317,003	£95,776,161	£91,794,724	£91,976,904
30%	71%	£69,229,573	£74,587,365	£69,450,485	£74,805,981	£70,028,257	£70,246,872
35%	71%	£47,256,614	£53,565,006	£47,514,345	£53,822,737	£48,190,180	£48,447,911
40%	71%	£25,246,548	£32,493,247	£25,544,492	£32,787,795	£26,325,781	£26,623,727
45%	71%	£3,149,865	£11,384,067	£3,489,256	£11,719,256	£4,379,226	£4,718,617
50%	71%	-£19,090,988	-£9,800,178	-£18,708,785	-£9,423,077	-£17,706,552	-£17,324,349
100%	71%						
10%	75%	£156,551,003	£158,130,668	£156,627,422	£158,207,087	£156,784,774	£156,861,194
15%	75%	£134,598,693	£136,968,191	£134,713,323	£137,082,821	£134,949,351	£135,063,979
20%	75%	£112,591,653	£115,780,882	£112,745,938	£115,935,167	£113,063,621	£113,217,906
25%	75%	£90,582,800	£94,569,336	£90,775,657	£94,762,193	£91,172,760	£91,365,616
30%	75%	£68,560,188	£73,357,790	£68,794,047	£73,589,218	£69,275,575	£69,509,434
35%	75%	£46,475,665	£52,115,435	£46,748,501	£52,388,271	£47,310,283	£47,583,119
40%	75%	£24,343,745	£30,836,593	£24,659,151	£31,148,405	£25,308,591	£25,623,999
45%	75%	£2,121,477	£9,498,846	£2,480,758	£9,853,679	£3,220,539	£3,579,821
50%	75%	-£20,249,099	-£11,921,133	-£19,844,497	-£11,521,930	-£19,011,399	-£18,606,796
10%	60%	£157,397,701	£159,700,721	£157,456,749	£159,759,769	£157,738,521	£157,797,568
15%	60%	£135,868,742	£139,323,271	£135,957,313	£139,411,842	£136,379,971	£136,468,542
20%	60%	£114,301,076	£118,945,820	£114,420,290	£119,063,916	£114,989,165	£115,108,378
25%	60%	£92,719,580	£98,531,612	£92,868,595	£98,680,628	£93,579,691	£93,728,706
30%	60%	£71,138,082	£78,112,522	£71,316,902	£78,291,342	£72,170,216	£72,349,036
35%	60%	£49,498,577	£57,693,432	£49,709,390	£57,902,054	£50,715,380	£50,926,194
40%	60%	£27,838,331	£37,242,823	£28,082,039	£37,483,754	£29,236,530	£29,477,461
45%	60%	£6,095,523	£16,764,761	£6,369,695	£17,035,807	£7,678,021	£7,952,193
50%	60%	-£15.766.260	-£3,765,704	-£15 453 633	-£3.461.069	-£13.969.638	-£13 661 184

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%	£272,043,169	£272,043,169	£272,043,169	£272,043,169	£272,043,169	£272,043,169
10%	71%	£228,357,290	£230,124,232	£228,429,479	£230,196,422	£228,618,777	£228,690,965
15%	71%	£206.514.350	£209.164.764	£206.622.633	£209.273.047	£206,906,579	£207.014.863
20%	71%	£184,620,820	£188,188,147	£184,766,563	£188,333,890	£185,148,741	£185,294,485
25%	71%	£162,722,372	£167,181,530	£162,904,551	£167,363,710	£163,382,273	£163,564,453
30%	71%	£140,817,121	£146,174,913	£141,038,033	£146,393,530	£141,615,805	£141,834,421
35%	71%	£118.844.163	£125,152,555	£119.101.893	£125,410,285	£119,777,729	£120,035,460
40%	71%	£96,834,097	£104,080,795	£97,132,041	£104,375,344	£97,913,330	£98,211,275
45%	71%	£74.737.413	£82.971.616	£75.076.805	£83.306.805	£75,966,775	£76,306,166
50%	71%	£52,496,561	£61,787,371	£52,878,763	£62,164,472	£53,880,997	£54,263,199
100%	71%	-£192.679.062	-£170.009.921		-£169.083.769	-£189.324.301	
10%	75%	£228,138,551	£229,718,216	£228,214,971	£229,794,636	£228,372,322	£228,448,742
15%	75%	£206.186.242	£208,555,739	£206.300.871	£208.670.369	£206,536,899	£206.651.528
20%	75%	£184,179,202	£187,368,431	£184,333,487	£187,522,716	£184,651,170	£184,805,455
25%	75%	£162.170.349	£166,156,884	£162.363.205	£166.349.741	£162,760,308	£162,953,165
30%	75%	£140.147.736	£144,945,339	£140.381.596	£145,176,766	£140.863.124	£141.096.983
35%	75%	£118.063.213	£123,702,984	£118.336.049	£123.975.820	£118.897.832	£119,170,667
40%	75%	£95.931.294	£102,424,142	£96,246,700	£102.735.954	£96,896,140	£97.211.547
45%	75%	£73,709,026	£81.086.395	£74.068.307	£81.441.228	£74.808.088	£75,167,369
50%	75%	£51,338,450	£59,666,416	£51.743.052	£60.065.618	£52.576.150	£52,980,752
10%	60%	£228.985.250	£231,288,269	£229.044.298	£231.347.317	£229.326.070	£229.385.117
15%	60%	£207,456,291	£210.910.819	£207 544 862	£210 999 391	£207.967.519	£208.056.091
20%	60%	£185.888.625	£190.533.369	£186.007.838	£190.651.465	£186.576.714	£186,695,927
25%	60%	£164,307,128	£170.119.161	£164,456,144	£170.268.177	£165,167,239	£165,316,255
30%	60%	£142.725.630	£149.700.071	£142.904.451	£149.878.890	£143.757.765	£143.936.584
35%	60%	£121.086.125	£129.280.980	£121,296,939	£129.489.603	£122.302.928	£122,513,743
40%	60%	£99.425.880	£108.830.372	£99,669,588	£109.071.303	£100.824.079	£101,065,010
45%	60%	£77 683 072	£88 352 309	£77.957.244	£88 623 356	£79 265 570	£79,539,742
F09/	60%	CEE 024 200	667 921 944	CEC 122 016	E69 126 470	CE7 C17 O11	£67 026 265

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%	£305,142,948	£305,142,948	£305,142,948	£305,142,948	£305,142,948	£305,142,948
10%	71%	£261,457,069	£263,224,011	£261,529,258	£263,296,201	£261,718,556	£261,790,744
15%	71%	£239,614,129	£242,264,543	£239,722,412	£242,372,826	£240,006,358	£240,114,642
20%	71%	£217,720,599	£221,287,926	£217,866,342	£221,433,669	£218,248,520	£218,394,264
25%	71%	£195,822,150	£200,281,309	£196,004,330	£200,463,488	£196,482,052	£196,664,232
30%	71%	£173,916,900	£179,274,692	£174,137,812	£179,493,308	£174,715,584	£174,934,199
35%	71%	£151,943,941	£158,252,333	£152,201,672	£158,510,064	£152,877,508	£153,135,239
40%	71%	£129,933,876	£137,180,574	£130,231,820	£137,475,123	£131,013,109	£131,311,054
45%	71%	£107,837,192	£116,071,395	£108,176,584	£116,406,584	£109,066,554	£109,405,945
50%	71%	£85.596.340	£94.887.150	£85.978.542	£95.264.250	£86,980,776	£87.362.978
100%	71%		-£136,910,142				-£155,298,372
10%	75%	£261.238.330	£262.817.995	£261.314.749	£262.894.414	£261,472,101	£261,548,521
15%	75%	£239,286,020	£241,655,518	£239,400,650	£241,770,148	£239,636,678	£239,751,307
20%	75%	£217,278,981	£220,468,210	£217.433.266	£220.622.495	£217,750,949	£217,905,234
25%	75%	£195,270,127	£199,256,663	£195,462,984	£199,449,520	£195,860,087	£196,052,944
30%	75%	£173.247.515	£178.045.118	£173.481.375	£178.276.545	£173,962,903	£174,196,762
35%	75%	£151.162.992	£156,802,763	£151.435.828	£157.075.598	£151,997,610	£152,270,446
40%	75%	£129.031.073	£135,523,921	£129.346.479	£135.835.733	£129,995,919	£130.311.326
45%	75%	£106.808.804	£114.186.174	£107.168.086	£114.541.007	£107.907.867	£108.267.148
50%	75%	£84,438,229	£92.766.195	£84.842.831	£93,165,397	£85,675,929	£86,080,531
10%	60%	£262.085.029	£264.388.048	£262.144.077	£264.447.096	£262,425,849	£262,484,896
15%	60%	£240.556.070	£244.010.598	£240.644.641	£244.099.169	£241.067.298	£241,155,869
20%	60%	£218.988.404	£223.633.148	£219,107,617	£223,751,244	£219.676.493	£219,795,706
25%	60%	£197,406,907	£203,218,940	£197.555.923	£203.367.956	£198,267,018	£198,416,034
30%	60%	£175.825.409	£182.799.850	£176,004,230	£182.978.669	£176.857.543	£177.036.363
35%	60%	£154.185.904	£162.380.759	£154,396,718	£162,589,382	£155,402,707	£155.613.522
40%	60%	£132 525 659	£141 930 150	£132 769 367	£142 171 082	£133 923 857	£134,164,789
45%	60%	£110.782.851	£121 452 088	£111.057.022	£121.723.135	£112.365.349	£112 639 521
F09/	60%	699 021 067	£100 021 622	E90 222 E0E	£101 22£ 2£9	600 717 600	£01 026 144

£13,474,000

SR and LLR

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£170,617,979	£170,617,979	£170,617,979	£170,617,979	£170,617,979	£170,617,979
10%	71%	£143,266,593	£145,137,604	£143,343,033	£145,214,045	£143,531,891	£143,608,332
15%	71%	£129,517,944	£132,337,459	£129,634,267	£132,452,120	£129,921,659	£130,037,982
20%	71%	£115,675,868	£119,490,306	£115,833,359	£119,645,403	£116,222,466	£116,379,957
25%	71%	£101,703,324	£106,569,575	£101,903,408	£106,766,440	£102,397,747	£102,597,830
30%	71%	£87,664,517	£93,541,399	£87,904,619	£93,781,500	£88,497,825	£88,737,926
35%	71%	£73,510,612	£80,479,111	£73,795,312	£80,762,192	£74,498,704	£74,783,403
40%	71%	£59,248,122	£67,307,374	£59,578,813	£67,632,744	£60,395,839	£60,726,530
45%	71%	£44,834,987	£54,043,738	£45,213,100	£54,415,766	£46,147,287	£46,525,399
50%	71%	£30,214,738	£40,649,695	£30,648,719	£41,069,821	£31,710,176	£32,137,173
100%	71%	-£126,014,425	-£103,345,284	-£125,088,274	-£102,419,132	-£122,800,075	-£121,873,923
10%	75%	£143,034,971	£144,707,674	£143,115,891	£144,788,595	£143,272,150	£143,353,071
15%	75%	£129,165,474	£131,692,566	£129,288,614	£131,813,945	£129,526,400	£129,649,540
20%	75%	£115,198,652	£118,617,983	£115,365,374	£118,782,170	£115,687,317	£115,854,039
25%	75%	£101,097,048	£105,462,337	£101,308,859	£105,670,739	£101,717,870	£101,929,681
30%	75%	£86,936,988	£92,190,982	£87,191,160	£92,445,155	£87,681,973	£87,936,146
35%	75%	£72,647,945	£78,877,857	£72,949,330	£79,179,242	£73,531,310	£73,832,694
40%	75%	£58,246,091	£65,477,369	£58,596,164	£65,821,809	£59,272,163	£59,622,236
45%	75%	£43,689,267	£51,951,312	£44,089,540	£52,345,144	£44,862,476	£45,262,750
50%	75%	£28,899,735	£38,278,106	£29,359,149	£38,730,129	£30,246,289	£30,705,704
10%	60%	£143,931,538	£146,360,313	£143,994,064	£146,422,004	£144,277,326	£144,339,852
15%	60%	£130,528,361	£134,186,352	£130,622,150	£134,280,141	£131,047,043	£131,140,831
20%	60%	£117,043,210	£121,991,232	£117,170,074	£122,118,096	£117,744,810	£117,871,674
25%	60%	£103,443,829	£109,741,627	£103,607,490	£109,900,207	£104,348,934	£104,512,595
30%	60%	£89,753,124	£97,413,006	£89,949,518	£97,609,400	£90,839,251	£91,035,644
35%	60%	£75,987,173	£84,998,948	£76,220,046	£85,228,075	£77,275,044	£77,507,917
40%	60%	£62,124,767	£72,553,943	£62,395,261	£72,820,085	£63,620,692	£63,891,186
45%	60%	£48,124,142	£60,038,026	£48,433,425	£60,337,436	£49,834,582	£50,143,865
50%	60%	£33.942.606	£47.410.575	£34.291.874	£47.748.693	£35.874.178	£36,223,447

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%	-£274,670,526	-£274,670,526				
10%	71%		-£300,150,901	-£301,945,472	-£300,074,460	-£301,756,614	
15%	71%		-£312,951,046				
20%	71%	-£329,612,637	-£325,798,199	-£329,455,146	-£325,643,102	-£329,066,039	-£328,908,548
25%	71%		-£338,718,930	-£343,385,098			
30%	71%	-£357,623,988	-£351,747,106			-£356,790,680	-£356,550,579
35%	71%		-£364,809,394				
40%	71%	-£386,040,383	-£377,981,131			-£384,892,666	
45%	71%		-£391,244,767				
50%	71%	-£415,073,767	-£404,638,810			-£413,578,330	-£413,151,332
100%	71%		-£548,633,789				
10%	75%	-£302,253,534	-£300,580,831	-£302,172,614	-£300,499,910		-£301,935,434
15%	75%		-£313,595,940				-£315,638,965
20%	75%	-£330,089,853	-£326,670,522	-£329,923,131	-£326,506,335	-£329,601,188	-£329,434,466
25%	75%	-£344,191,457	-£339,826,168	-£343,979,646	-£339,617,766	-£343,570,635	-£343,358,824
30%	75%		-£353,097,523				
35%	75%	-£372,640,560	-£366,410,648		-£366,109,263	-£371,757,195	-£371,455,811
40%	75%	-£387,042,414	-£379,811,136	-£386,692,341	-£379,466,696		
45%	75%	-£401,599,239	-£393,337,193	-£401,198,965	-£392,943,361	-£400,426,029	-£400,025,755
50%	75%		-£407,010,399	-£415,929,356			
10%	60%	-£301,356,967	-£298,928,192	-£301,294,441		-£301,011,179	-£300,948,654
15%	60%		-£311,102,153				
20%	60%	-£328,245,295	-£323,297,273	-£328,118,431	-£323,170,409	-£327,543,695	-£327,416,831
25%	60%		-£335,546,878				
30%	60%		-£347,875,500	-£355,338,987	-£347,679,105	-£354,449,255	-£354,252,861
35%	60%		-£360,289,557				
40%	60%	-£383,163,738	-£372,734,562	-£382,893,245	-£372,468,420		-£381,397,319
45%	60%		-£385,250,479				
50%	60%		-£397.877.930			-£409 414 327	

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

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

409 459 509

LAR and SO at council Income thresholds

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

£90,000,000

£72,325,000

£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 LI
0%	71%	£33.944.094	£33.944.094	£33.944.094	£33.944.094	£33.944.094	£33,944,094
10%	71%	£6.592.708	£8.463.719	£6,669,148	£8.540.160	£6.858.006	£6,934,447
15%	71%	-£7,155,941	-£4,336,426	-£7,039,619	-£4,221,766	-£6,752,226	-£6,635,903
20%	71%	-£20,998,017	-£17,183,579	-£20,840,526	-£17,028,482	-£20,451,420	-£20,293,928
25%	71%	-£34,970,561	-£30,104,310	-£34,770,478	-£29,907,445	-£34,276,139	-£34,076,055
30%	71%	-£49,009,368	-£43,132,486	-£48,769,267	-£42,892,385	-£48,176,060	-£47,935,959
35%	71%	-£63,163,273	-£56,194,774	-£62,878,574	-£55,911,693	-£62,175,181	-£61,890,482
40%	71%		-£69,366,511	-£77,095,072	-£69,041,142		
45%	71%		-£82,630,147		-£82,258,119		
50%	71%	-£106,459,147	-£96,024,190		-£95,604,065	-£104,963,710	-£104,536,710
100%	71%		-£240,019,169			-£259,473,961	
10%	75%	£6,361,085	£8,033,789	£6,442,006	£8,114,710	£6,598,265	£6,679,185
15%	75%	-£7,508,411	-£4,981,320	-£7,385,271	-£4,859,940	-£7,147,485	-£7,024,345
20%	75%	-£21,475,233	-£18,055,902	-£21,308,511	-£17,891,715	-£20,986,568	-£20,819,846
25%	75%	-£35,576,837	-£31,211,548	-£35,365,026	-£31,003,146	-£34,956,015	-£34,744,204
30%	75%	-£49,736,897	-£44,482,903	-£49,482,725	-£44,228,730	-£48,991,912	-£48,737,739
35%	75%	-£64,025,940	-£57,796,028	-£63,724,555	-£57,494,643	-£63,142,575	-£62,841,191
40%	75%	-£78,427,794	-£71,196,516	-£78,077,721	-£70,852,077	-£77,401,722	-£77,051,649
45%	75%	-£92,984,619	-£84,722,573	-£92,584,345	-£84,328,742	-£91,811,409	-£91,411,135
50%	75%		-£98,395,779				
10%	60%	£7,257,653	£9,686,428	£7,320,178	£9,748,118	£7,603,441	£7,665,966
15%	60%	-£6,145,524	-£2,487,533	-£6,051,736	-£2,393,744	-£5,626,842	-£5,533,054
20%	60%	-£19,630,675	-£14,682,654	-£19,503,811	-£14,555,790	-£18,929,075	-£18,802,211
25%	60%	-£33,230,056	-£26,932,258	-£33,066,395	-£26,773,678	-£32,324,952	-£32,161,290
30%	60%	-£46,920,761	-£39,260,880	-£46,724,367	-£39,064,485	-£45,834,635	-£45,638,241
35%	60%	-£60,686,713	-£51,674,937	-£60,453,839	-£51,445,811	-£59,398,841	-£59,165,968
40%	60%		-£64,119,942		-£63,853,800	-£73,053,193	-£72,782,699
45%	60%		-£76,635,859				
50%	60%		-£89 263 310				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£85,028,581	£85,028,581	£85,028,581	£85,028,581	£85,028,581	£85,028,581
10%	71%	£57,677,195	£59,548,206	£57,753,635	£59,624,646	£57,942,493	£58,018,934
15%	71%	£43,928,545	£46,748,061	£44,044,868	£46,862,721	£44,332,261	£44,448,584
20%	71%	£30,086,469	£33,900,908	£30,243,961	£34,056,005	£30,633,067	£30,790,559
25%	71%	£16,113,926	£20,980,176	£16,314,009	£21,177,041	£16,808,348	£17,008,432
30%	71%	£2,075,119	£7,952,001	£2,315,220	£8,192,102	£2,908,426	£3,148,528
35%	71%	-£12,078,786	-£5,110,287	-£11,794,087	-£4,827,206	-£11,090,694	-£10,805,995
40%	71%	-£26,341,277	-£18,282,025	-£26,010,585	-£17,956,655	-£25,193,560	-£24,862,868
45%	71%	-£40,754,411	-£31,545,661	-£40,376,298	-£31,173,632	-£39,442,112	-£39,063,999
50%	71%	-£55,374,660	-£44,939,703	-£54,940,680	-£44,519,578	-£53,879,223	-£53,452,226
100%	71%	-£211,603,824	-£188,934,682			-£208,389,474	
10%	75%	£57,445,572	£59,118,276	£57,526,493	£59,199,196	£57,682,752	£57,763,672
15%	75%	£43,576,076	£46,103,167	£43,699,216	£46,224,547	£43,937,002	£44,060,142
20%	75%	£29,609,254	£33,028,585	£29,775,976	£33,192,772	£30,097,918	£30,264,640
25%	75%	£15,507,650	£19,872,939	£15,719,461	£20,081,341	£16,128,472	£16,340,283
30%	75%	£1,347,589	£6,601,584	£1,601,762	£6,855,757	£2,092,575	£2,346,748
35%	75%	-£12,941,453	-£6,711,541	-£12,640,068	-£6,410,156	-£12,058,088	-£11,756,704
40%	75%	-£27,343,307	-£20,112,029	-£26,993,234	-£19,767,590	-£26,317,235	-£25,967,162
45%	75%	-£41,900,132	-£33,638,086	-£41,499,858	-£33,244,255	-£40,726,922	-£40,326,648
50%	75%	-£56,689,664	-£47,311,292	-£56,230,249	-£46,859,270	-£55,343,110	-£54,883,694
10%	60%	£58,342,140	£60,770,915	£58,404,665	£60,832,605	£58,687,928	£58,750,453
15%	60%	£44,938,963	£48,596,954	£45,032,751	£48,690,742	£45,457,644	£45,551,433
20%	60%	£31,453,812	£36,401,833	£31,580,676	£36,528,697	£32,155,412	£32,282,276
25%	60%	£17,854,430	£24,152,229	£18,018,092	£24,310,809	£18,759,535	£18,923,197
30%	60%	£4,163,726	£11,823,607	£4,360,120	£12,020,001	£5,249,852	£5,446,245
35%	60%	-£9,602,226	-£590,450	-£9,369,352	-£361,324	-£8,314,354	-£8,081,481
40%	60%	-£23,464,632	-£13,035,455	-£23,194,138	-£12,769,314	-£21,968,706	-£21,698,213
45%	60%	-£37,465,256	-£25,551,372	-£37,155,973	-£25,251,962	-£35,754,817	-£35,445,533
50%	60%	-£51.646.792	-£38.178.823	-£51,297,524	-£37.840.705	-£49.715.220	-£49.365.952

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%	£137,053,121	£137,053,121	£137,053,121	£137,053,121	£137,053,121	£137,053,121
10%	71%	£109,701,735	£111,572,746	£109,778,175	£111,649,187	£109,967,033	£110,043,474
15%	71%	£95,953,086	£98,772,601	£96,069,409	£98,887,262	£96,356,801	£96,473,124
20%	71%	£82,111,010	£85,925,448	£82,268,501	£86,080,545	£82,657,608	£82,815,099
25%	71%	£68,138,466	£73,004,717	£68,338,550	£73,201,582	£68,832,889	£69,032,972
30%	71%	£54,099,659	£59,976,541	£54,339,761	£60,216,642	£54,932,967	£55,173,068
35%	71%	£39,945,754	£46,914,253	£40,230,454	£47,197,334	£40,933,846	£41,218,545
40%	71%	£25,683,264	£33,742,516	£26,013,955	£34,067,886	£26,830,981	£27,161,672
45%	71%	£11,270,129	£20,478,880	£11,648,242	£20,850,908	£12,582,429	£12,960,541
50%	71%	-£3,350,120	£7,084,837	-£2,916,139	£7,504,963	-£1,854,682	-£1,427,685
100%	71%		-£136,910,142				-£155,438,781
10%	75%	£109,470,113	£111,142,816	£109,551,033	£111,223,737	£109,707,292	£109,788,213
15%	75%	£95,600,616	£98,127,708	£95,723,756	£98,249,087	£95,961,542	£96,084,682
20%	75%	£81,633,794	£85,053,125	£81,800,516	£85,217,312	£82,122,459	£82,289,181
25%	75%	£67,532,190	£71,897,479	£67,744,001	£72,105,881	£68,153,013	£68,364,823
30%	75%	£53,372,130	£58,626,124	£53,626,302	£58,880,297	£54,117,115	£54,371,288
35%	75%	£39,083,087	£45,312,999	£39,384,472	£45,614,384	£39,966,452	£40,267,836
40%	75%	£24,681,233	£31,912,511	£25,031,306	£32,256,951	£25,707,305	£26,057,378
45%	75%	£10,124,409	£18,386,454	£10,524,682	£18,780,286	£11,297,618	£11,697,892
50%	75%	-£4,665,123	£4,713,248	-£4,205,709	£5,165,271	-£3,318,569	-£2,859,154
10%	60%	£110,366,680	£112,795,455	£110,429,206	£112,857,146	£110,712,468	£110,774,994
15%	60%	£96,963,503	£100,621,494	£97,057,292	£100,715,283	£97,482,185	£97,575,973
20%	60%	£83,478,352	£88,426,374	£83,605,216	£88,553,238	£84,179,952	£84,306,816
25%	60%	£69,878,971	£76,176,769	£70,042,632	£76,335,349	£70,784,076	£70,947,737
30%	60%	£56,188,266	£63,848,148	£56,384,660	£64,044,542	£57,274,393	£57,470,786
35%	60%	£42,422,315	£51,434,090	£42,655,188	£51,663,217	£43,710,186	£43,943,059
40%	60%	£28,559,909	£38,989,085	£28,830,403	£39,255,227	£30,055,834	£30,326,328
45%	60%	£14,559,284	£26,473,169	£14,868,567	£26,772,578	£16,269,724	£16,579,007
EON/	000/	C277 740	C42 04E 747	C707.046	C4.4.402.02E	CO 200 220	CO 650 500

£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%	£32,365,794	£32,365,794	£32,365,794	£32,365,794	£32,365,794	£32,365,794
10%	71%	£5,014,408	£6,885,418	£5,090,848	£6,961,859	£5,279,706	£5,356,146
15%	71%	-£8,734,242	-£5,914,726	-£8,617,919	-£5,800,066	-£8,330,526	-£8,214,203
20%	71%	-£22,576,318	-£18,761,880	-£22,418,827	-£18,606,782	-£22,029,720	-£21,872,229
25%	71%	-£36,548,862	-£31,682,611	-£36,348,778	-£31,485,746	-£35,854,439	-£35,654,355
30%	71%	-£50,587,668	-£44,710,786	-£50,347,567	-£44,470,685	-£49,754,361	-£49,514,260
35%	71%	-£64,741,573	-£57,773,074	-£64,456,874	-£57,489,994	-£63,753,482	-£63,468,782
40%	71%	-£79,004,064	-£70,944,812	-£78,673,372	-£70,619,442	-£77,856,347	-£77,525,655
45%	71%		-£84,208,448				-£91,726,786
50%	71%	-£108,037,447	-£97,602,490	-£107,603,467	-£97,182,365	-£106,542,010	-£106,115,013
100%	71%		-£241,597,470				-£260,126,109
10%	75%	£4,782,785	£6,455,489	£4,863,706	£6,536,409	£5,019,965	£5,100,885
15%	75%	-£9,086,711	-£6,559,620	-£8,963,572	-£6,438,240	-£8,725,785	-£8,602,645
20%	75%	-£23,053,533	-£19,634,203	-£22,886,811	-£19,470,015	-£22,564,869	-£22,398,147
25%	75%	-£37,155,137	-£32,789,849	-£36,943,327	-£32,581,446	-£36,534,315	-£36,322,504
30%	75%	-£51,315,198	-£46,061,203	-£51,061,025	-£45,807,031	-£50,570,212	-£50,316,040
35%	75%	-£65,604,241	-£59,374,328	-£65,302,855	-£59,072,943	-£64,720,875	-£64,419,491
40%	75%		-£72,774,816	-£79,656,021	-£72,430,377		-£78,629,949
45%	75%		-£86,300,874				-£92,989,436
50%	75%	-£109,352,451	-£99,974,079	-£108,893,036		-£108,005,897	-£107,546,481
10%	60%	£5,679,353	£8,108,128	£5,741,878	£8,169,818	£6,025,141	£6,087,666
15%	60%	-£7,723,824	-£4,065,833	-£7,630,036	-£3,972,045	-£7,205,143	-£7,111,355
20%	60%	-£21,208,976	-£16,260,954	-£21,082,112	-£16,134,090	-£20,507,376	-£20,380,512
25%	60%	-£34,808,357	-£28,510,559	-£34,644,695	-£28,351,979	-£33,903,252	-£33,739,590
30%	60%	-£48,499,061	-£40,839,180	-£48,302,667	-£40,642,786	-£47,412,935	-£47,216,542
35%	60%	-£62,265,013	-£53,253,238	-£62,032,139	-£53,024,111	-£60,977,142	-£60,744,268
40%	60%	-£76,127,419	-£65,698,242		-£65,432,101	-£74,631,494	-£74,361,000
45%	60%		-£78,214,159		-£77,914,750	-£88,417,604	-£88,108,320
50%	60%		-£90,841,611				-£102,028,739

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%	£103,953,342	£103,953,342	£103,953,342	£103,953,342	£103,953,342	£103,953,342
10%	71%	£76,601,957	£78,472,967	£76,678,396	£78,549,408	£76,867,254	£76,943,695
15%	71%	£62,853,307	£65,672,822	£62,969,630	£65,787,483	£63,257,022	£63,373,345
20%	71%	£49,011,231	£52,825,669	£49,168,722	£52,980,766	£49,557,829	£49,715,320
25%	71%	£35,038,687	£39,904,938	£35,238,771	£40,101,803	£35,733,110	£35,933,193
30%	71%	£20,999,881	£26,876,762	£21,239,982	£27,116,864	£21,833,188	£22,073,289
35%	71%	£6,845,976	£13,814,474	£7,130,675	£14,097,555	£7,834,067	£8,118,766
40%	71%	-£7,416,515	£642,737	-£7,085,823	£968,107	-£6,268,798	-£5,938,106
45%	71%	-£21,829,650	-£12,620,899	-£21,451,537	-£12,248,871	-£20,517,350	-£20,139,238
50%	71%	-£36,449,899	-£26,014,942	-£36,015,918	-£25,594,816	-£34,954,461	-£34,527,464
100%	71%	-£192,679,062	-£170,009,921	-£191,752,911		-£189,464,712	-£188,538,560
10%	75%	£76,370,334	£78,043,037	£76,451,254	£78,123,958	£76,607,513	£76,688,434
15%	75%	£62,500,837	£65,027,929	£62,623,977	£65,149,308	£62,861,764	£62,984,903
20%	75%	£48,534,015	£51,953,346	£48,700,737	£52,117,533	£49,022,680	£49,189,402
25%	75%	£34,432,411	£38,797,700	£34,644,222	£39,006,103	£35,053,234	£35,265,044
30%	75%	£20,272,351	£25,526,346	£20,526,523	£25,780,518	£21,017,337	£21,271,509
35%	75%	£5,983,308	£12,213,220	£6,284,693	£12,514,605	£6,866,673	£7,168,058
40%	75%	-£8,418,545	-£1,187,268	-£8,068,473	-£842,828	-£7,392,474	-£7,042,401
45%	75%	-£22,975,370	-£14,713,325	-£22,575,096	-£14,319,493	-£21,802,161	-£21,401,887
50%	75%	-£37,764,902	-£28,386,530	-£37,305,488	-£27,934,508	-£36,418,348	-£35,958,933
10%	60%	£77,266,901	£79,695,677	£77,329,427	£79,757,367	£77,612,689	£77,675,215
15%	60%	£63,863,724	£67,521,716	£63,957,513	£67,615,504	£64,382,406	£64,476,194
20%	60%	£50,378,573	£55,326,595	£50,505,437	£55,453,459	£51,080,173	£51,207,037
25%	60%	£36,779,192	£43,076,990	£36,942,854	£43,235,570	£37,684,297	£37,847,958
30%	60%	£23,088,487	£30,748,369	£23,284,882	£30,944,763	£24,174,614	£24,371,007
35%	60%	£9,322,536	£18,334,311	£9,555,409	£18,563,438	£10,610,407	£10,843,281
40%	60%	-£4,539,870	£5,889,306	-£4,269,376	£6,155,448	-£3,043,945	-£2,773,451
45%	60%	-£18,540,495	-£6,626,610	-£18,231,212	-£6,327,201	-£16,830,055	-£16,520,771
50%	60%	-£32,722,031	-£19,254,062	-£32,372,763	-£18,915,944	-£30,790,459	-£30,441,190

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%	£137,053,121	£137,053,121	£137,053,121	£137,053,121	£137,053,121	£137,053,121
10%	71%	£109,701,735	£111,572,746	£109,778,175	£111,649,187	£109,967,033	£110,043,474
15%	71%	£95,953,086	£98,772,601	£96,069,409	£98,887,262	£96,356,801	£96,473,124
20%	71%	£82,111,010	£85,925,448	£82,268,501	£86,080,545	£82,657,608	£82,815,099
25%	71%	£68,138,466	£73,004,717	£68,338,550	£73,201,582	£68,832,889	£69,032,972
30%	71%	£54,099,659	£59,976,541	£54,339,761	£60,216,642	£54,932,967	£55,173,068
35%	71%	£39,945,754	£46,914,253	£40,230,454	£47,197,334	£40,933,846	£41,218,545
40%	71%	£25,683,264	£33,742,516	£26,013,955	£34,067,886	£26,830,981	£27,161,672
45%	71%	£11,270,129	£20,478,880	£11,648,242	£20,850,908	£12,582,429	£12,960,541
50%	71%	-£3,350,120	£7,084,837	-£2,916,139	£7,504,963	-£1,854,682	-£1,427,685
100%	71%	-£159,579,283	-£136,910,142	-£158,653,132	-£135,983,990	-£156,364,933	-£155,438,781
10%	75%	£109,470,113	£111,142,816	£109,551,033	£111,223,737	£109,707,292	£109,788,213
15%	75%	£95,600,616	£98,127,708	£95,723,756	£98,249,087	£95,961,542	£96,084,682
20%	75%	£81,633,794	£85,053,125	£81,800,516	£85,217,312	£82,122,459	£82,289,181
25%	75%	£67,532,190	£71,897,479	£67,744,001	£72,105,881	£68,153,013	£68,364,823
30%	75%	£53,372,130	£58,626,124	£53,626,302	£58,880,297	£54,117,115	£54,371,288
35%	75%	£39,083,087	£45,312,999	£39,384,472	£45,614,384	£39,966,452	£40,267,836
40%	75%	£24.681.233	£31.912.511	£25.031.306	£32.256.951	£25,707,305	£26.057.378
45%	75%	£10,124,409	£18,386,454	£10,524,682	£18,780,286	£11,297,618	£11,697,892
50%	75%	-£4.665.123	£4.713.248	-£4,205,709	£5.165.271	-£3.318.569	-£2,859,154
10%	60%	£110.366.680	£112.795.455	£110.429.206	£112.857.146	£110.712.468	£110,774,994
15%	60%	£96,963,503	£100,621,494	£97,057,292	£100,715,283	£97,482,185	£97,575,973
20%	60%	£83,478,352	£88,426,374	£83.605.216	£88.553.238	£84.179.952	£84,306,816
25%	60%	£69,878,971	£76,176,769	£70,042,632	£76,335,349	£70,784,076	£70,947,737
30%	60%	£56.188.266	£63.848.148	£56.384.660	£64.044.542	£57,274,393	£57,470,786
35%	60%	£42.422.315	£51,434,090	£42.655.188	£51,663,217	£43.710.186	£43,943,059
40%	60%	£28,559,909	£38.989.085	£28.830.403	£39,255,227	£30.055.834	£30.326.328
45%	60%	£14.559.284	£26,473,169	£14.868.567	£26,772,578	£16,269,724	£16,579,007
50%	60%	£377 748	£13.845.717	£727.016	£14 183 835	£2 309 320	£2,658,580

£13,474,000

	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%	£113,632,406	£113,632,406	£113,632,406	£113,632,406	£113,632,406	£113,632,406
10%	71%	£91,375,255	£93,340,249	£91,456,598	£93,420,283	£91,657,567	£91,738,909
15%	71%	£80,150,882	£83,137,381	£80,272,895	£83,259,394	£80,574,349	£80,696,364
20%	71%	£68,886,300	£72,908,506	£69,051,646	£73,071,191	£69,460,158	£69,625,505
25%	71%	£57,551,102	£62,610,008	£57,757,784	£62,816,691	£58,268,425	£58,475,107
30%	71%	£46,095,766	£52,265,740	£46,347,841	£52,517,815	£46,970,631	£47,222,706
35%	71%	£34,526,000	£41,835,842	£34,824,898	£42,129,930	£35,563,370	£35,862,268
40%	71%	£22.803.898	£31.293.517	£23,153,723	£31.635.115	£24.011.495	£24,358,679
45%	71%	£10.849.983	£20.617.862	£11.253.446	£21.014.832	£12.250.263	£12,653,726
50%	71%	-£1.373.046	£9.746.251	-£909.970	£10.194.544	£230.361	£685.986
100%	71%	-£126.014.425	-£103.345.284	-£125.088.274	-£102.419.132	-£122.800.075	-£121.873.923
10%	75%	£91.128.778	£92.890.110	£91,214,888	£92.974.834	£91,381,168	£91,467,279
15%	75%	£79.781.167	£82.451.129	£79.910.331	£82.580.294	£80.159.751	£80,288,916
20%	75%	£68.385.285	£71.993.505	£68.560.322	£72.165.725	£68.898.320	£69.073.357
25%	75%	£56.917.482	£61.447.549	£57.139.856	£61.666.345	£57.566.127	£57,784,924
30%	75%	£45.331.952	£50.847.975	£45,598,801	£51.114.824	£46.114.092	£46,380,940
35%	75%	£33.620.309	£40.160.921	£33.936.725	£40.477.337	£34.547.729	£34.864.145
40%	75%	£21.734.689	£29.351.775	£22.108.233	£29,719,307	£22.829.552	£23,199,311
45%	75%	£9.627.450	£18.385.154	£10.054.560	£18.805.390	£10.879.315	£11,306,424
50%	75%	-£2.776.212	£7.224.891	-£2.285.997	£7,699,456	-£1.339.380	-£849.165
10%	60%	£92,077,491	£94.630.785	£92.142.955	£94.696.250	£92,439,533	£92.504.997
15%	60%	£81.212.264	£85.104.845	£81.312.067	£85,204,647	£81.764.209	£81.864.012
20%	60%	£70.324.622	£75.531.792	£70.459.869	£75.664.862	£71.072.585	£71,207,832
25%	60%	£59.349.005	£65.942.745	£59.518.063	£66.111.803	£60.283.959	£60,453,017
30%	60%	£48,288,535	£56,285,875	£48,494,723	£56,488,746	£49,428,829	£49,635,017
35%	60%	£37.126.071	£46.577.982	£37,370,559	£46.818.535	£38.478.172	£38,722,660
40%	60%	£25,826,648	£36,801,745	£26,110,633	£37,081,160	£27,397,179	£27,681,163
45%	60%	£14.354.526	£26.923.107	£14.679.233	£27.242.590	£16.150.270	£16,474,977
50%	60%	£2.612.461	£16.907.257	£2 985 145	£17.268.044	£4.673.532	£5.046.216

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%	-£331,656,099	-£331,656,099	-£331,656,099	-£331,656,099	-£331,656,099	-£331,656,099
10%	71%	-£353,913,250	-£351,948,256	-£353,831,908	-£351,868,222	-£353,630,938	-£353,549,596
15%	71%	-£365,137,623	-£362,151,124			-£364,714,156	-£364,592,141
20%	71%	-£376,402,205			-£372,217,314		
25%	71%	-£387,737,403					
30%	71%	-£399,192,740	-£393,022,765	-£398,940,664	-£392,770,690	-£398,317,874	-£398,065,799
35%	71%	-£410,762,505					
40%	71%	-£422,484,607	-£413,994,988	-£422,134,782	-£413,653,390	-£421,277,011	-£420,929,826
45%	71%	-£434,438,522					
50%	71%	-£446,661,551	-£435,542,254	-£446,198,475	-£435,093,961	-£445,058,144	-£444,602,519
100%	71%	-£571,302,930					
10%	75%	-£354,159,727		-£354,073,617			
15%	75%	-£365,507,338					
20%	75%	-£376,903,220	-£373,295,000	-£376,728,184	-£373,122,780	-£376,390,185	-£376,215,148
25%	75%	-£388,371,023	-£383,840,956	-£388,148,649		-£387,722,378	-£387,503,582
30%	75%	-£399,956,553	-£394,440,530	-£399,689,704		-£399,174,414	
35%	75%	-£411,668,196	-£405,127,584	-£411,351,780	-£404,811,168	-£410,740,776	-£410,424,360
40%	75%	-£423,553,816			-£415,569,198		-£422,089,194
45%	75%	-£435,661,055	-£426,903,351	-£435,233,945	-£426,483,115	-£434,409,190	-£433,982,081
50%	75%	-£448,064,717					
10%	60%	-£353,211,014					
15%	60%	-£364,076,241					
20%	60%	-£374,963,883	-£369,756,713	-£374,828,636	-£369,623,643	-£374,215,920	-£374,080,673
25%	60%	-£385,939,500					
30%	60%	-£396,999,970		-£396,793,782	-£388,799,759	-£395,859,676	-£395,653,488
35%	60%	-£408,162,434					
40%	60%	-£419,461,857	-£408,486,760	-£419,177,873	-£408,207,345	-£417,891,326	-£417,607,342
45%	60%	-£430,933,979		-£430,609,272			
E00/	000/	0440,676,044					

50% 60% 1-442.676.0

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%	-£244,206,384	-£244,206,384				
10%	71%	-£266,463,535	-£264,498,541	-£266,382,193	-£264,418,507	-£266,181,223	-£266,099,881
15%	71%	-£277,687,909	-£274,701,409				
20%	71%	-£288,952,491	-£284,930,284	-£288,787,145	-£284,767,599		-£288,213,286
25%	71%	-£300,287,688	-£295,228,782	-£300,081,006			
30%	71%	-£311,743,025	-£305,573,050	-£311,490,950	-£305,320,975	-£310,868,159	-£310,616,084
35%	71%	-£323,312,790	-£316,002,949				
40%	71%	-£335,034,892	-£326,545,273	-£334,685,067	-£326,203,675	-£333,827,296	-£333,480,111
45%	71%	-£346,988,807	-£337,220,929				
50%	71%	-£359,211,837	-£348,092,539	-£358,748,760	-£347,644,247	-£357,608,429	-£357,152,804
100%	71%	-£483,853,216	-£461,184,074				
10%	75%	-£266,710,012	-£264,948,680	-£266,623,902	-£264,863,956	-£266,457,622	-£266,371,512
15%	75%	-£278,057,623	-£275,387,662				-£277,549,874
20%	75%	-£289,453,505	-£285,845,286	-£289,278,469	-£285,673,065	-£288,940,470	-£288,765,433
25%	75%	-£300,921,309	-£296,391,241				
30%	75%	-£312,506,838	-£306,990,815	-£312,239,990	-£306,723,967		-£311,457,850
35%	75%	-£324,218,481	-£317,677,869		-£317,361,453	-£323,291,061	
40%	75%	-£336,104,101	-£328,487,016	-£335,730,558	-£328,119,483	-£335,009,238	-£334,639,480
45%	75%	-£348,211,340	-£339,453,637				
50%	75%	-£360,615,003	-£350,613,899	-£360,124,787	-£350,139,334	-£359,178,171	
10%	60%	-£265,761,299	-£263,208,006				
15%	60%	-£276,626,526	-£272,733,946	-£276,526,723	-£272,634,143	-£276,074,581	-£275,974,779
20%	60%	-£287,514,168	-£282,306,999				
25%	60%	-£298,489,786	-£291,896,046				
30%	60%	-£309,550,256	-£301,552,916	-£309,344,067	-£301,350,044	-£308,409,962	-£308,203,773
35%	60%	-£320,712,719	-£311,260,809				
40%	60%	-£332,012,142	-£321,037,046	-£331,728,158		-£330,441,611	
45%	60%	-£343,484,265	-£330,915,683				
50%	60%	-£355,226,330	-£340,931,533		-£340,570,746	-£353,165,258	-£352,792,575

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%	-£91,952,349	-£91,952,349	-£91,952,349	-£91,952,349	-£91,952,349	-£91,952,349
10%	71%	-£114,209,500	-£112,244,506				
15%	71%	-£125,433,874	-£122,447,374	-£125,311,860	-£122,325,361	-£125,010,406	-£124,888,392
20%	71%	-£136,698,455	-£132,676,249				
25%	71%	-£148,033,653	-£142,974,747	-£147,826,971	-£142,768,064	-£147,316,330	-£147,109,648
30%	71%	-£159,488,990	-£153,319,015				
35%	71%	-£171,058,755	-£163,748,914	-£170,759,858	-£163,454,826	-£170,021,385	-£169,722,487
40%	71%	-£182,780,857	-£174,291,238				
45%	71%	-£194,734,772	-£184,966,894	-£194,331,309	-£184,569,923	-£193,334,492	-£192,931,029
50%	71%	-£206,957,801	-£195,838,504				
100%	71%	-£331,599,180	-£308,930,039	-£330,673,030	-£308,003,887	-£328,384,831	-£327,458,679
10%	75%	-£114,455,977	-£112,694,645	-£114,369,867	-£112,609,921	-£114,203,587	-£114,117,476
15%	75%	-£125,803,588	-£123,133,626	-£125,674,424	-£123,004,461	-£125,425,004	
20%	75%	-£137,199,470	-£133,591,250	-£137,024,434	-£133,419,030	-£136,686,435	-£136,511,398
25%	75%	-£148,667,274	-£144,137,206	-£148,444,899	-£143,918,410		-£147,799,832
30%	75%	-£160,252,803	-£154,736,780			-£159,470,664	
35%	75%	-£171,964,446	-£165,423,834		-£165,107,418		-£170,720,610
40%	75%	-£183,850,066	-£176,232,980	-£183,476,523	-£175,865,448	-£182,755,203	-£182,385,444
45%	75%	-£195,957,305	-£187,199,601				
50%	75%	-£208,360,967	-£198,359,864		-£197,885,299	-£206,924,135	-£206,433,920
10%	60%	-£113,507,264	-£110,953,970				
15%	60%	-£124,372,491	-£120,479,911	-£124,272,688	-£120,380,108	-£123,820,546	-£123,720,743
20%	60%	-£135,260,133	-£130,052,963				
25%	60%	-£146,235,751	-£139,642,010	-£146,066,692	-£139,472,952	-£145,300,797	-£145,131,738
30%	60%	-£157,296,220	-£149,298,880				
35%	60%	-£168,458,684	-£159,006,773	-£168,214,196	-£158,766,220	-£167,106,583	-£166,862,095
40%	60%	-£179,758,107	-£168,783,010				
45%	60%	-£191,230,229	-£178,661,648		-£178,342,166		-£189,109,778
E08/	600/	0000 070 004	C400 C77 400				

£90,000,000

£72,325,000

£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%	-£23,041,479	-£23,041,479	-£23,041,479	-£23,041,479	-£23,041,479	-£23,041,479
10%	71%	-£45,298,630	-£43,333,636	-£45,217,288	-£43,253,602	-£45,016,318	-£44,934,976
15%	71%	-£56,523,004	-£53,536,504	-£56,400,990	-£53,414,491	-£56,099,536	-£55,977,522
20%	71%	-£67,787,585	-£63,765,379	-£67,622,240	-£63,602,694	-£67,213,727	-£67,048,381
25%	71%	-£79,122,783	-£74,063,877		-£73,857,194		
30%	71%	-£90,578,120	-£84,408,145	-£90,326,044	-£84,156,070	-£89,703,254	-£89,451,179
35%	71%	-£102,147,885					
40%	71%	-£113,869,987	-£105,380,368	-£113,520,162	-£105,038,770	-£112,662,391	-£112,315,206
45%	71%	-£125,823,902	-£116,056,024				
50%	71%	-£138,046,931	-£126,927,634	-£137,583,855	-£126,479,342	-£136,443,524	-£135,987,899
100%	71%	-£262,688,310				-£259,473,961	
10%	75%	-£45,545,107	-£43,783,775	-£45,458,997	-£43,699,051	-£45,292,717	-£45,206,606
15%	75%	-£56,892,718	-£54,222,756	-£56,763,554	-£54,093,591	-£56,514,134	-£56,384,969
20%	75%	-£68,288,600	-£64,680,380	-£68,113,564	-£64,508,160	-£67,775,565	-£67,600,528
25%	75%	-£79,756,404					
30%	75%	-£91,341,933	-£85,825,910	-£91,075,085	-£85,559,061	-£90,559,794	-£90,292,945
35%	75%	-£103,053,576					
40%	75%	-£114,939,196	-£107,322,110	-£114,565,653	-£106,954,578	-£113,844,333	-£113,474,574
45%	75%	-£127,046,435					
50%	75%	-£139,450,098	-£129,448,994				-£137,523,050
10%	60%	-£44,596,394	-£42,043,100	-£44,530,930	-£41,977,635	-£44,234,352	-£44,168,888
15%	60%	-£55,461,621	-£51,569,041	-£55,361,818	-£51,469,238	-£54,909,676	-£54,809,873
20%	60%	-£66,349,263	-£61,142,093	-£66,214,016	-£61,009,023	-£65,601,300	-£65,466,053
25%	60%	-£77,324,881	-£70,731,140		-£70,562,082		
30%	60%	-£88,385,350			-£80,185,139	-£87,245,056	-£87,038,868
35%	60%	-£99,547,814					
40%	60%	-£110,847,237	-£99,872,140	-£110,563,253		-£109,276,706	-£108,992,722
45%	60%	-£122,319,359					
50%	60%	-£134,061,424		-£133,688,740			

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£28,043,008	£28,043,008	£28,043,008	£28,043,008	£28,043,008	£28,043,008
10%	71%	£5,785,857	£7,750,851	£5,867,199	£7,830,885	£6,068,169	£6,149,511
15%	71%	-£5,438,517	-£2,452,017	-£5,316,503	-£2,330,004	-£5,015,049	-£4,893,035
20%	71%	-£16,703,099	-£12,680,892	-£16,537,753	-£12,518,207	-£16,129,241	-£15,963,894
25%	71%	-£28,038,296	-£22,979,390	-£27,831,614	-£22,772,708		-£27,114,291
30%	71%	-£39,493,633	-£33,323,658	-£39,241,558	-£33,071,583	-£38,618,767	-£38,366,692
35%	71%	-£51,063,398	-£43,753,557	-£50,764,501	-£43,459,469	-£50,026,028	-£49,727,130
40%	71%	-£62,785,500	-£54,295,881	-£62,435,675	-£53,954,283	-£61,577,904	-£61,230,719
45%	71%	-£74,739,415	-£64,971,537		-£64,574,566	-£73,339,135	-£72,935,672
50%	71%	-£86,962,445	-£75,843,147	-£86,499,368	-£75,394,855		-£84,903,412
100%	71%	-£211,603,824	-£188,934,682				
10%	75%	£5,539,380	£7,300,712	£5,625,490	£7,385,436	£5,791,770	£5,877,880
15%	75%	-£5,808,231	-£3,138,270	-£5,679,067	-£3,009,105	-£5,429,647	-£5,300,482
20%	75%	-£17,204,113	-£13,595,894	-£17,029,077	-£13,423,673	-£16,691,078	-£16,516,041
25%	75%	-£28,671,917	-£24,141,849	-£28,449,542	-£23,923,053	-£28,023,271	-£27,804,475
30%	75%	-£40,257,446	-£34,741,423	-£39,990,598	-£34,474,575	-£39,475,307	-£39,208,458
35%	75%	-£51,969,089	-£45,428,477	-£51,652,673	-£45,112,061	-£51,041,669	-£50,725,253
40%	75%	-£63,854,709	-£56,237,624	-£63,481,166	-£55,870,091	-£62,759,846	-£62,390,088
45%	75%	-£75,961,948	-£67,204,245		-£66,784,009		-£74,282,974
50%	75%	-£88,365,611	-£78,364,507	-£87,875,395	-£77,889,942	-£86,928,779	-£86,438,563
10%	60%	£6,488,093	£9,041,386	£6,553,557	£9,106,852	£6,850,135	£6,915,599
15%	60%	-£4,377,134	-£484,554	-£4,277,331	-£384,751	-£3,825,189	-£3,725,387
20%	60%	-£15,264,776	-£10,057,607	-£15,129,529	-£9,924,536	-£14,516,813	-£14,381,566
25%	60%	-£26,240,394	-£19,646,654	-£26,071,335	-£19,477,595	-£25,305,440	-£25,136,381
30%	60%	-£37,300,864	-£29,303,524	-£37,094,675	-£29,100,652	-£36,160,570	-£35,954,381
35%	60%	-£48,463,327	-£39,011,417	-£48,218,839	-£38,770,863	-£47,111,226	-£46,866,739
40%	60%	-£59,762,750	-£48,787,654	-£59,478,766	-£48,508,239	-£58,192,219	-£57,908,235
45%	60%	-£71,234,873	-£58,666,291	-£70,910,165	-£58,346,809	-£69,439,129	-£69,114,421
50%	60%	-F82 976 938	-£68.682.141		-£68.321.354		

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 LL
0%	71%	£80,067,548	£80,067,548	£80,067,548	£80,067,548	£80,067,548	£80,067,548
10%	71%	£57,810,397	£59,775,391	£57,891,740	£59,855,425	£58,092,709	£58,174,051
15%	71%	£46,586,024	£49,572,523	£46,708,037	£49,694,536	£47,009,491	£47,131,506
20%	71%	£35,321,442	£39,343,648	£35,486,788	£39,506,333	£35,895,300	£36,060,647
25%	71%	£23,986,244	£29,045,150	£24,192,926	£29,251,833	£24,703,567	£24,910,249
30%	71%	£12,530,908	£18,700,882	£12,782,983	£18,952,957	£13,405,773	£13,657,848
35%	71%	£961,142	£8,270,984	£1,260,040	£8,565,072	£1,998,512	£2,297,410
40%	71%	-£10,760,960	-£2,271,341	-£10,411,135	-£1,929,743	-£9,553,363	-£9,206,179
45%	71%	-£22,714,875	-£12,946,996	-£22,311,412	-£12,550,025	-£21,314,595	-£20,911,132
50%	71%	-£34,937,904	-£23,818,607	-£34,474,828	-£23,370,314	-£33,334,497	-£32,878,872
100%	71%	-£159,579,283	-£136,910,142				
10%	75%	£57,563,920	£59,325,252	£57,650,030	£59,409,976	£57,816,310	£57,902,421
15%	75%	£46,216,309	£48,886,271	£46,345,473	£49,015,436	£46,594,893	£46,724,058
20%	75%	£34,820,427	£38,428,647	£34,995,464	£38,600,867	£35,333,462	£35,508,499
25%	75%	£23,352,624	£27,882,691	£23,574,998	£28,101,487	£24,001,269	£24,220,066
30%	75%	£11,767,094	£17,283,117	£12,033,943	£17,549,966	£12,549,234	£12,816,082
35%	75%	£55,451	£6,596,063	£371,867	£6,912,479	£982,871	£1,299,287
40%	75%	-£11,830,169	-£4,213,083	-£11,456,625	-£3,845,551	-£10,735,306	-£10,365,547
45%	75%	-£23,937,408	-£15,179,704	-£23,510,298	-£14,759,468	-£22,685,543	-£22,258,434
50%	75%	-£36,341,070	-£26,339,967	-£35,850,855	-£25,865,402	-£34,904,238	-£34,414,023
10%	60%	£58,512,633	£61,065,927	£58,578,097	£61,131,392	£58,874,675	£58,940,139
15%	60%	£47,647,406	£51,539,987	£47,747,209	£51,639,789	£48,199,351	£48,299,154
20%	60%	£36,759,764	£41,966,934	£36,895,011	£42,100,004	£37,507,727	£37,642,974
25%	60%	£25,784,147	£32,377,887	£25,953,205	£32,546,945	£26,719,101	£26,888,159
30%	60%	£14,723,677	£22,721,017	£14,929,865	£22,923,888	£15,863,971	£16,070,159
35%	60%	£3,561,213	£13,013,124	£3,805,701	£13,253,677	£4,913,314	£5,157,802
40%	60%	-£7,738,210	£3,236,887	-£7,454,225	£3,516,302	-£6,167,679	-£5,883,695
45%	60%	-£19,210,332	-£6,641,751	-£18,885,624	-£6,322,268	-£17,414,588	-£17,089,881
50%	60%	-F30 952 397	-£16 657 601	-£30 579 713	-£16 206 814	-F28 801 326	-F28 518 642

£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%	-£24,619,779	-£24,619,779	-£24,619,779	-£24,619,779	-£24,619,779	-£24,619,779
10%	71%	-£46,876,931	-£44,911,936	-£46,795,588	-£44,831,902	-£46,594,619	-£46,513,276
15%	71%	-£58,101,304	-£55,114,804	-£57,979,291	-£54,992,791	-£57,677,836	-£57,555,822
20%	71%	-£69,365,886	-£65,343,679	-£69,200,540	-£65,180,994	-£68,792,028	-£68,626,681
25%	71%	-£80,701,084					
30%	71%	-£92,156,420	-£85,986,445	-£91,904,345	-£85,734,370	-£91,281,555	-£91,029,479
35%	71%	-£103,726,186	-£96,416,344		-£96,122,256		-£102,389,918
40%	71%	-£115,448,287	-£106,958,668	-£115,098,462	-£106,617,071	-£114,240,691	-£113,893,507
45%	71%	-£127,402,203	-£117,634,324				
50%	71%	-£139,625,232	-£128,505,934			-£138,021,824	
100%	71%	-£264,266,611					
10%	75%	-£47,123,407	-£45,362,075	-£47,037,297	-£45,277,351	-£46,871,017	-£46,784,907
15%	75%	-£58.471.018	-£55.801.057	-£58.341.854	-£55.671.892	-£58.092.434	-£57.963.269
20%	75%	-£69,866,900	-£66,258,681	-£69,691,864	-£66,086,461	-£69,353,865	-£69,178,829
25%	75%	-£81.334.704	-£76.804.636			-£80.686.058	
30%	75%	-£92,920,234				-£92,138,094	
35%	75%	-£104.631.876					
40%	75%	-£116,517,496	-£108,900,411	-£116,143,953		-£115,422,633	-£115,052,875
45%	75%	-£128.624.735			-£119,446,796		
50%	75%	-£141.028.398					
10%	60%	-£46.174.694	-£43.621.401	-£46.109.230	-£43.555.936	-£45.812.652	-£45.747.188
15%	60%	-£57,039,921	-£53,147,341	-£56,940,118	-£53,047,538	-£56,487,977	-£56,388,174
20%	60%	-£67.927.563	-£62.720.394	-£67,792,316	-£62.587.323	-£67,179,600	-£67.044.353
25%	60%	-£78.903.181	-£72.309.441	-£78,734,122	-£72.140.382	-£77.968.227	-£77,799,168
30%	60%	-£89.963.651	-£81.966.311		-£81.763.439		
35%	60%	-£101,126,114	-£91,674,204			-£99,774,014	
40%	60%	-£112,425,537	-£101.450.441	-£112.141.553			
45%	60%	-£123,897,660	-£111,329,078		-£111,009,596		
50%	60%	-£135.639.725	-£121.344.928			-£133.578.654	

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%	£46,967,770	£46,967,770	£46,967,770	£46,967,770	£46,967,770	£46,967,770
10%	71%	£24,710,618	£26,675,612	£24,791,961	£26,755,646	£24,992,930	£25,074,273
15%	71%	£13,486,245	£16,472,744	£13,608,258	£16,594,757	£13,909,713	£14,031,727
20%	71%	£2,221,663	£6,243,870	£2,387,009	£6,406,555	£2,795,521	£2,960,868
25%	71%	-£9,113,535	-£4,054,628	-£8,906,853	-£3,847,946	-£8,396,212	-£8,189,530
30%	71%	-£20,568,871	-£14,398,897	-£20,316,796	-£14,146,821	-£19,694,006	-£19,441,931
35%	71%	-£32,138,637	-£24,828,795	-£31,839,739	-£24,534,707	-£31,101,267	-£30,802,369
40%	71%	-£43,860,739	-£35,371,120	-£43,510,913	-£35,029,522	-£42,653,142	-£42,305,958
45%	71%	-£55,814,654	-£46,046,775	-£55,411,191	-£45,649,804	-£54,414,374	-£54,010,911
50%	71%	-£68,037,683	-£56,918,385	-£67,574,607	-£56,470,093	-£66,434,276	-£65,978,651
100%	71%	-£192,679,062	-£170,009,921	-£191,752,911	-£169,083,769	-£189,464,712	-£188,538,560
10%	75%	£24,464,142	£26,225,474	£24,550,251	£26,310,197	£24,716,531	£24,802,642
15%	75%	£13,116,530	£15,786,492	£13,245,694	£15,915,657	£13,495,114	£13,624,279
20%	75%	£1,720,648	£5,328,868	£1,895,685	£5,501,088	£2,233,684	£2,408,720
25%	75%	-£9,747,155	-£5,217,088	-£9,524,780	-£4,998,291	-£9,098,510	-£8,879,713
30%	75%	-£21,332,685	-£15,816,662	-£21,065,836	-£15,549,813	-£20,550,545	-£20,283,697
35%	75%	-£33,044,328	-£26,503,716	-£32,727,912	-£26,187,300	-£32,116,908	-£31,800,492
40%	75%	-£44,929,947	-£37,312,862	-£44,556,404	-£36,945,329	-£43,835,085	-£43,465,326
45%	75%	-£57,037,187	-£48,279,483	-£56,610,077	-£47,859,247	-£55,785,322	-£55,358,213
50%	75%	-£69,440,849	-£59,439,746	-£68,950,634	-£58,965,181	-£68,004,017	-£67,513,802
10%	60%	£25,412,854	£27,966,148	£25,478,318	£28,031,613	£25,774,896	£25,840,360
15%	60%	£14,547,628	£18,440,208	£14,647,430	£18,540,010	£15,099,572	£15,199,375
20%	60%	£3,659,985	£8,867,155	£3,795,232	£9,000,226	£4,407,948	£4,543,195
25%	60%	-£7,315,632	-£721,892	-£7,146,574	-£552,834	-£6,380,678	-£6,211,620
30%	60%	-£18,376,102	-£10,378,762	-£18,169,914	-£10,175,891	-£17,235,808	-£17,029,620
35%	60%	-£29,538,566	-£20,086,655	-£29,294,078	-£19,846,102	-£28,186,465	-£27,941,977
40%	60%	-£40,837,989	-£29,862,892	-£40,554,004	-£29,583,477	-£39,267,458	-£38,983,474
45%	60%	-£52,310,111	-£39,741,530	-£51,985,403	-£39,422,047	-£50,514,367	-£50,189,659
50%	60%	-£64,052,176	-£49,757,379	-£63,679,491	-£49,396,593	-£61,991,105	-£61,618,421

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%	£80,067,548	£80,067,548	£80,067,548	£80,067,548	£80,067,548	£80,067,548
10%	71%	£57,810,397	£59,775,391	£57,891,740	£59,855,425	£58,092,709	£58,174,051
15%	71%	£46,586,024	£49,572,523	£46,708,037	£49,694,536	£47,009,491	£47,131,506
20%	71%	£35,321,442	£39,343,648	£35,486,788	£39,506,333	£35,895,300	£36,060,647
25%	71%	£23,986,244	£29,045,150	£24,192,926	£29,251,833	£24,703,567	£24,910,249
30%	71%	£12,530,908	£18,700,882	£12,782,983	£18,952,957	£13,405,773	£13,657,848
35%	71%	£961,142	£8,270,984	£1,260,040	£8,565,072	£1,998,512	£2,297,410
40%	71%	-£10,760,960	-£2,271,341	-£10,411,135	-£1,929,743	-£9,553,363	-£9,206,179
45%	71%	-£22,714,875	-£12,946,996	-£22,311,412	-£12,550,025	-£21,314,595	-£20,911,132
50%	71%	-£34,937,904	-£23,818,607	-£34,474,828	-£23,370,314	-£33,334,497	-£32,878,872
100%	71%	-£159,579,283	-£136,910,142	-£158,653,132	-£135,983,990	-£156,364,933	-£155,438,781
10%	75%	£57,563,920	£59,325,252	£57,650,030	£59,409,976	£57,816,310	£57,902,421
15%	75%	£46,216,309	£48,886,271	£46,345,473	£49,015,436	£46,594,893	£46,724,058
20%	75%	£34,820,427	£38,428,647	£34,995,464	£38,600,867	£35,333,462	£35,508,499
25%	75%	£23,352,624	£27,882,691	£23,574,998	£28,101,487	£24,001,269	£24,220,066
30%	75%	£11,767,094	£17,283,117	£12,033,943	£17,549,966	£12,549,234	£12,816,082
35%	75%	£55,451	£6,596,063	£371,867	£6,912,479	£982,871	£1,299,287
40%	75%	-£11,830,169	-£4,213,083	-£11,456,625	-£3,845,551	-£10,735,306	-£10,365,547
45%	75%	-£23,937,408	-£15,179,704	-£23,510,298	-£14,759,468	-£22,685,543	-£22,258,434
50%	75%	-£36.341.070	-£26.339.967	-£35.850.855	-£25.865.402	-£34.904.238	-£34,414,023
10%	60%	£58.512.633	£61.065.927	£58.578.097	£61.131.392	£58.874.675	£58,940,139
15%	60%	£47.647.406	£51.539.987	£47.747.209	£51.639.789	£48.199.351	£48,299,154
20%	60%	£36,759,764	£41.966.934	£36.895.011	£42.100.004	£37.507.727	£37.642.974
25%	60%	£25,784,147	£32,377,887	£25,953,205	£32,546,945	£26,719,101	£26,888,159
30%	60%	£14,723,677	£22,721,017	£14,929,865	£22.923.888	£15.863.971	£16,070,159
35%	60%	£3.561.213	£13.013.124	£3.805.701	£13.253.677	£4.913.314	£5,157,802
40%	60%	-£7.738.210	£3.236.887	-£7.454.225	£3.516.302	-£6.167.679	-£5.883.695
45%	60%	-£19.210.332	-£6.641.751	-£18.885.624	-£6.322.268	-£17.414.588	-£17.089.881
60%	60%	£20.0£2.207	£16 657 601	£20 £70 712	£16 206 914	£29 901 226	£20 £40 £42

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 8 
 No Units
 650

 Site Area
 4.95 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%	£126,069,273	£126,069,273	£126,069,273	£126,069,273	£126,069,273	£126,069,273
10%	71%	£102,757,858	£104,754,532	£102,837,891	£104,834,566	£102,474,394	£102,554,428
15%	71%	£91,000,268	£93,995,280	£91,120,317	£94,115,331	£90,575,072	£90,695,122
20%	71%	£79,175,556	£83,234,218	£79,338,241	£83,396,095	£78,599,357	£78,762,042
25%	71%	£67,293,067	£72,383,945	£67,499,750	£72,587,301	£66,561,039	£66,767,721
30%	71%	£55,308,405	£61,495,969	£55,556,424	£61,743,988	£54,425,243	£54,677,318
35%	71%	£43,201,082	£50,537,970	£43,495,170	£50,831,922	£42,156,315	£42,453,568
40%	71%	£30,947,470	£39,469,136	£31,294,505	£39,805,236	£29,717,812	£30,064,996
45%	71%	£18,478,467	£28,271,579	£18,875,437	£28,662,161	£17,072,477	£17,469,446
50%	71%	£5,757,678	£16,891,067	£6,213,302	£17,332,145	£4,143,948	£4,599,572
100%	71%	-£126,014,425	-£102,908,847	-£125,088,274	-£101,982,695	-£129,294,671	-£128,368,519
10%	75%	£102,515,347	£104,300,397	£102,600,072	£104,385,121	£102,261,928	£102,346,653
15%	75%	£90,636,502	£93,314,076	£90,763,589	£93,441,162	£90,256,373	£90,383,460
20%	75%	£78,682,603	£82,311,091	£78,854,823	£82,483,310	£78,167,475	£78,339,695
25%	75%	£66,666,799	£71,230,035	£66,885,594	£71,445,310	£66,012,358	£66,231,153
30%	75%	£54,554,230	£60,088,631	£54,819,438	£60,351,186	£53,756,056	£54,022,906
35%	75%	£42,309,262	£48,869,223	£42,621,289	£49,180,547	£41,362,829	£41,679,245
40%	75%	£29,895,467	£37,536,731	£30,262,998	£37,898,347	£28,796,139	£29,163,671
45%	75%	£17,275,607	£26,055,291	£17,695,843	£26,468,765	£16,018,636	£16,438,872
50%	75%	£4,377,091	£14,388,250	£4,859,418	£14,855,178	£2,934,399	£3,416,726
10%	60%	£103,454,060	£106,046,774	£103,519,524	£106,111,185	£103,084,595	£103,150,060
15%	60%	£92,044,571	£95,948,247	£92,142,767	£96,046,445	£91,490,375	£91,588,571
20%	60%	£80,590,732	£85,839,984	£80,723,803	£85,970,913	£79,839,719	£79,972,790
25%	60%	£69,079,588	£75,692,125	£69,245,926	£75,858,462	£68,136,851	£68,305,909
30%	60%	£57,465,889	£65,503,487	£57,668,759	£65,703,093	£56,320,945	£56,523,815
35%	60%	£45,759,313	£55,249,766	£45,999,867	£55,486,449	£44,401,698	£44,642,251
40%	60%	£33,924,418	£44,936,777	£34,203,832	£45,211,696	£32,347,482	£32,626,897
45%	60%	£21,924,976	£34,529,986	£22,244,458	£34,844,327	£20,099,102	£20,423,810
50%	60%	£9,669,624	£23.994.094	£10.036.311	£24.349.074	£7.600.147	£7.966.834

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%	-£319,219,232	-£319,219,232				
10%	71%	-£342,530,647	-£340,533,973	-£342,450,614	-£340,453,939	-£342,814,111	-£342,734,077
15%	71%	-£354,288,237	-£351,293,225				
20%	71%	-£366,112,949	-£362,054,287	-£365,950,264	-£361,892,410	-£366,689,148	-£366,526,463
25%	71%	-£377,995,438	-£372,904,560				
30%	71%	-£389,980,100	-£383,792,536				
35%	71%	-£402,087,423	-£394,750,535				
40%	71%	-£414,341,035	-£405,819,369				
45%	71%	-£426,810,038	-£417,016,926				
50%	71%	-£439,530,827	-£428,397,438			-£441,144,557	
100%	71%	-£571,302,930	-£548,197,352				
10%	75%	-£342,773,158	-£340,988,108				
15%	75%	-£354,652,003	-£351,974,429				
20%	75%	-£366,605,902	-£362,977,414			-£367,121,030	
25%	75%	-£378,621,706	-£374,058,470	-£378,402,911	-£373,843,195	-£379,276,147	
30%	75%	-£390,734,275	-£385,199,874				
35%	75%	-£402,979,243	-£396,419,283		-£396,107,958	-£403,925,676	-£403,609,260
40%	75%	-£415,393,038	-£407,751,774				
45%	75%	-£428,012,898	-£419,233,214		-£418,819,740		
50%	75%	-£440,911,414	-£430,900,255			-£442,354,106	-£441,871,779
10%	60%	-£341,834,445	-£339,241,731				
15%	60%	-£353,243,934	-£349,340,258	-£353,145,738	-£349,242,060		-£353,699,934
20%	60%	-£364,697,773	-£359,448,521	-£364,564,702		-£365,448,786	
25%	60%	-£376,208,918	-£369,596,380	-£376,042,579	-£369,430,043	-£377,151,654	-£376,982,596
30%	60%	-£387,822,616	-£379,785,018	-£387,619,746			
35%	60%	-£399,529,192	-£390,038,739				-£400,646,254
40%	60%	-£411,364,087	-£400,351,728				-£412,661,608
45%	60%	-£423,363,529	-£410,758,519	-£423,044,047	-£410,444,178	-£425,189,403	-£424,864,696
50%	60%	-£435,618,881	-£421,294,411	-£435,252,194	-£420,939,431	-£437,688,358	

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%	-£231,769,517	-£231,769,517				
10%	71%	-£255,080,932	-£253,084,258	-£255,000,899	-£253,004,224	-£255,364,397	-£255,284,363
15%	71%	-£266,838,523	-£263,843,510				
20%	71%	-£278,663,234	-£274,604,572	-£278,500,549	-£274,442,696	-£279,239,433	-£279,076,749
25%	71%	-£290,545,723	-£285,454,846				
30%	71%	-£302,530,385	-£296,342,821	-£302,282,366	-£296,094,803	-£303,413,547	-£303,161,472
35%	71%	-£314,637,709	-£307,300,820				
40%	71%	-£326,891,321	-£318,369,655	-£326,544,285	-£318,033,555	-£328,120,978	-£327,773,794
45%	71%	-£339,360,323	-£329,567,211				
50%	71%	-£352,081,113	-£340,947,723	-£351,625,489	-£340,506,645	-£353,694,843	-£353,239,219
100%	71%	-£483,853,216	-£460,747,638				
10%	75%	-£255,323,443	-£253,538,394	-£255,238,718	-£253,453,670	-£255,576,862	-£255,492,138
15%	75%	-£267,202,288	-£264,524,714				
20%	75%	-£279,156,187	-£275,527,699	-£278,983,967	-£275,355,480	-£279,671,315	-£279,499,096
25%	75%	-£291,171,991	-£286,608,755				
30%	75%	-£303,284,561	-£297,750,160	-£303,019,352	-£297,487,604	-£304,082,734	-£303,815,884
35%	75%	-£315,529,528	-£308,969,568				
40%	75%	-£327,943,324	-£320,302,060	-£327,575,792	-£319,940,443	-£329,042,652	-£328,675,119
45%	75%	-£340,563,184	-£331,783,499				
50%	75%	-£353,461,700	-£343,450,540	-£352,979,372	-£342,983,612	-£354,904,391	-£354,422,064
10%	60%	-£254,384,731	-£251,792,017				
15%	60%	-£265,794,220	-£261,890,543	-£265,696,023	-£261,792,346	-£266,348,416	-£266,250,219
20%	60%	-£277,248,058	-£271,998,807				
25%	60%	-£288,759,203	-£282,146,666				
30%	60%	-£300,372,901	-£292,335,303		-£292,135,698	-£301,517,845	-£301,314,975
35%	60%	-£312,079,477	-£302,589,024	-£311,838,924			-£313,196,539
40%	60%	-£323,914,372	-£312,902,013		-£312,627,094	-£325,491,308	
45%	60%	-£335,913,815	-£323,308,804				
50%	60%	-£348.169.166	-£333.844.697				

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

Benchmark 21 - L	<b></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%	-£79,515,482	-£79,515,482	-£79,515,482	-£79,515,482	-£79,515,482	-£79,515,482
10%	71%	-£102,826,897		-£102,746,864			
15%	71%	-£114,584,487	-£111,589,475	-£114,464,438	-£111,469,425	-£115,009,683	-£114,889,633
20%	71%	-£126,409,199					
25%	71%	-£138,291,688	-£133,200,811	-£138,085,005	-£132,997,454	-£139,023,716	-£138,817,034
30%	71%	-£150,276,350					
35%	71%	-£162,383,673	-£155,046,785			-£163,428,440	-£163,131,187
40%	71%	-£174,637,286					
45%	71%	-£187,106,288	-£177,313,176	-£186,709,318		-£188,512,279	-£188,115,309
50%	71%	-£199,827,077		-£199,371,454	-£188,252,610	-£201,440,808	-£200,985,184
100%	71%	-£331,599,180	-£308,493,603	-£330,673,030		-£334,879,426	
10%	75%	-£103,069,408	-£101,284,358	-£102,984,683	-£101,199,635	-£103,322,827	-£103,238,102
15%	75%	-£114,948,253					
20%	75%	-£126,902,152	-£123,273,664	-£126,729,932	-£123,101,445	-£127,417,280	-£127,245,060
25%	75%	-£138,917,956					
30%	75%	-£151,030,525	-£145,496,124	-£150,765,317	-£145,233,569	-£151,828,699	-£151,561,849
35%	75%	-£163,275,493					
40%	75%	-£175,689,288	-£168,048,024	-£175,321,757	-£167,686,408	-£176,788,616	-£176,421,084
45%	75%	-£188,309,148					
50%	75%	-£201,207,664	-£191,196,505	-£200,725,337	-£190,729,577	-£202,650,356	-£202,168,029
10%	60%	-£102,130,695					
15%	60%	-£113,540,184	-£109,636,508	-£113,441,988	-£109,538,311	-£114,094,380	
20%	60%	-£124,994,023					
25%	60%	-£136,505,168			-£129,726,293	-£137,447,905	
30%	60%	-£148,118,866					
35%	60%	-£159,825,442	-£150,334,989	-£159,584,888		-£161,183,057	-£160,942,504
40%	60%	-£171,660,337					
45%	60%	-£183,659,779	-£171,054,769	-£183,340,297	-£170,740,428	-£185,485,653	-£185,160,946
50%	60%	-£195,915,131					

£90,000,000

£72,325,000

£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%	-£10,604,612	-£10,604,612	-£10,604,612	-£10,604,612	-£10,604,612	-£10,604,612
10%	71%	-£33,916,027	-£31,919,353	-£33,835,994	-£31,839,319	-£34,199,492	-£34,119,458
15%	71%	-£45,673,617	-£42,678,605	-£45,553,568	-£42,558,555	-£46,098,813	-£45,978,763
20%	71%	-£57,498,329	-£53,439,667	-£57,335,644	-£53,277,790	-£58,074,528	-£57,911,843
25%	71%	-£69,380,818	-£64,289,941	-£69,174,135	-£64,086,584	-£70,112,846	-£69,906,164
30%	71%	-£81,365,480	-£75,177,916	-£81,117,461			-£81,996,567
35%	71%		-£86,135,915				-£94,220,317
40%	71%	-£105,726,416	-£97,204,749	-£105,379,380	-£96,868,650	-£106,956,073	-£106,608,889
45%	71%		-£108,402,306				-£119,204,439
50%	71%	-£130,916,207	-£119,782,818	-£130,460,584	-£119,341,740	-£132,529,938	-£132,074,314
100%	71%		-£239,582,733				-£265,042,405
10%	75%	-£34,158,538	-£32,373,488	-£34,073,813	-£32,288,765	-£34,411,957	-£34,327,232
15%	75%	-£46,037,383	-£43,359,809	-£45,910,296	-£43,232,723	-£46,417,512	-£46,290,425
20%	75%	-£57,991,282	-£54,362,794	-£57,819,062	-£54,190,575	-£58,506,410	-£58,334,190
25%	75%	-£70,007,086	-£65,443,850	-£69,788,291	-£65,228,575	-£70,661,527	-£70,442,732
30%	75%	-£82,119,655	-£76,585,254	-£81,854,447	-£76,322,699		-£82,650,979
35%	75%		-£87,804,663				-£94,994,640
40%	75%	-£106,778,418	-£99,137,155	-£106,410,887	-£98,775,538	-£107,877,747	-£107,510,214
45%	75%	-£119,398,278	-£110,618,594	-£118,978,043	-£110,205,120	-£120,655,249	-£120,235,013
50%	75%	-£132,296,794	-£122,285,635	-£131,814,467			-£133,257,159
10%	60%	-£33,219,825	-£30,627,111	-£33,154,361	-£30,562,701	-£33,589,290	-£33,523,825
15%	60%	-£44,629,314	-£40,725,638	-£44,531,118	-£40,627,441	-£45,183,510	-£45,085,314
20%	60%	-£56,083,153	-£50,833,902	-£55,950,082	-£50,702,972	-£56,834,166	-£56,701,095
25%	60%	-£67,594,298	-£60,981,760	-£67,427,959	-£60,815,423	-£68,537,035	-£68,367,976
30%	60%	-£79,207,996	-£71,170,398	-£79,005,126	-£70,970,792	-£80,352,940	-£80,150,070
35%	60%		-£81,424,119		-£81,187,437		-£92,031,634
40%	60%		-£91,737,108				-£104,046,988
45%	60%	-£114,748,909	-£102,143,899	-£114,429,427	-£101,829,558	-£116,574,783	-£116,250,076
50%	60%		-£112 679 791	-£126.637.574			-£128 707 051

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,479,875	£40,479,875	£40,479,875	£40,479,875	£40,479,875	£40,479,875
10%	71%	£17,168,460	£19,165,134	£17,248,493	£19,245,168	£16,884,995	£16,965,029
15%	71%	£5,410,869	£8,405,882	£5,530,919	£8,525,932	£4,985,674	£5,105,724
20%	71%	-£6,413,842	-£2,355,180	-£6,251,157	-£2,193,304	-£6,990,041	-£6,827,356
25%	71%	-£18,296,331	-£13,205,454	-£18,089,648	-£13,002,097	-£19,028,359	-£18,821,677
30%	71%	-£30,280,993	-£24,093,429	-£30,032,974	-£23,845,411	-£31,164,155	-£30,912,080
35%	71%	-£42,388,317	-£35,051,428	-£42,094,229	-£34,757,476	-£43,433,083	-£43,135,830
40%	71%	-£54,641,929	-£46,120,263	-£54,294,893	-£45,784,163	-£55,871,586	-£55,524,402
45%	71%	-£67,110,931	-£57,317,819	-£66,713,961	-£56,927,237	-£68,516,922	-£68,119,952
50%	71%	-£79,831,721	-£68,698,331	-£79,376,097	-£68,257,253	-£81,445,451	-£80,989,827
100%	71%	-£211,603,824			-£187,572,094		-£213,957,918
10%	75%	£16,925,949	£18,710,998	£17,010,674	£18,795,722	£16,672,530	£16,757,254
15%	75%	£5,047,104	£7,724,678	£5,174,190	£7,851,763	£4,666,975	£4,794,062
20%	75%	-£6,906,795	-£3,278,307	-£6,734,575	-£3,106,088	-£7,421,923	-£7,249,704
25%	75%	-£18,922,599	-£14,359,363	-£18,703,804	-£14,144,088	-£19,577,040	-£19,358,245
30%	75%	-£31,035,169	-£25,500,768	-£30,769,960	-£25,238,212	-£31,833,342	-£31,566,492
35%	75%	-£43,280,136	-£36,720,176	-£42,968,109	-£36,408,851	-£44,226,569	-£43,910,153
40%	75%	-£55,693,932	-£48,052,668	-£55,326,400	-£47,691,051	-£56,793,260	-£56,425,727
45%	75%	-£68,313,792	-£59,534,107	-£67,893,556	-£59,120,633	-£69,570,763	-£69,150,527
50%	75%	-£81,212,308	-£71,201,148		-£70,734,220		
10%	60%	£17,864,662	£20,457,375	£17,930,126	£20,521,786	£17,495,197	£17,560,662
15%	60%	£6,455,172	£10,358,849	£6,553,369	£10,457,046	£5,900,976	£5,999,173
20%	60%	-£4,998,666	£250,585	-£4,865,595	£381,514	-£5,749,679	-£5,616,608
25%	60%	-£16,509,811	-£9,897,274	-£16,343,472	-£9,730,936	-£17,452,548	-£17,283,489
30%	60%	-£28,123,509	-£20,085,911	-£27,920,639	-£19,886,306	-£29,268,453	-£29,065,583
35%	60%	-£39,830,085	-£30,339,632	-£39,589,532	-£30,102,950	-£41,187,701	-£40,947,147
40%	60%	-£51,664,980	-£40,652,621	-£51,385,566	-£40,377,702	-£53,241,916	-£52,962,501
45%	60%	-£63,664,423	-£51,059,412	-£63,344,940	-£50,745,071	-£65,490,297	-£65,165,589
50%	60%	-£75,919,774	-£61,595,305		-£61,240,324		-£77.622.564

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%	£92,504,415	£92,504,415	£92,504,415	£92,504,415	£92,504,415	£92,504,415
10%	71%	£69,193,000	£71,189,674	£69,273,033	£71,269,708	£68,909,536	£68,989,570
15%	71%	£57,435,410	£60,430,422	£57,555,459	£60,550,473	£57,010,214	£57,130,264
20%	71%	£45,610,698	£49,669,360	£45,773,383	£49,831,237	£45,034,499	£45,197,184
25%	71%	£33,728,209	£38,819,087	£33,934,892	£39,022,443	£32,996,181	£33,202,863
30%	71%	£21,743,547	£27,931,111	£21,991,566	£28,179,130	£20,860,385	£21,112,460
35%	71%	£9,636,224	£16,973,112	£9,930,312	£17,267,064	£8,591,457	£8,888,710
40%	71%	-£2,617,388	£5,904,278	-£2,270,353	£6,240,378	-£3,847,046	-£3,499,862
45%	71%	-£15,086,391	-£5,293,279	-£14,689,421	-£4,902,697	-£16,492,381	-£16,095,412
50%	71%	-£27,807,180	-£16,673,791	-£27,351,556	-£16,232,713	-£29,420,910	-£28,965,286
100%	71%	-£159,579,283					-£161,933,377
10%	75%	£68,950,489	£70,735,539	£69,035,214	£70,820,263	£68,697,070	£68,781,795
15%	75%	£57,071,644	£59,749,218	£57,198,731	£59,876,304	£56,691,515	£56,818,602
20%	75%	£45,117,745	£48,746,233	£45,289,965	£48,918,452	£44,602,618	£44,774,837
25%	75%	£33,101,941	£37,665,177	£33,320,736	£37,880,452	£32,447,500	£32,666,295
30%	75%	£20,989,372	£26,523,773	£21,254,580	£26,786,328	£20,191,198	£20,458,048
35%	75%	£8,744,404	£15,304,365	£9,056,431	£15,615,689	£7,797,971	£8,114,387
40%	75%	-£3,669,391	£3,971,873	-£3,301,860	£4,333,490	-£4,768,719	-£4,401,187
45%	75%	-£16,289,251	-£7,509,567	-£15,869,015	-£7,096,093	-£17,546,222	-£17,125,986
50%	75%	-£29,187,767	-£19,176,608	-£28,705,440	-£18,709,680	-£30,630,459	-£30,148,132
10%	60%	£69,889,202	£72,481,916	£69,954,666	£72,546,327	£69,519,737	£69,585,202
15%	60%	£58,479,713	£62,383,389	£58,577,909	£62,481,587	£57,925,517	£58,023,713
20%	60%	£47,025,874	£52,275,126	£47,158,945	£52,406,055	£46,274,861	£46,407,932
25%	60%	£35,514,730	£42,127,267	£35,681,068	£42,293,604	£34,571,993	£34,741,051
30%	60%	£23,901,031	£31,938,629	£24,103,901	£32,138,235	£22,756,087	£22,958,957
35%	60%	£12,194,455	£21,684,908	£12,435,009	£21,921,591	£10,836,840	£11,077,393
40%	60%	£359,560	£11,371,919	£638,974	£11,646,838	-£1,217,376	-£937,961
45%	60%	-£11,639,882	£965,128	-£11,320,400	£1,279,469	-£13,465,756	-£13,141,048
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%	-£12,182,913	-£12,182,913	-£12,182,913	-£12,182,913	-£12,182,913	-£12,182,913
10%	71%	-£35,494,328	-£33,497,653	-£35,414,295	-£33,417,619	-£35,777,792	-£35,697,758
15%	71%	-£47,251,918	-£44,256,906	-£47,131,868	-£44,136,855	-£47,677,114	-£47,557,063
20%	71%	-£59,076,629	-£55,017,967	-£58,913,944	-£54,856,091	-£59,652,829	-£59,490,144
25%	71%	-£70,959,118	-£65,868,241	-£70,752,435	-£65,664,884	-£71,691,147	-£71,484,464
30%	71%	-£82,943,780					
35%	71%	-£95,051,104					
40%	71%	-£107,304,716	-£98,783,050	-£106,957,680	-£98,446,950	-£108,534,374	-£108,187,189
45%	71%	-£119,773,718					
50%	71%	-£132,494,508	-£121,361,119	-£132,038,884	-£120,920,041	-£134,108,238	-£133,652,614
100%	71%	-£264,266,611					
10%	75%	-£35,736,839	-£33,951,789	-£35,652,114	-£33,867,065	-£35,990,258	-£35,905,533
15%	75%	-£47,615,684	-£44,938,110	-£47,488,597	-£44,811,024	-£47,995,812	-£47,868,725
20%	75%	-£59,569,583	-£55,941,095	-£59,397,362	-£55,768,875	-£60,084,710	-£59,912,491
25%	75%	-£71,585,386	-£67,022,150	-£71,366,591	-£66,806,875	-£72,239,828	-£72,021,032
30%	75%	-£83,697,956	-£78,163,555	-£83,432,748	-£77,901,000	-£84,496,129	-£84,229,280
35%	75%	-£95,942,924		-£95,630,896			
40%	75%	-£108,356,719	-£100,715,455	-£107,989,187	-£100,353,838	-£109,456,047	-£109,088,514
45%	75%	-£120,976,579	-£112,196,894				-£121,813,314
50%	75%	-£133,875,095	-£123,863,936	-£133,392,767	-£123,397,007	-£135,317,786	-£134,835,459
10%	60%	-£34,798,126	-£32,205,412	-£34,732,662	-£32,141,001	-£35,167,590	-£35,102,125
15%	60%	-£46,207,615	-£42,303,939	-£46,109,418	-£42,205,741	-£46,761,811	-£46,663,614
20%	60%	-£57,661,453	-£52,412,202	-£57,528,382	-£52,281,273	-£58,412,466	-£58,279,396
25%	60%	-£69,172,598	-£62,560,061	-£69,006,259	-£62,393,723	-£70,115,335	-£69,946,276
30%	60%	-£80,786,297	-£72,748,698		-£72,549,093		
35%	60%	-£92,492,872	-£83,002,419				-£93,609,934
40%	60%	-£104,327,767				-£105,904,704	
45%	60%	-£116,327,210	-£103,722,199	-£116,007,728	-£103,407,858	-£118,153,084	-£117,828,376
50%	60%	-£128 582 562	-£114 258 092				

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%	£59,404,636	£59,404,636	£59,404,636	£59,404,636	£59,404,636	£59,404,636
10%	71%	£36,093,221	£38,089,896	£36,173,254	£38,169,930	£35,809,757	£35,889,791
15%	71%	£24,335,631	£27,330,643	£24,455,680	£27,450,694	£23,910,435	£24,030,486
20%	71%	£12,510,919	£16,569,581	£12,673,604	£16,731,458	£11,934,720	£12,097,405
25%	71%	£628,430	£5,719,308	£835,114	£5,922,664	-£103,598	£103,084
30%	71%	-£11,356,232	-£5,168,668	-£11,108,213	-£4,920,649	-£12,239,394	-£11,987,318
35%	71%	-£23,463,555	-£16,126,666	-£23,169,467	-£15,832,715	-£24,508,322	-£24,211,069
40%	71%	-£35,717,167	-£27,195,501	-£35,370,131	-£26,859,401	-£36,946,825	-£36,599,641
45%	71%	-£48,186,170	-£38,393,058	-£47,789,200	-£38,002,476	-£49,592,160	-£49,195,190
50%	71%	-£60,906,959	-£49,773,570	-£60,451,335	-£49,332,492	-£62,520,689	-£62,065,065
100%	71%	-£192,679,062	-£169,573,484	-£191,752,911	-£168,647,332	-£195,959,308	-£195,033,156
10%	75%	£35,850,710	£37,635,760	£35,935,435	£37,720,484	£35,597,291	£35,682,016
15%	75%	£23,971,865	£26,649,439	£24,098,952	£26,776,525	£23,591,736	£23,718,823
20%	75%	£12,017,966	£15,646,454	£12,190,186	£15,818,673	£11,502,839	£11,675,058
25%	75%	£2,162	£4,565,399	£220,957	£4,780,673	-£652,279	-£433,484
30%	75%	-£12,110,407	-£6,576,006	-£11,845,199	-£6,313,451	-£12,908,581	-£12,641,731
35%	75%	-£24,355,375	-£17,795,414	-£24,043,348	-£17,484,090	-£25,301,808	-£24,985,392
40%	75%	-£36,769,170	-£29,127,906	-£36,401,639	-£28,766,289	-£37,868,498	-£37,500,966
45%	75%	-£49,389,030	-£40,609,346	-£48,968,794	-£40,195,872	-£50,646,001	-£50,225,765
50%	75%	-£62,287,546	-£52,276,387	-£61,805,219	-£51,809,458	-£63,730,238	-£63,247,910
10%	60%	£36,789,423	£39,382,137	£36,854,887	£39,446,548	£36,419,958	£36,485,423
15%	60%	£25,379,934	£29,283,610	£25,478,130	£29,381,808	£24,825,738	£24,923,935
20%	60%	£13,926,096	£19,175,347	£14,059,166	£19,306,276	£13,175,082	£13,308,153
25%	60%	£2,414,951	£9,027,488	£2,581,289	£9,193,826	£1,472,214	£1,641,272
30%	60%	-£9,198,748	-£1,161,150	-£8,995,878	-£961,544	-£10,343,692	-£10,140,822
35%	60%	-£20,905,324	-£11,414,870	-£20,664,770	-£11,178,188	-£22,262,939	-£22,022,386
40%	60%	-£32,740,219	-£21,727,860	-£32,460,805	-£21,452,941	-£34,317,155	-£34,037,740
45%	60%	-£44,739,661	-£32,134,651	-£44,420,179	-£31,820,309	-£46,565,535	-£46,240,827
50%	60%	-£56,995,013	-£42,670,543	-£56,628,326	-£42,315,563	-£59,064,490	-£58,697,803

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%	£92,504,415	£92,504,415	£92,504,415	£92,504,415	£92,504,415	£92,504,415
10%	71%	£69,193,000	£71,189,674	£69,273,033	£71,269,708	£68,909,536	£68,989,570
15%	71%	£57,435,410	£60,430,422	£57,555,459	£60,550,473	£57,010,214	£57,130,264
20%	71%	£45.610.698	£49,669,360	£45,773,383	£49.831.237	£45.034.499	£45,197,184
25%	71%	£33,728,209	£38,819,087	£33,934,892	£39,022,443	£32,996,181	£33,202,863
30%	71%	£21,743,547	£27,931,111	£21,991,566	£28,179,130	£20,860,385	£21,112,460
35%	71%	£9,636,224	£16,973,112	£9,930,312	£17,267,064	£8,591,457	£8,888,710
40%	71%	-£2,617,388	£5,904,278	-£2,270,353	£6,240,378	-£3,847,046	-£3,499,862
45%	71%	-£15,086,391	-£5,293,279	-£14,689,421	-£4,902,697	-£16,492,381	-£16,095,412
50%	71%	-£27.807.180	-£16.673.791	-£27.351.556	-£16.232.713	-£29.420.910	-£28,965,286
100%	71%	-£159,579,283	-£136,473,705				
10%	75%	£68.950.489	£70.735.539	£69.035.214	£70.820.263	£68.697.070	£68.781.795
15%	75%	£57,071,644	£59,749,218	£57,198,731	£59,876,304	£56,691,515	£56,818,602
20%	75%	£45.117.745	£48,746,233	£45.289.965	£48.918.452	£44,602,618	£44,774,837
25%	75%	£33,101,941	£37,665,177	£33,320,736	£37,880,452	£32,447,500	£32,666,295
30%	75%	£20.989.372	£26,523,773	£21.254.580	£26.786.328	£20.191.198	£20,458,048
35%	75%	£8,744,404	£15.304.365	£9.056.431	£15.615.689	£7.797.971	£8,114,387
40%	75%	-£3.669.391	£3.971.873	-£3.301.860	£4,333,490	-£4,768,719	-£4,401,187
45%	75%	-£16,289,251	-£7,509,567	-£15,869,015	-£7,096,093	-£17,546,222	-£17,125,986
50%	75%	-£29.187.767	-£19.176.608	-£28.705.440	-£18.709.680	-£30.630.459	-£30.148.132
10%	60%	£69.889,202	£72.481.916	£69.954.666	£72.546.327	£69.519.737	£69.585.202
15%	60%	£58,479,713	£62,383,389	£58,577,909	£62,481,587	£57,925,517	£58,023,713
20%	60%	£47.025.874	£52,275,126	£47.158.945	£52.406.055	£46,274,861	£46,407,932
25%	60%	£35,514,730	£42,127,267	£35,681,068	£42,293,604	£34,571,993	£34,741,051
30%	60%	£23.901.031	£31.938.629	£24,103,901	£32.138.235	£22,756,087	£22,958,957
35%	60%	£12.194.455	£21.684.908	£12.435.009	£21,921,591	£10.836.840	£11.077.393
40%	60%	£359.560	£11.371.919	£638.974	£11,646,838	-£1,217,376	-£937.961
45%	60%	-£11.639.882	£965.128	-£11.320.400	£1,279,469	-£13.465.756	-£13.141.048
50%	60%	-£23 895 234	-F9 570 764	-£23 528 547	-FQ 215 784	-£25 964 711	-£25 598 024

£27,943,000

£13,474,000

	CIL Zone	2
	Value Area	Med
s value inflation		0%
d 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%	£49,750,585	£49,750,585	£49,750,585	£49,750,585	£49,750,585	£49,750,585
10%	71%	£33,133,884	£34,754,696	£33,268,597	£34,887,241	£32,646,450	£32,781,163
15%	71%	£24,705,719	£27,156,214	£24,907,787	£27,358,283	£23,973,066	£24,176,635
20%	71%	£16,173,231	£19,493,997	£16,447,063	£19,767,828	£15,182,419	£15,456,251
25%	71%	£7,523,430	£11,742,277	£7,871,317	£12,090,164	£6,251,292	£6,604,870
30%	71%	-£1,291,486	£3,874,713	-£860,255	£4,299,006	-£2,851,825	-£2,420,593
35%	71%	-£10,236,788	-£4,135,622	-£9,733,684	-£3,632,518	-£12,057,183	-£11,554,080
40%	71%	-£19,182,090	-£12,209,330	-£18,607,114	-£11,634,354	-£21,262,543	-£20,687,567
45%	71%	-£28,127,392	-£20,283,037	-£27,480,545	-£19,636,189	-£30,467,901	-£29,821,053
50%	71%	-£37,072,693	-£28,356,743	-£36,353,974	-£27,638,024	-£39,673,260	-£38,954,539
100%	71%	-£126,525,713	-£109,093,812	-£125,088,274	-£107,656,373	-£131,726,845	-£130,289,405
10%	75%	£32,868,075	£34,322,799	£33,010,683	£34,463,112	£32,432,305	£32,574,912
15%	75%	£24,307,005	£26,497,775	£24,520,916	£26,711,686	£23,646,593	£23,864,004
20%	75%	£15,632,919	£18,601,719	£15,922,798	£18,891,599	£14,741,285	£15,035,906
25%	75%	£6,832,987	£10,608,687	£7,205,269	£10,976,964	£5,689,227	£6,063,526
30%	75%	-£2,142,375	£2,492,157	-£1,685,870	£2,941,317	-£3,537,335	-£3,080,830
35%	75%	-£11,229,492	-£5,774,985	-£10,696,902	-£5,242,396	-£12,856,946	-£12,324,356
40%	75%	-£20,316,609	-£14,082,886	-£19,707,935	-£13,474,213	-£22,176,556	-£21,567,882
45%	75%	-£29,403,726	-£22,390,788	-£28,718,968	-£21,706,030	-£31,496,165	-£30,811,408
50%	75%	-£38,490,842	-£30,698,689	-£37,730,000	-£29,937,848	-£40,815,776	-£40,054,934
10%	60%	£33,897,635	£35,993,821	£34,007,197	£36,102,238	£33,262,317	£33,372,507
15%	60%	£25,851,343	£29,045,301	£26,016,628	£29,210,587	£24,898,367	£25,063,652
20%	60%	£17,725,714	£22,053,975	£17,949,697	£22,277,959	£16,434,297	£16,658,281
25%	60%	£9,495,771	£14,981,216	£9,780,331	£15,261,196	£7,855,099	£8,139,658
30%	60%	£1,134,816	£7,821,527	£1,481,873	£8,162,998	-£880,358	-£527,626
35%	60%	-£7,384,448	£558,627	-£6,972,928	£963,525	-£9,757,139	-£9,345,618
40%	60%	-£15,922,273	-£6,834,032	-£15,451,964	-£6,363,722	-£18,633,919	-£18,163,609
45%	60%	-£24,460,099	-£14,235,827	-£23,931,000	-£13,706,728	-£27,510,700	-£26,981,601
50%	60%	-£32.997.923	-£21.637.620	-£32.410.036	-£21.049.734	-£36.387.480	-£35,799,594

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£395,537,920	-£395,537,920				-£395,537,920
10%	71%	-£412,154,621	-£410,533,809	-£412,019,909	-£410,401,264	-£412,642,055	-£412,507,342
15%	71%	-£420,582,787	-£418,132,291	-£420,380,718			-£421,111,870
20%	71%	-£429,115,274	-£425,794,508	-£428,841,442		-£430,106,086	-£429,832,255
25%	71%	-£437,765,075	-£433,546,228				-£438,683,635
30%	71%	-£446,579,991	-£441,413,792	-£446,148,760		-£448,140,330	-£447,709,099
35%	71%	-£455,525,293	-£449,424,127				-£456,842,585
40%	71%	-£464,470,595	-£457,497,835	-£463,895,619		-£466,551,048	-£465,976,072
45%	71%	-£473,415,897	-£465,571,542		-£464,924,694	-£475,756,406	-£475,109,558
50%	71%	-£482,361,199	-£473,645,248	-£481,642,479		-£484,961,765	-£484,243,045
100%	71%	-£571,814,218	-£554,382,317				-£575,577,910
10%	75%	-£412,420,430	-£410,965,706	-£412,277,822	-£410,825,393	-£412,856,200	-£412,713,593
15%	75%	-£420,981,500	-£418,790,730				-£421,424,501
20%	75%	-£429,655,587	-£426,686,786	-£429,365,707	-£426,396,907	-£430,547,220	-£430,252,599
25%	75%	-£438,455,518	-£434,679,818	-£438,083,236	-£434,311,542	-£439,599,279	-£439,224,979
30%	75%	-£447,430,880	-£442,796,348				-£448,369,335
35%	75%	-£456,517,997	-£451,063,490	-£455,985,407	-£450,530,901	-£458,145,451	-£457,612,861
40%	75%	-£465,605,114	-£459,371,391				-£466,856,387
45%	75%	-£474,692,231	-£467,679,293	-£474,007,473	-£466,994,535	-£476,784,670	-£476,099,913
50%	75%	-£483,779,347	-£475,987,194				-£485,343,439
10%	60%	-£411,390,871	-£409,294,684	-£411,281,308	-£409,186,267	-£412,026,188	-£411,915,998
15%	60%	-£419,437,162	-£416,243,204				-£420,224,853
20%	60%	-£427,562,791	-£423,234,530				-£428,630,224
25%	60%	-£435,792,734	-£430,307,289				-£437,148,847
30%	60%	-£444,153,689	-£437,466,978	-£443,806,633	-£437,125,508	-£446,168,863	-£445,816,131
35%	60%	-£452,672,953	-£444,729,878				-£454,634,123
40%	60%	-£461,210,779	-£452,122,537	-£460,740,469	-£451,652,227	-£463,922,424	-£463,452,115
45%	60%	-£469,748,604	-£459,524,332				-£472,270,106
50%	60%	-£478,286,428	-£466,926,126				-£481.088.099

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%	-£308,088,206	-£308,088,206	-£308,088,206	-£308,088,206	-£308,088,206	-£308,088,206
10%	71%	-£324,704,906	-£323,084,094	-£324,570,194		-£325,192,340	-£325,057,628
15%	71%						-£333,662,155
20%	71%	-£341,665,559	-£338,344,793	-£341,391,728	-£338,070,962	-£342,656,371	-£342,382,540
25%	71%						-£351,233,921
30%	71%	-£359,130,276	-£353,964,077	-£358,699,045		-£360,690,616	-£360,259,384
35%	71%						-£369,392,870
40%	71%						-£378,526,357
45%	71%						-£387,659,844
50%	71%	-£394,911,484		-£394,192,764	-£385,476,814		-£396,793,330
100%	71%		-£466,932,603				-£488,128,195
10%	75%			-£324,828,107		-£325,406,486	-£325,263,878
15%	75%				-£331,127,104		-£333,974,786
20%	75%			-£341,915,992	-£338,947,192	-£343,097,505	-£342,802,885
25%	75%						-£351,775,264
30%	75%	-£359,981,165	-£355,346,633	-£359,524,661	-£354,897,474	-£361,376,125	-£360,919,620
35%	75%				-£363,081,186	-£370,695,736	-£370,163,146
40%	75%			-£377,546,726		-£380,015,346	-£379,406,673
45%	75%						-£388,650,198
50%	75%	-£396,329,633			-£387,776,638	-£398,654,566	-£397,893,724
10%	60%						-£324,466,284
15%	60%	-£331,987,448					-£332,775,138
20%	60%				-£335,560,831 -£342,577,595		-£341,180,509
25%	60%						-£349,699,132
30%	60%	-£356,703,974	-£350,017,263	-£356,356,918		-£358,719,148	-£358,366,416
35%	60%						-£367,184,408
40%	60%	-£373,761,064	-£364,672,822	-£373,290,754	-£364,202,512	-£376,472,710	-£376,002,400
45%	60%						-£384,820,392
50%	60%	-£390,836,713	-£379,476,411		-£378,888,524		-£393,638,384

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£155,834,170	-£155,834,170	-£155,834,170	-£155,834,170	-£155,834,170	-£155,834,170
10%	71%	-£172,450,871	-£170,830,059				-£172,803,592
15%	71%	-£180,879,037	-£178,428,541	-£180,676,968	-£178,226,472	-£181,611,689	-£181,408,120
20%	71%	-£189,411,524	-£186,090,758				-£190,128,505
25%	71%	-£198,061,325	-£193,842,478	-£197,713,438	-£193,494,591	-£199,333,463	-£198,979,885
30%	71%	-£206,876,241	-£201,710,042				-£208,005,349
35%	71%	-£215,821,543	-£209,720,377	-£215,318,439	-£209,217,274	-£217,641,939	-£217,138,835
40%	71%	-£224,766,845	-£217,794,085				-£226,272,322
45%	71%	-£233,712,147	-£225,867,792	-£233,065,300	-£225,220,944	-£236,052,656	-£235,405,808
50%	71%	-£242,657,449	-£233,941,498				-£244,539,295
100%	71%	-£332,110,468	-£314,678,568	-£330,673,030	-£313,241,128	-£337,311,600	-£335,874,160
10%	75%	-£172,716,680	-£171,261,956	-£172,574,072	-£171,121,643	-£173,152,450	-£173,009,843
15%	75%	-£181,277,750	-£179,086,980				-£181,720,751
20%	75%	-£189,951,837	-£186,983,037				-£190,548,849
25%	75%	-£198,751,768	-£194,976,068				-£199,521,229
30%	75%	-£207,727,130	-£203,092,598				-£208,665,585
35%	75%	-£216,814,247	-£211,359,740			-£218,441,701	-£217,909,111
40%	75%	-£225,901,364	-£219,667,641				-£227,152,637
45%	75%	-£234,988,481	-£227,975,543				-£236,396,163
50%	75%	-£244,075,597	-£236,283,444				-£245,639,689
10%	60%	-£171,687,121	-£169,590,935				-£172,212,248
15%	60%	-£179,733,412	-£176,539,454				-£180,521,103
20%	60%	-£187,859,041	-£183,530,781		-£183,306,796		-£188,926,474
25%	60%	-£196,088,984	-£190,603,539	-£195,804,424	-£190,323,559	-£197,729,656	-£197,445,097
30%	60%	-£204,449,939	-£197,763,228				-£206,112,381
35%	60%	-£212,969,203	-£205,026,128			-£215,341,894	-£214,930,373
40%	60%	-£221,507,029	-£212,418,787				-£223,748,365
45%	60%	-£230,044,854	-£219,820,582				-£232,566,356
EON/	600/	0000 000 070	0007 000 070				0044.004.040

£72,325,000

£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%	-£86,923,300	-£86,923,300	-£86,923,300	-£86,923,300	-£86,923,300	-£86,923,300
10%	71%	-£103,540,001	-£101,919,189	-£103,405,289	-£101,786,644	-£104.027.435	-£103,892,723
15%	71%	-£111,968,167	-£109,517,671	-£111,766,098	-£109,315,602	-£112,700,819	-£112,497,250
20%	71%	-£120.500.654	-£117,179,888	-£120,226,822	-£116.906.057	-£121,491,466	-£121,217,635
25%	71%	-£129,150,455	-£124,931,608	-£128,802,568	-£124.583.721	-£130.422.593	-£130.069.015
30%	71%	-£137.965.371	-£132,799,172	-£137.534.140	-£132.374.880	-£139.525.711	-£139.094.479
35%	71%	-£146.910.673	-£140.809.507	-£146,407,569	-£140.306.404	-£148.731.069	-£148,227,965
40%	71%	-£155.855.975	-£148.883.215		-£148.308.239		-£157.361.452
45%	71%	-£164.801.277	-£156 956 922		-£156.310.074		-£166,494,938
50%	71%	-£173,746,579	-£165,030,628	-£173,027,859	-£164,311,909		-£175,628,425
100%	71%	-£263.199.598	-£245,767,698		-£244,330,258		-£266,963,290
10%	75%	-£103,805,810	-£102.351.086				-£104.098.973
15%	75%	-£112.366.880	-£110.176.110		-£109.962.199		-£112.809.881
20%	75%	-£121.040.967	-£118.072.167				-£121.637.979
25%	75%	-£129 840 898	-£126.065.198				-£130,610,359
30%	75%	-£138.816.260	-£134.181.728				-£139,754,715
35%	75%	-£147 903 377	-£142.448.870				-£148,998,241
40%	75%	-£156.990.494	-£150.756.771				-£158,241,767
45%	75%	-£166,077,611	-£159,064,673				-£167,485,293
50%	75%	-£175,164,727	-£167,372,574				-£176,728,819
10%	60%	-£102.776.251	-£100.680.065				-£103.301.378
15%	60%	-£110,822,542	-£107,628,584	-£110,657,257	-£107,463,299	-£111,775,518	-£111,610,233
20%	60%	-£118,948,171	-£114,619,911				-£120,015,604
25%	60%	-£127,178,114	-£121,692,669	-£126,893,554	-£121,412,689	-£128,818,786	-£128,534,227
30%	60%	-£135,539,069	-£128,852,358				-£137,201,511
35%	60%	-£144,058,333	-£136,115,258	-£143,646,813	-£135,710,360	-£146,431,024	-£146,019,503
40%	60%	-£152,596,159	-£143,507,917				-£154,837,495
45%	60%	-£161,133,984	-£150,909,712	-£160,604,885		-£164,184,585	-£163,655,486
50%	60%	-£169 671 808	-£158.311.506				-£172,473,479

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£35,838,814	-£35,838,814	-£35,838,814	-£35,838,814	-£35,838,814	-£35,838,814
10%	71%	-£52,455,514	-£50,834,702	-£52,320,802	-£50,702,158	-£52,942,948	-£52,808,236
15%	71%	-£60,883,680	-£58,433,184	-£60,681,611	-£58,231,115	-£61,616,332	-£61,412,763
20%	71%	-£69,416,167	-£66,095,401	-£69,142,336	-£65,821,570	-£70,406,979	-£70,133,148
25%	71%	-£78,065,969	-£73,847,122		-£73,499,234		-£78,984,529
30%	71%	-£86,880,884	-£81,714,685	-£86,449,653		-£88,441,224	-£88,009,992
35%	71%	-£95,826,186	-£89,725,021				-£97,143,478
40%	71%	-£104,771,488	-£97,798,728	-£104,196,512		-£106,851,941	-£106,276,965
45%	71%	-£113,716,790	-£105,872,435				-£115,410,452
50%	71%	-£122,662,092	-£113,946,141			-£125,262,658	-£124,543,938
100%	71%	-£212,115,111	-£194,683,211			-£217,316,243	-£215,878,803
10%	75%	-£52,721,323	-£51,266,599	-£52,578,715	-£51,126,286	-£53,157,094	-£53,014,486
15%	75%	-£61,282,393	-£59,091,624	-£61,068,483	-£58,877,712	-£61,942,805	-£61,725,394
20%	75%	-£69,956,480	-£66,987,680	-£69,666,600	-£66,697,800	-£70,848,113	-£70,553,493
25%	75%	-£78,756,411	-£74,980,711				-£79,525,872
30%	75%	-£87,731,773	-£83,097,241				-£88,670,228
35%	75%	-£96,818,891	-£91,364,383				-£97,913,754
40%	75%	-£105,906,007	-£99,672,285	-£105,297,334	-£99,063,611	-£107,765,954	-£107,157,281
45%	75%	-£114,993,124	-£107,980,186				-£116,400,806
50%	75%	-£124,080,241	-£116,288,088			-£126,405,174	-£125,644,332
10%	60%	-£51,691,764	-£49,595,578	-£51,582,201	-£49,487,161	-£52,327,081	-£52,216,892
15%	60%	-£59,738,056	-£56,544,097	-£59,572,770	-£56,378,812		-£60,525,746
20%	60%	-£67,863,684	-£63,535,424	-£67,639,701	-£63,311,439	-£69,155,102	-£68,931,117
25%	60%	-£76,093,627	-£70,608,183		-£70,328,203		-£77,449,740
30%	60%	-£84,454,582	-£77,767,871	-£84,107,526	-£77,426,401	-£86,469,756	-£86,117,024
35%	60%	-£92,973,847	-£85,030,772				-£94,935,016
40%	60%	-£101,511,672	-£92,423,430				-£103,753,008
45%	60%	-£110,049,497	-£99,825,225				-£112,571,000
50%	60%	-£118,587,321	-£107,227,019			-£121,976,878	-£121,388,992

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%	£16,185,727	£16,185,727	£16,185,727	£16,185,727	£16,185,727	£16,185,727
10%	71%	-£430,974	£1,189,838	-£296,261	£1,322,383	-£918,407	-£783,695
15%	71%	-£8,859,139	-£6,408,644	-£8,657,071	-£6,206,575	-£9,591,792	-£9,388,223
20%	71%	-£17,391,627	-£14,070,861	-£17,117,795	-£13,797,030	-£18,382,439	-£18,108,607
25%	71%	-£26,041,428	-£21,822,581	-£25,693,541	-£21,474,694	-£27,313,566	-£26,959,988
30%	71%	-£34,856,344	-£29,690,145	-£34,425,113	-£29,265,852	-£36,416,683	-£35,985,451
35%	71%	-£43,801,646	-£37,700,480	-£43,298,542	-£37,197,376	-£45,622,041	-£45,118,938
40%	71%	-£52,746,947	-£45,774,188	-£52,171,972	-£45,199,212	-£54,827,401	-£54,252,425
45%	71%	-£61,692,250	-£53,847,895	-£61,045,403	-£53,201,047	-£64,032,759	-£63,385,911
50%	71%	-£70,637,551	-£61,921,601	-£69,918,832	-£61,202,882	-£73,238,118	-£72,519,397
100%	71%	-£160,090,571					-£163,854,263
10%	75%	-£696,783	£757,941	-£554,175	£898,255	-£1,132,553	-£989,946
15%	75%	-£9,257,853	-£7,067,083	-£9,043,942	-£6,853,172	-£9,918,265	-£9,700,854
20%	75%	-£17,931,939	-£14,963,139	-£17,642,060	-£14,673,259	-£18,823,573	-£18,528,952
25%	75%	-£26,731,871	-£22,956,170	-£26,359,589	-£22,587,894	-£27,875,631	-£27,501,332
30%	75%	-£35,707,233	-£31,072,701	-£35,250,728	-£30,623,541	-£37,102,193	-£36,645,688
35%	75%	-£44,794,350	-£39,339,843	-£44,261,760	-£38,807,254	-£46,421,804	-£45,889,214
40%	75%	-£53,881,467	-£47,647,744	-£53,272,793	-£47,039,071	-£55,741,414	-£55,132,740
45%	75%	-£62,968,584	-£55,955,646	-£62,283,826	-£55,270,888	-£65,061,023	-£64,376,266
50%	75%	-£72,055,700	-£64,263,547	-£71,294,858	-£63,502,706	-£74,380,634	-£73,619,792
10%	60%	£332,777	£2,428,963	£442,339	£2,537,380	-£302,541	-£192,351
15%	60%	-£7,713,515	-£4,519,557	-£7,548,230	-£4,354,271	-£8,666,491	-£8,501,206
20%	60%	-£15,839,144	-£11,510,883	-£15,615,161	-£11,286,899	-£17,130,561	-£16,906,577
25%	60%	-£24,069,087	-£18,583,642	-£23,784,527	-£18,303,662	-£25,709,759	-£25,425,200
30%	60%	-£32,430,042	-£25,743,331	-£32,082,985	-£25,401,860	-£34,445,216	-£34,092,484
35%	60%	-£40,949,306	-£33,006,231	-£40,537,786	-£32,601,333	-£43,321,997	-£42,910,476
40%	60%	-£49,487,131	-£40,398,890	-£49,016,822	-£39,928,580	-£52,198,777	-£51,728,467
45%	60%	-£58,024,957	-£47,800,685	-£57,495,858	-£47,271,586	-£61,075,558	-£60,546,459
50%	60%	-£66,562,781	-£55,202,478	-£65,974,894	-£54,614,592	-£69,952,338	-£69,364,452

£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%	-£88,501,601	-£88,501,601	-£88,501,601	-£88,501,601	-£88,501,601	-£88,501,601
10%	71%	-£105,118,301	-£103,497,489				-£105,471,023
15%	71%	-£113,546,467	-£111,095,971				-£114,075,550
20%	71%	-£122,078,954	-£118,758,188	-£121,805,123	-£118,484,357	-£123,069,766	-£122,795,935
25%	71%	-£130,728,756	-£126,509,909				-£131,647,316
30%	71%	-£139,543,671	-£134,377,472	-£139,112,440	-£133,953,180	-£141,104,011	-£140,672,779
35%	71%	-£148,488,974	-£142,387,808				-£149,806,265
40%	71%	-£157,434,275	-£150,461,515		-£149,886,540	-£159,514,728	-£158,939,752
45%	71%	-£166,379,577	-£158,535,222				-£168,073,239
50%	71%	-£175,324,879	-£166,608,929	-£174,606,160	-£165,890,209	-£177,925,445	-£177,206,725
100%	71%	-£264,777,898	-£247,345,998				-£268,541,591
10%	75%	-£105,384,110	-£103,929,386	-£105,241,503	-£103,789,073	-£105,819,881	-£105,677,273
15%	75%	-£113,945,180	-£111,754,411				-£114,388,182
20%	75%	-£122,619,267	-£119,650,467	-£122,329,387	-£119,360,587	-£123,510,901	-£123,216,280
25%	75%	-£131,419,198	-£127,643,498				-£132,188,659
30%	75%	-£140,394,560	-£135,760,028	-£139,938,056	-£135,310,869	-£141,789,521	-£141,333,015
35%	75%	-£149,481,678	-£144,027,170				-£150,576,541
40%	75%	-£158,568,794	-£152,335,072	-£157,960,121	-£151,726,399	-£160,428,741	-£159,820,068
45%	75%	-£167,655,911	-£160,642,973	-£166,971,154			-£169,063,593
50%	75%	-£176,743,028	-£168,950,875	-£175,982,186	-£168,190,034	-£179,067,961	-£178,307,119
10%	60%	-£104,354,551	-£102,258,365				-£104,879,679
15%	60%	-£112,400,843	-£109,206,884				-£113,188,534
20%	60%	-£120,526,472	-£116,198,211				-£121,593,905
25%	60%	-£128,756,414	-£123,270,970	-£128,471,854			-£130,112,528
30%	60%	-£137,117,370	-£130,430,658	-£136,770,313	-£130,089,188	-£139,132,544	-£138,779,812
35%	60%	-£145,636,634	-£137,693,559	-£145,225,114		-£148,009,324	-£147,597,803
40%	60%	-£154,174,459	-£145,086,217				-£156,415,795
45%	60%	-£162,712,284	-£152,488,012				-£165,233,787
50%	60%	-£171.250.109	-£159.889.806				-£174.051.779

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%	-£16,914,052	-£16,914,052	-£16,914,052	-£16,914,052	-£16,914,052	-£16,914,052
10%	71%	-£33,530,752	-£31,909,940	-£33,396,040	-£31,777,396	-£34,018,186	-£33,883,474
15%	71%	-£41,958,918	-£39,508,422	-£41,756,850	-£39,306,354	-£42,691,570	-£42,488,001
20%	71%	-£50,491,405	-£47,170,640	-£50,217,574	-£46,896,808	-£51,482,218	-£51,208,386
25%	71%	-£59,141,207	-£54,922,360	-£58,793,320	-£54,574,473	-£60,413,345	-£60,059,767
30%	71%	-£67,956,122	-£62,789,924	-£67,524,892	-£62,365,631	-£69,516,462	-£69,085,230
35%	71%	-£76,901,425	-£70,800,259	-£76,398,321	-£70,297,155		-£78,218,717
40%	71%	-£85,846,726	-£78,873,967				-£87,352,204
45%	71%	-£94,792,029	-£86,947,673	-£94,145,181			-£96,485,690
50%	71%	-£103,737,330	-£95,021,380				-£105,619,176
100%	71%	-£193,190,350	-£175,758,449	-£191,752,911	-£174,321,010	-£198,391,481	-£196,954,042
10%	75%	-£33,796,561	-£32,341,837	-£33,653,954	-£32,201,524	-£34,232,332	-£34,089,725
15%	75%	-£42,357,632	-£40,166,862	-£42,143,721	-£39,952,951	-£43,018,043	-£42,800,633
20%	75%	-£51,031,718	-£48,062,918	-£50,741,838	-£47,773,038	-£51,923,352	-£51,628,731
25%	75%	-£59,831,650	-£56,055,949	-£59,459,368	-£55,687,673	-£60,975,410	-£60,601,111
30%	75%	-£68,807,012	-£64,172,480	-£68,350,507	-£63,723,320	-£70,201,972	-£69,745,467
35%	75%	-£77,894,129	-£72,439,622	-£77,361,539	-£71,907,033		-£78,988,993
40%	75%	-£86,981,245	-£80,747,523				-£88,232,519
45%	75%	-£96,068,363	-£89,055,425				-£97,476,044
50%	75%	-£105,155,479	-£97,363,326	-£104,394,637	-£96,602,485	-£107,480,413	-£106,719,571
10%	60%	-£32,767,002	-£30,670,816	-£32,657,440	-£30,562,399	-£33,402,320	-£33,292,130
15%	60%	-£40,813,294	-£37,619,336	-£40,648,009	-£37,454,050	-£41,766,270	-£41,600,985
20%	60%	-£48,938,923	-£44,610,662	-£48,714,940	-£44,386,678	-£50,230,340	-£50,006,356
25%	60%	-£57,168,866	-£51,683,421	-£56,884,305	-£51,403,441	-£58,809,538	-£58,524,979
30%	60%	-£65,529,821	-£58,843,110	-£65,182,764	-£58,501,639	-£67,544,995	-£67,192,263
35%	60%	-£74,049,085	-£66,106,010	-£73,637,565	-£65,701,111	-£76,421,776	-£76,010,255
40%	60%	-£82,586,910	-£73,498,669		-£73,028,359		-£84,828,246
45%	60%	-£91,124,736	-£80,900,464		-£80,371,365	-£94,175,337	-£93,646,238

45% 60% -591,124,736 50% 60% -299,692,590 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%	£16,185,727	£16,185,727	£16,185,727	£16,185,727	£16,185,727	£16,185,727
10%	71%	-£430,974	£1,189,838	-£296,261	£1,322,383	-£918,407	-£783,695
15%	71%	-£8,859,139	-£6,408,644	-£8,657,071	-£6,206,575	-£9,591,792	-£9,388,223
20%	71%	-£17,391,627	-£14,070,861	-£17,117,795	-£13,797,030	-£18,382,439	-£18,108,607
25%	71%	-£26,041,428	-£21,822,581	-£25,693,541	-£21,474,694	-£27,313,566	-£26,959,988
30%	71%	-£34,856,344	-£29,690,145	-£34,425,113	-£29,265,852	-£36,416,683	-£35,985,451
35%	71%	-£43,801,646	-£37,700,480	-£43,298,542	-£37,197,376	-£45,622,041	-£45,118,938
40%	71%	-£52,746,947	-£45,774,188	-£52,171,972	-£45,199,212	-£54,827,401	-£54,252,425
45%	71%	-£61,692,250	-£53,847,895	-£61,045,403	-£53,201,047	-£64,032,759	-£63,385,911
50%	71%	-£70,637,551	-£61,921,601	-£69,918,832	-£61,202,882	-£73,238,118	-£72,519,397
100%	71%	-£160,090,571	-£142,658,670				
10%	75%	-£696,783	£757,941	-£554,175	£898,255	-£1,132,553	-£989,946
15%	75%	-£9,257,853	-£7,067,083	-£9,043,942	-£6,853,172	-£9,918,265	-£9,700,854
20%	75%	-£17,931,939	-£14,963,139	-£17,642,060	-£14,673,259	-£18,823,573	-£18,528,952
25%	75%	-£26,731,871	-£22,956,170	-£26,359,589	-£22,587,894	-£27,875,631	-£27,501,332
30%	75%	-£35,707,233	-£31,072,701	-£35,250,728	-£30,623,541	-£37,102,193	-£36,645,688
35%	75%	-£44,794,350	-£39,339,843	-£44,261,760	-£38,807,254	-£46,421,804	-£45,889,214
40%	75%	-£53,881,467	-£47,647,744	-£53,272,793	-£47,039,071	-£55,741,414	-£55,132,740
45%	75%	-£62,968,584	-£55,955,646	-£62,283,826	-£55,270,888	-£65,061,023	-£64,376,266
50%	75%	-£72,055,700	-£64,263,547	-£71,294,858	-£63,502,706	-£74,380,634	-£73,619,792
10%	60%	£332,777	£2,428,963	£442,339	£2,537,380	-£302,541	-£192,351
15%	60%	-£7,713,515	-£4,519,557	-£7,548,230	-£4,354,271	-£8,666,491	-£8,501,206
20%	60%	-£15,839,144	-£11,510,883	-£15,615,161	-£11,286,899	-£17,130,561	-£16,906,577
25%	60%	-£24,069,087	-£18,583,642	-£23,784,527	-£18,303,662	-£25,709,759	-£25,425,200
30%	60%	-£32,430,042	-£25,743,331	-£32,082,985	-£25,401,860	-£34,445,216	-£34,092,484
35%	60%	-£40,949,306	-£33,006,231	-£40,537,786	-£32,601,333	-£43,321,997	-£42,910,476
40%	60%	-£49,487,131	-£40,398,890	-£49,016,822	-£39,928,580	-£52,198,777	-£51,728,467
45%	60%	-£58,024,957	-£47,800,685	-£57,495,858	-£47,271,586	-£61,075,558	-£60,546,459
50%	60%	-£66,562,781	-£55,202,478	-£65,974,894	-£54,614,592	-£69,952,338	-£69,364,452

£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%	£15,247,731	£15,247,731	£15,247,731	£15,247,731	£15,247,731	£15,247,731
10%	71%	£1,004,269	£2,367,288	£1,523,740	£2,886,759	£191,602	£711,073
15%	71%	-£6,278,674	-£4,200,707	-£5,486,725	-£3,408,756	-£7,517,612	-£6,725,661
20%	71%	-£13,578,043	-£10,807,419	-£12,522,110	-£9,751,486	-£15,229,959	-£14,174,026
25%	71%	-£20,877,412	-£17,414,132	-£19,557,495	-£16,094,215	-£22,942,307	-£21,622,390
30%	71%	-£28,176,780	-£24,020,844	-£26,592,880	-£22,436,945	-£30,654,654	-£29,070,754
35%	71%	-£35,476,149	-£30,627,557	-£33,628,266	-£28,779,673	-£38,367,002	-£36,519,119
40%	71%	-£42,775,517	-£37,234,270	-£40,663,651	-£35,122,403	-£46,079,349	-£43,967,483
45%	71%	-£50,074,887	-£43,840,983	-£47,699,036	-£41,465,132	-£53,791,697	-£51,415,847
50%	71%	-£57,374,256	-£50,447,695	-£54,734,421	-£47,807,862	-£61,504,044	-£58,864,211
100%	71%	-£130,367,941	-£116,514,822	-£125,088,274	-£111,235,154	-£138,627,521	-£133,347,853
10%	75%	£703,048	£1,921,601	£1,252,963	£2,471,517	-£23,869	£526,430
15%	75%	-£6,737,897	-£4,880,171	-£5,899,532	-£4,041,807	-£7,845,520	-£7,007,155
20%	75%	-£14,190,339	-£11,713,372	-£13,072,520	-£10,595,553	-£15,667,170	-£14,549,350
25%	75%	-£21,642,783	-£18,546,573	-£20,245,508	-£17,149,299	-£23,488,820	-£22,091,546
30%	75%	-£29.095.225	-£25,379,774	-£27.418.496	-£23.703.045	-£31.310.471	-£29.633.741
35%	75%	-£36,547,668	-£32,212,975	-£34,591,484	-£30,256,791	-£39,132,121	-£37,175,938
40%	75%	-£44,000,111	-£39.046.175	-£41.764.472	-£36.810.537	-£46.953.771	-£44.718.133
45%	75%	-£51,452,553	-£45,879,377	-£48,937,460	-£43,364,283	-£54,775,422	-£52,260,329
50%	75%	-£58,904,996	-£52,712,577	-£56,110,448	-£49,918,029	-£62,597,072	-£59,802,524
10%	60%	£1,874,926	£3,651,475	£2,299,834	£4,076,383	£815,702	£1,240,610
15%	60%	-£4.951.330	-£2.242.922	-£4.303.544	-£1.595.136	-£6.566.151	-£5.918.364
20%	60%	-£11,808,251	-£8,197,041	-£10,944,535	-£7,333,325	-£13,961,345	-£13,097,629
25%	60%	-£18,665,171	-£14,151,159	-£17,585,526	-£13,071,513	-£21,356,539	-£20,276,894
30%	60%	-£25,522,091	-£20,105,276	-£24,226,518	-£18,809,703	-£28,751,733	-£27,456,159
35%	60%	-£32.379.012	-£26.059.395	-£30.867.509	-£24.547.892	-£36,146,928	-£34.635.424
40%	60%	-£39,235,932	-£32,013,512	-£37,508,500	-£30,286,081	-£43,542,121	-£41,814,690
45%	60%	-£46.092.853	-£37.967.631	-£44.149.492	-£36.024.270	-£50.937.316	-£48.993.955
50%	60%	-£52.949.773	-£43.921.749	-£50,790,484	-£41.762.459	-£58 332 509	-£56.173.220

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%	-£430,040,774					-£430,040,774
10%	71%	-£444,284,236	-£442,921,217	-£443,764,765	-£442,401,746	-£445,096,903	-£444,577,432
15%	71%	-£451,567,180					-£452,014,166
20%	71%	-£458,866,548		-£457,810,615		-£460,518,464	-£459,462,531
25%	71%	-£466,165,917					-£466,910,895
30%	71%	-£473,465,285	-£469,309,349	-£471,881,386			-£474,359,259
35%	71%	-£480,764,654					-£481,807,624
40%	71%	-£488,064,022		-£485,952,156	-£480,410,908	-£491,367,854	-£489,255,988
45%	71%	-£495,363,392					-£496,704,352
50%	71%	-£502,662,761	-£495,736,200	-£500,022,926	-£493,096,367	-£506,792,550	-£504,152,716
100%	71%	-£575,656,447					-£578,636,358
10%	75%	-£444,585,457	-£443,366,904	-£444,035,542	-£442,816,988	-£445,312,374	-£444,762,075
15%	75%	-£452,026,402					-£452,295,660
20%	75%	-£459,478,844	-£457,001,877	-£458,361,025	-£455,884,058	-£460,955,675	-£459,837,856
25%	75%	-£466,931,288	-£463,835,079	-£465,534,013	-£462,437,804	-£468,777,325	-£467,380,051
30%	75%	-£474,383,730	-£470,668,279				-£474,922,246
35%	75%	-£481,836,173	-£477,501,480	-£479,879,989	-£475,545,296	-£484,420,627	-£482,464,443
40%	75%	-£489,288,616					-£490,006,638
45%	75%	-£496,741,058	-£491,167,882	-£494,225,965	-£488,652,788	-£500,063,927	-£497,548,834
50%	75%	-£504,193,501					-£505,091,029
10%	60%	-£443,413,579	-£441,637,031		-£441,212,122	-£444,472,803	-£444,047,895
15%	60%	-£450,239,835					-£451,206,869
20%	60%	-£457,096,756	-£453,485,546	-£456,233,040	-£452,621,830	-£459,249,850	-£458,386,134
25%	60%	-£463,953,676					-£465,565,399
30%	60%	-£470,810,596	-£465,393,781	-£469,515,023	-£464,098,208	-£474,040,238	-£472,744,664
35%	60%	-£477,667,517		-£476,156,014			-£479,923,930
40%	60%	-£484,524,437	-£477,302,017	-£482,797,006	-£475,574,586	-£488,830,626	-£487,103,195
45%	60%	-£491,381,358					-£494,282,460
50%	60%	-£498,238,279	-£489.210.254			-£503.621.014	-£501.461.725

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

	% 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%	-£342,591,059					
10%	71%	-£356,834,522	-£355,471,502			-£357,647,188	
15%	71%	-£364,117,465					
20%	71%	-£371,416,833	-£368,646,210	-£370,360,901	-£367,590,276	-£373,068,749	-£372,012,816
25%	71%	-£378,716,202					
30%	71%	-£386,015,571	-£381,859,635	-£384,431,671		-£388,493,444	-£386,909,545
35%	71%	-£393,314,939	-£388,466,347	-£391,467,056	-£386,618,463	-£396,205,793	
40%	71%	-£400,614,308	-£395,073,061	-£398,502,441	-£392,961,193	-£403,918,140	-£401,806,273
45%	71%	-£407,913,677	-£401,679,773	-£405,537,827		-£411,630,488	-£409,254,637
50%	71%	-£415,213,046	-£408,286,485	-£412,573,211	-£405,646,652	-£419,342,835	-£416,703,001
100%	71%	-£488,206,732			-£469,073,944	-£496,466,312	
10%	75%	-£357,135,743	-£355,917,189		-£355,367,273	-£357,862,659	-£357,312,360
15%	75%	-£364,576,688					
20%	75%	-£372,029,130	-£369,552,162		-£368,434,343	-£373,505,961	-£372,388,141
25%	75%	-£379,481,573	-£376,385,364				
30%	75%	-£386,934,015	-£383,218,564		-£381,541,835	-£389,149,261	-£387,472,532
35%	75%	-£394,386,458				-£396,970,912	
40%	75%	-£401,838,901					-£402,556,924
45%	75%	-£409.291.344				-£412.614.212	
50%	75%	-£416,743,787	-£410,551,368	-£413,949,238	-£407,756,819	-£420,435,863	-£417,641,314
10%	60%	-£355,963,865					
15%	60%	-£362,790,120	-£360,081,713	-£362,142,334	-£359,433,926	-£364,404,942	-£363,757,154
20%	60%	-£369,647,041					
25%	60%	-£376,503,961	-£371,989,949	-£375,424,317	-£370,910,304	-£379,195,330	
30%	60%	-£383,360,882					
35%	60%	-£390,217,802	-£383,898,185	-£388,706,299		-£393,985,718	-£392,474,215
40%	60%	-£397.074.722					
45%	60%	-£403,931,643	-£395,806,421	-£401,988,282	-£393,863,060	-£408,776,106	-£406,832,745
50%	60%	-£410.788.564	-£401 760 539	-£408.629.274			-£414.012.010

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%	-£190,337,024					
10%	71%	-£204,580,486			-£202,697,996		
15%	71%	-£211,863,430	-£209,785,462	-£211,071,480			-£212,310,416
20%	71%	-£219,162,798		-£218,106,865		-£220,814,714	
25%	71%	-£226,462,167		-£225,142,250		-£228,527,062	-£227,207,145
30%	71%	-£233,761,535		-£232,177,636			
35%	71%	-£241,060,904	-£236,212,312		-£234,364,428		-£242,103,874
40%	71%	-£248,360,273		-£246,248,406		-£251,664,104	
45%	71%	-£255,659,642	-£249,425,738		-£247,049,887	-£259,376,452	
50%	71%	-£262,959,011					
100%	71%	-£335,952,697		-£330,673,030	-£316,819,909	-£344,212,276	-£338,932,608
10%	75%	-£204,881,708	-£203,663,154	-£204,331,792	-£203,113,238	-£205,608,624	
15%	75%	-£212,322,652	-£210,464,926	-£211,484,288			
20%	75%	-£219,775,094	-£217,298,127	-£218,657,276	-£216,180,308	-£221,251,926	-£220,134,106
25%	75%	-£227,227,538			-£222,734,054		
30%	75%	-£234,679,980					-£235,218,496
35%	75%	-£242,132,423			-£235,841,546		
40%	75%	-£249,584,866	-£244,630,930	-£247,349,227		-£252,538,526	-£250,302,888
45%	75%	-£257,037,308					
50%	75%	-£264,489,752	-£258,297,332		-£255,502,784	-£268,181,828	-£265,387,279
10%	60%	-£203,709,829					
15%	60%	-£210,536,085	-£207,827,678	-£209,888,299		-£212,150,906	-£211,503,119
20%	60%	-£217,393,006					
25%	60%	-£224,249,926	-£219,735,914			-£226,941,295	-£225,861,649
30%	60%	-£231,106,846					
35%	60%	-£237,963,767	-£231,644,150	-£236,452,264	-£230,132,647	-£241,731,683	-£240,220,180
40%	60%	-£244,820,687					
45%	60%	-£251,677,608	-£243,552,386	-£249,734,247	-£241,609,025		-£254,578,710
E00/	600/	COE0 524 520					

£90,000,000

£72,325,000

£27,624,000

	% of AH as	SR and SO at	SR and SO at GLA	LAR and SO at	LAR and SO at		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	-£121.426.154	-£121.426.154	-£121.426.154	-£121.426.154	-£121.426.154	-£121.426.154
10%	71%	-£135,669,616	-£134.306.597	-£135.150.145	-£133,787,126	-£136,482,283	-£135,962,812
15%	71%	-£142,952,560	-£140,874,592	-£142.160.610	-£140.082.641	-£144.191.497	-£143,399,546
20%	71%	-£150,251,928	-£147,481,305	-£149,195,995	-£146,425,371	-£151.903.844	-£150.847.911
25%	71%	-£157,551,297	-£154.088.017	-£156.231.380	-£152.768.100	-£159,616,192	-£158,296,275
30%	71%	-£164.850.665	-£160.694.730	-£163,266,766	-£159,110,830	-£167.328.539	-£165,744,640
35%	71%	-£172,150,034	-£167.301.442	-£170.302.151	-£165.453.558	-£175.040.887	-£173,193,004
40%	71%	-£179,449,403	-£173.908.155	-£177,337,536	-£171 796 288	-£182,753,234	-£180.641.368
45%	71%	-£186 748 772	-£180 514 868	-£184.372.922	-£178 139 017	-£190 465 583	-£188 089 732
50%	71%	-£194,048,141	-£187.121.580		-£184.481.747		-£195,538,096
100%	71%	-£267,041,827	-£253.188.707	-£261,762,160	-£247,909,039	-£275,301,406	-£270.021.738
10%	75%	-£135,970,838	-£134.752.284		-£134,202,368	-£136.697.754	-£136.147.455
15%	75%	-£143,411,782	-£141.554.057		-£140.715.692		-£143.681.040
20%	75%	-£150.864.225	-£148.387.257		-£147,269,438		-£151,223,236
25%	75%	-£158.316.668	-£155 220 459	-£156,919,394	-£153 823 184		-£158 765 431
30%	75%		-£162.053.659				
35%	75%		-£168 886 860				
40%	75%	-£180,673,996	-£175,720,060				-£181,392,018
45%	75%		-£182,553,262				-£188.934.214
50%	75%		-£189.386.462		-£186.591.914		
10%	60%						
15%	60%		-£138,916,808				
20%	60%						-£149.771.514
25%	60%	-£155,339,056	-£150,825,044	-£154,259,412	-£149,745,399	-£158,030,425	-£156,950,779
30%	60%						
35%	60%			-£167,541,394			
40%	60%		-£168,687,398	-£174,182,386	-£166,959,966	-£180,216,006	
45%	60%						
50%	60%		-£180,595,634		-£178,436,344		

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£70,341,667	-£70,341,667	-£70,341,667	-£70,341,667	-£70,341,667	-£70,341,667
10%	71%	-£84,585,129		-£84,065,658		-£85,397,796	-£84,878,325
15%	71%	-£91,868,073					
20%	71%	-£99,167,441	-£96,396,818	-£98,111,509	-£95,340,884	-£100,819,357	-£99,763,424
25%	71%	-£106,466,810					
30%	71%	-£113,766,179	-£109,610,243	-£112,182,279	-£108,026,343	-£116,244,052	-£114,660,153
35%	71%	-£121,065,547					
40%	71%	-£128,364,916	-£122,823,669	-£126,253,049	-£120,711,801	-£131,668,748	-£129,556,881
45%	71%	-£135,664,285					
50%	71%	-£142,963,654	-£136,037,093	-£140,323,819	-£133,397,260	-£147,093,443	-£144,453,609
100%	71%	-£215,957,340					
10%	75%	-£84,886,351	-£83,667,797	-£84,336,435	-£83,117,881	-£85,613,267	-£85,062,968
15%	75%	-£92,327,295					
20%	75%	-£99,779,738		-£98,661,919	-£96,184,951	-£101,256,569	-£100,138,749
25%	75%	-£107,232,181			-£102,738,698	-£109,078,218	-£107,680,944
30%	75%	-£114,684,623	-£110,969,172	-£113,007,895	-£109,292,443	-£116,899,869	-£115,223,140
35%	75%	-£122,137,066					
40%	75%	-£129,589,509	-£124,635,574	-£127,353,871	-£122,399,936	-£132,543,169	-£130,307,532
45%	75%	-£137,041,952					
50%	75%	-£144,494,395	-£138,301,976	-£141,699,846		-£148,186,471	-£145,391,922
10%	60%	-£83,714,473	-£81,937,924			-£84,773,696	-£84,348,788
15%	60%	-£90,540,728					
20%	60%	-£97,397,649					
25%	60%	-£104,254,569					
30%	60%	-£111,111,490					
35%	60%	-£117,968,410					
40%	60%	-£124,825,330	-£117,602,911	-£123,097,899	-£115,875,479	-£129,131,519	-£127,404,088
45%	60%	-£131,682,251					
50%	60%	-£138,539,172	-£129,511,147				-£141,762,618

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%	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127
10%	71%	-£32,560,589	-£31,197,570	-£32,041,118	-£30,678,099	-£33,373,256	-£32,853,785
15%	71%	-£39,843,532	-£37,765,565		-£36,973,614	-£41,082,470	-£40,290,519
20%	71%	-£47,142,901	-£44,372,277	-£46,086,968	-£43,316,344	-£48,794,817	-£47,738,884
25%	71%	-£54,442,270	-£50,978,990	-£53,122,353	-£49,659,073	-£56,507,165	-£55,187,248
30%	71%	-£61,741,638	-£57,585,702	-£60,157,738	-£56,001,803	-£64,219,512	-£62,635,612
35%	71%	-£69,041,007	-£64,192,415	-£67,193,124	-£62,344,531	-£71,931,860	-£70,083,976
40%	71%	-£76,340,375	-£70,799,128	-£74,228,509	-£68,687,261	-£79,644,207	-£77,532,341
45%	71%	-£83,639,745	-£77,405,841	-£81,263,894			
50%	71%	-£90,939,114	-£84,012,553	-£88,299,279		-£95,068,902	-£92,429,069
100%	71%	-£163,932,799			-£144,800,012		
10%	75%	-£32,861,810	-£31,643,257	-£32,311,895	-£31,093,341	-£33,588,727	-£33,038,428
15%	75%	-£40,302,755	-£38,445,029	-£39,464,390	-£37,606,665	-£41,410,378	-£40,572,013
20%	75%	-£47,755,197	-£45,278,230	-£46,637,378	-£44,160,411	-£49,232,028	-£48,114,208
25%	75%	-£55,207,641	-£52,111,431	-£53,810,366	-£50,714,157	-£57,053,678	-£55,656,404
30%	75%	-£62,660,083	-£58,944,632	-£60,983,354	-£57,267,903	-£64,875,329	-£63,198,599
35%	75%	-£70,112,526	-£65,777,833	-£68,156,342	-£63,821,649	-£72,696,979	-£70,740,796
40%	75%	-£77,564,969	-£72,611,033		-£70,375,395		
45%	75%	-£85,017,411		-£82,502,318	-£76,929,141		
50%	75%	-£92,469,854	-£86,277,435	-£89,675,306	-£83,482,887	-£96,161,930	-£93,367,382
10%	60%	-£31,689,932	-£29,913,383	-£31,265,024	-£29,488,475	-£32,749,156	-£32,324,248
15%	60%	-£38,516,188	-£35,807,780	-£37,868,402	-£35,159,994	-£40,131,009	-£39,483,222
20%	60%	-£45,373,109	-£41,761,899	-£44,509,393	-£40,898,183	-£47,526,203	-£46,662,487
25%	60%	-£52,230,029	-£47,716,017	-£51,150,384	-£46,636,371	-£54,921,397	-£53,841,752
30%	60%	-£59,086,949	-£53,670,134	-£57,791,376	-£52,374,561	-£62,316,591	-£61,021,017
35%	60%	-£65,943,870	-£59,624,253	-£64,432,367	-£58,112,750	-£69,711,785	-£68,200,282
40%	60%	-£72,800,790	-£65,578,370	-£71,073,358	-£63,850,939		
45%	60%	-£79,657,711	-£71,532,489	-£77,714,350	-£69,589,128	-£84,502,174	
50%	60%	-£86.514.631	-£77.486.607				

£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 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%	-£51,416,905	-£51,416,905	-£51,416,905	-£51,416,905	-£51,416,905	-£51,416,905
10%	71%	-£65,660,368	-£64,297,349	-£65,140,897	-£63,777,878	-£66,473,035	-£65,953,564
15%	71%	-£72,943,311	-£70,865,344	-£72,151,361	-£70,073,393	-£74,182,249	-£73,390,298
20%	71%	-£80,242,680	-£77,472,056	-£79,186,747		-£81,894,596	
25%	71%	-£87,542,048	-£84,078,769	-£86,222,132		-£89,606,944	
30%	71%	-£94,841,417					
35%	71%	-£102,140,786			-£95,444,310	-£105,031,639	-£103,183,755
40%	71%	-£109,440,154					
45%	71%	-£116,739,524		-£114,363,673	-£108,129,769	-£120,456,334	-£118,080,484
50%	71%	-£124,038,892					
100%	71%	-£197,032,578	-£183,179,459	-£191,752,911	-£177,899,790	-£205,292,158	-£200,012,490
10%	75%	-£65,961,589	-£64,743,036	-£65,411,674	-£64,193,119	-£66,688,506	-£66,138,206
15%	75%	-£73,402,534	-£71,544,808	-£72,564,169	-£70,706,443		-£73,671,792
20%	75%	-£80,854,976					
25%	75%	-£88,307,419					
30%	75%	-£95,759,862					
35%	75%	-£103,212,305	-£98,877,611	-£101,256,121	-£96,921,428	-£105,796,758	-£103,840,575
40%	75%	-£110,664,748			-£103,475,174		
45%	75%	-£118,117,190	-£112,544,014		-£110,028,919	-£121,440,059	-£118,924,966
50%	75%	-£125,569,633	-£119,377,214	-£122,775,085	-£116,582,666	-£129,261,709	-£126,467,161
10%	60%	-£64,789,711	-£63,013,162	-£64,364,803	-£62,588,254	-£65,848,935	-£65,424,027
15%	60%	-£71,615,967	-£68,907,559	-£70,968,181	-£68,259,773	-£73,230,788	-£72,583,001
20%	60%	-£78,472,888	-£74,861,678		-£73,997,962		-£79,762,266
25%	60%	-£85,329,807	-£80,815,795				-£86,941,531
30%	60%	-£92,186,728					-£94,120,796
35%	60%	-£99,043,649		-£97,532,146		-£102,811,564	-£101,300,061
40%	60%	-£105,900,569					
45%	60%	-£112,757,490	-£104,632,268	-£110,814,129	-£102,688,907	-£117,601,952	-£115,658,592
50%	60%	-£119,614,410			-£108,427,096	-£124,997,146	

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%	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127
10%	71%	-£32,560,589	-£31,197,570	-£32,041,118	-£30,678,099	-£33,373,256	-£32,853,785
15%	71%	-£39,843,532	-£37,765,565	-£39,051,583	-£36,973,614	-£41,082,470	-£40,290,519
20%	71%	-£47,142,901	-£44,372,277	-£46,086,968	-£43,316,344	-£48,794,817	-£47,738,884
25%	71%	-£54,442,270	-£50,978,990	-£53,122,353	-£49,659,073	-£56,507,165	-£55,187,248
30%	71%	-£61,741,638	-£57,585,702	-£60,157,738	-£56,001,803	-£64,219,512	-£62,635,612
35%	71%	-£69,041,007	-£64,192,415	-£67,193,124	-£62,344,531	-£71,931,860	-£70,083,976
40%	71%	-£76,340,375	-£70,799,128		-£68,687,261		-£77,532,341
45%	71%	-£83,639,745	-£77,405,841	-£81,263,894	-£75,029,990		-£84,980,705
50%	71%	-£90,939,114	-£84,012,553		-£81,372,720 -£144,800,012		-£92,429,069
100%	71%	-£163,932,799	-£150,079,680				-£166,912,711
10%	75%	-£32,861,810	-£31,643,257	-£32,311,895	-£31,093,341	-£33,588,727	-£33,038,428
15%	75%	-£40,302,755	-£38,445,029	-£39,464,390	-£37,606,665	-£41,410,378	-£40,572,013
20%	75%	-£47,755,197	-£45,278,230	-£46,637,378	-£44,160,411	-£49,232,028	-£48,114,208
25%	75%	-£55,207,641	-£52,111,431	-£53,810,366	-£50,714,157	-£57,053,678	-£55,656,404
30%	75%	-£62.660.083	-£58.944.632	-£60.983.354	-£57.267.903	-£64.875.329	-£63.198.599
35%	75%	-£70,112,526	-£65,777,833	-£68,156,342	-£63,821,649	-£72,696,979	-£70,740,796
40%	75%	-£77,564,969	-£72.611.033		-£70.375.395		-£78,282,991
45%	75%	-£85,017,411	-£79,444,235		-£76,929,141		-£85,825,187
50%	75%	-£92,469,854	-£86.277.435				-£93.367.382
10%	60%	-£31.689.932	-£29.913.383	-£31.265.024	-£29.488.475	-£32,749,156	-£32.324.248
15%	60%	-£38,516,188	-£35,807,780	-£37,868,402	-£35,159,994	-£40,131,009	-£39,483,222
20%	60%	-£45.373.109	-£41.761.899	-£44.509.393	-£40.898.183	-£47.526.203	-£46.662.487
25%	60%	-£52,230,029	-£47.716.017	-£51.150.384	-£46.636.371	-£54.921.397	-£53.841.752
30%	60%	-£59.086.949	-£53.670.134	-£57.791.376	-£52.374.561	-£62.316.591	-£61.021.017
35%	60%	-£65.943.870	-£59.624.253	-£64.432.367	-£58.112.750	-£69.711.785	-£68,200,282
40%	60%	-£72.800.790	-£65.578.370	-£71.073.358	-£63.850.939	-£77.106.979	-£75,379,548
45%	60%	-£79.657.711	-£71.532.489	-£77.714.350	-£69.589.128	-£84.502.174	-£82,558,813
609/	60%	C0C 614 621	677 496 607		676 227 247	601 907 267	£90 729 079

£27,943,000

£13,474,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 8

	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%	£36,998,112	£36,998,112	£36,998,112	£36,998,112	£36,998,112	£36,998,112
10%	71%	£21,253,977	£22,789,649	£21,586,949	£23,122,620	£20,840,470	£21,173,442
15%	71%	£13,246,666	£15,572,573	£13,754,292	£16,072,030	£12,616,261	£13,123,887
20%	71%	£5,116,638	£8,266,760	£5,804,543	£8,943,594	£4,262,352	£4,950,256
25%	71%	-£3,161,201	£855,455	-£2,287,258	£1,715,336	-£4,246,525	-£3,372,581
30%	71%	-£11,522,725	-£6,685,947	-£10,473,992	-£5,637,215	-£12,825,113	-£11,776,380
35%	71%	-£19,884,248	-£14,241,341	-£18,660,727	-£13,017,820	-£21,403,701	-£20,180,179
40%	71%	-£28,245,771	-£21,796,734	-£26,847,461	-£20,398,425	-£29,982,289	-£28,583,979
45%	71%	-£36,607,295	-£29,352,128	-£35,034,195	-£27,779,030	-£38,560,876	-£36,987,778
50%	71%	-£44,968,817	-£36,907,523	-£43,220,930	-£35,159,634	-£47,139,464	-£45,391,576
100%	71%	-£128,584,050	-£112,461,459	-£125,088,274	-£108,965,683	-£132,925,343	-£129,429,568
10%	75%	£20,972,330	£22,345,237	£21,324,816	£22,697,723	£20,602,650	£20,955,136
15%	75%	£12,817,286	£14,905,955	£13,354,662	£15,434,684	£12,253,697	£12,791,074
20%	75%	£4,534,768	£7,363,399	£5,262,989	£8,079,902	£3,771,027	£4,499,248
25%	75%	-£3,900,435	-£296,992	-£2,975,271	£618,063	-£4,870,725	-£3,945,561
30%	75%	-£12,409,805	-£8,085,674	-£11,299,608	-£6,975,478	-£13,574,153	-£12,463,957
35%	75%	-£20,919,174	-£15,874,355	-£19,623,945	-£14,579,126	-£22,277,581	-£20,982,352
40%	75%	-£29,428,544	-£23,663,036	-£27,948,282	-£22,182,774	-£30,981,009	-£29,500,747
45%	75%	-£37,937,914	-£31,451,717	-£36,272,619	-£29,786,423	-£39,684,437	-£38,019,142
50%	75%	-£46,447,283	-£39,240,400	-£44,596,956	-£37,390,072	-£48,387,865	-£46,537,537
10%	60%	£22,065,907	£24,054,242	£22,338,266	£24,322,218	£21,526,945	£21,799,305
15%	60%	£14,484,480	£17,489,334	£14,895,499	£17,897,873	£13,662,815	£14,078,035
20%	60%	£6,794,051	£10,864,241	£7,349,230	£11,417,868	£5,680,580	£6,243,261
25%	60%	-£1,030,143	£4,155,410	-£315,289	£4,858,760	-£2,444,746	-£1,729,891
30%	60%	-£8,965,455	-£2,661,237	-£8,107,629	-£1,803,412	-£10,662,977	-£9,805,152
35%	60%	-£16,900,767	-£9,545,846	-£15,899,970	-£8,545,048	-£18,881,210	-£17,880,413
40%	60%	-£24,836,079	-£16,430,454	-£23,692,310	-£15,286,686	-£27,099,442	-£25,955,674
45%	60%	-£32,771,390	-£23,315,063	-£31,484,652	-£22,028,324	-£35,317,674	-£34,030,935
50%	60%	-£40.706.702	-£30.199.671	-£39.276.992	-£28.769.962	-£43.535.906	-£42.106.196

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

	igii						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£408,290,393	-£408,290,393	-£408,290,393	-£408,290,393	-£408,290,393	-£408,290,393
10%	71%	-£424,034,528	-£422,498,857	-£423,701,556	-£422,165,885	-£424,448,035	-£424,115,063
15%	71%	-£432,041,840	-£429,715,932	-£431,534,214		-£432,672,244	
20%	71%	-£440,171,867	-£437,021,745				
25%	71%	-£448,449,706	-£444,433,050				
30%	71%	-£456,811,230	-£451,974,452				
35%	71%	-£465,172,753	-£459,529,846				
40%	71%	-£473,534,277	-£467,085,240				
45%	71%	-£481,895,800	-£474,640,633				
50%	71%	-£490,257,322	-£482,196,028	-£488,509,435	-£480,448,140		-£490,680,081
100%	71%	-£573,872,555	-£557,749,964				
10%	75%	-£424,316,175	-£422,943,268	-£423,963,689	-£422,590,782	-£424,685,855	-£424,333,369
15%	75%	-£432,471,220	-£430,382,550			-£433,034,808	
20%	75%	-£440,753,737	-£437,925,106	-£440,025,516	-£437,208,603	-£441,517,478	-£440,789,257
25%	75%	-£449,188,940	-£445,585,497	-£448,263,776	-£444,670,442	-£450,159,230	-£449,234,066
30%	75%	-£457,698,310	-£453,374,179				
35%	75%	-£466,207,679	-£461,162,860	-£464,912,450	-£459,867,631	-£467,566,086	-£466,270,857
40%	75%	-£474,717,049	-£468,951,541				
45%	75%	-£483,226,419	-£476,740,222	-£481,561,124	-£475,074,929	-£484,972,942	-£483,307,647
50%	75%	-£491,735,788	-£484,528,905				
10%	60%	-£423,222,598	-£421,234,263				
15%	60%	-£430,804,026	-£427,799,171				
20%	60%	-£438,494,454	-£434,424,264		-£433,870,638		-£439,045,244
25%	60%	-£446,318,648	-£441,133,096	-£445,603,794			-£447,018,396
30%	60%	-£454,253,960	-£447,949,742	-£453,396,134			
35%	60%	-£462,189,272	-£454,834,351				
40%	60%	-£470,124,584	-£461,718,959				
45%	60%	-£478,059,895	-£468,603,568				
50%	60%	-£485,995,207	-£475,488,176				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	S
0%	71%	-£320,840,678	Т

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£320,840,678	-£320,840,678				-£320,840,678
10%	71%	-£336,584,813	-£335,049,142	-£336,251,842	-£334,716,170	-£336,998,320	-£336,665,348
15%	71%	-£344,592,125	-£342,266,218				-£344,714,904
20%	71%	-£352,722,152	-£349,572,031	-£352,034,247	-£348,895,196	-£353,576,439	-£352,888,534
25%	71%	-£360,999,991	-£356,983,335				-£361,211,371
30%	71%	-£369,361,515	-£364,524,738	-£368,312,782	-£363,476,005	-£370,663,903	-£369,615,170
35%	71%	-£377,723,038	-£372,080,131				-£378,018,969
40%	71%	-£386,084,562	-£379,635,525			-£387,821,079	-£386,422,769
45%	71%	-£394,446,085	-£387,190,918				-£394,826,568
50%	71%	-£402,807,608	-£394,746,313	-£401,059,721	-£392,998,425	-£404,978,255	-£403,230,367
100%	71%	-£486,422,840	-£470,300,250			-£490,764,133	-£487,268,358
10%	75%	-£336,866,460	-£335,493,553	-£336,513,974	-£335,141,067	-£337,236,140	-£336,883,654
15%	75%	-£345,021,505	-£342,932,835				-£345,047,716
20%	75%	-£353,304,022	-£350,475,391	-£352,575,801	-£349,758,889	-£354,067,763	-£353,339,542
25%	75%	-£361,739,225	-£358,135,783				-£361,784,351
30%	75%	-£370,248,595	-£365,924,464	-£369,138,398	-£364,814,268	-£371,412,943	-£370,302,747
35%	75%	-£378,757,964	-£373,713,145				-£378,821,142
40%	75%	-£387,267,334	-£381,501,826			-£388,819,799	-£387,339,537
45%	75%	-£395,776,704	-£389,290,508		-£387,625,214		-£395,857,932
50%	75%	-£404,286,074	-£397,079,190	-£402,435,747	-£395,228,862	-£406,226,655	-£404,376,327
10%	60%	-£335,772,883	-£333,784,548				-£336,039,486
15%	60%	-£343,354,311	-£340,349,456	-£342,943,292	-£339,940,918	-£344,175,975	-£343,760,755
20%	60%	-£351,044,740	-£346,974,550				-£351,595,530
25%	60%	-£358,868,934	-£353,683,381			-£360,283,536	-£359,568,681
30%	60%	-£366,804,245	-£360,500,027				-£367,643,943
35%	60%	-£374,739,557	-£367,384,636				-£375,719,204
40%	60%	-£382,674,869	-£374,269,244		-£373,125,477	-£384,938,233	-£383,794,464
45%	60%	-£390,610,180	-£381,153,853				-£391,869,725
50%	60%	-£398,545,492	-£388,038,462				-£399,944,986

Residual Land values compared to benchmark land values

Benchmark Z1 - Lo	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%	-£168,586,643	-£168,586,643	-£168,586,643	-£168,586,643	-£168,586,643	-£168,586,643
10%	71%	-£184,330,778	-£182,795,107			-£184,744,285	-£184,411,313
15%	71%	-£192,338,090	-£190,012,183	-£191,830,464	-£189,512,725	-£192,968,495	-£192,460,868
20%	71%	-£200,468,117	-£197,317,995	-£199,780,212	-£196,641,161		-£200,634,499
25%	71%	-£208,745,956	-£204,729,300		-£203,869,419		-£208,957,336
30%	71%	-£217,107,480	-£212,270,702				-£217,361,135
35%	71%	-£225,469,003	-£219,826,096	-£224,245,482	-£218,602,575	-£226,988,456	-£225,764,934
40%	71%	-£233,830,527	-£227,381,490				-£234,168,734
45%	71%	-£242,192,050	-£234,936,883	-£240,618,951	-£233,363,785	-£244,145,631	-£242,572,533
50%	71%	-£250,553,572	-£242,492,278				-£250,976,331
100%	71%	-£334,168,805	-£318,046,214		-£314,550,438	-£338,510,098	-£335,014,323
10%	75%	-£184,612,425	-£183,239,518	-£184,259,939	-£182,887,032	-£184,982,105	-£184,629,619
15%	75%	-£192,767,470	-£190,678,800		-£190,150,071		-£192,793,681
20%	75%	-£201,049,987	-£198,221,356				-£201,085,507
25%	75%	-£209,485,190	-£205,881,747				-£209,530,316
30%	75%	-£217,994,560	-£213,670,429	-£216,884,363		-£219,158,908	-£218,048,712
35%	75%	-£226,503,929	-£221,459,110			-£227,862,336	-£226,567,107
40%	75%	-£235,013,299	-£229,247,791		-£227,767,529		-£235,085,502
45%	75%	-£243,522,669	-£237,036,473	-£241,857,374			-£243,603,897
50%	75%	-£252,032,038	-£244,825,155				-£252,122,292
10%	60%	-£183,518,848	-£181,530,513				-£183,785,451
15%	60%	-£191,100,276	-£188,095,421	-£190,689,257	-£187,686,882	-£191,921,940	-£191,506,720
20%	60%	-£198.790.705	-£194.720.515				-£199.341.494
25%	60%	-£206,614,898	-£201,429,346	-£205,900,044			-£207,314,646
30%	60%	-£214,550,210	-£208,245,992				-£215,389,907
35%	60%	-£222,485,522	-£215,130,601	-£221,484,725	-£214,129,804	-£224,465,965	-£223,465,169
40%	60%	-£230.420.834	-£222.015.209				-£231,540,429
45%	60%	-£238,356,145	-£228,899,818	-£237,069,407	-£227,613,079	-£240,902,429	-£239,615,690
50%	60%	-£246 291 457	-£235 784 426				-£247 690 951

£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 rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£99,675,773	-£99,675,773	-£99,675,773	-£99,675,773	-£99,675,773	-£99,675,773
10%	71%	-£115,419,908	-£113,884,237	-£115,086,936	-£113,551,265	-£115,833,415	-£115,500,443
15%	71%	-£123,427,220	-£121,101,313	-£122,919,594			-£123,549,998
20%	71%	-£131,557,247	-£128,407,125	-£130,869,342	-£127,730,291	-£132,411,534	-£131,723,629
25%	71%	-£139,835,086	-£135,818,430	-£138,961,143		-£140,920,410	-£140,046,466
30%	71%	-£148,196,610	-£143,359,832	-£147,147,877	-£142,311,100	-£149,498,998	-£148,450,265
35%	71%	-£156,558,133	-£150,915,226				-£156,854,064
40%	71%	-£164,919,657	-£158,470,620	-£163,521,346	-£157,072,310	-£166,656,174	-£165,257,864
45%	71%	-£173,281,180	-£166,026,013				-£173,661,663
50%	71%	-£181,642,702	-£173,581,408	-£179,894,815		-£183,813,350	-£182,065,462
100%	71%	-£265,257,935	-£249,135,344				-£266,103,453
10%	75%	-£115,701,555	-£114,328,648	-£115,349,069	-£113,976,162	-£116,071,235	-£115,718,749
15%	75%	-£123,856,600	-£121,767,930				-£123,882,811
20%	75%	-£132,139,117	-£129,310,486	-£131,410,896	-£128,593,983	-£132,902,858	-£132,174,637
25%	75%	-£140,574,320	-£136,970,877				-£140,619,446
30%	75%	-£149,083,690	-£144,759,559	-£147,973,493	-£143,649,363	-£150,248,038	-£149,137,842
35%	75%	-£157,593,059	-£152,548,240				-£157,656,237
40%	75%	-£166,102,429	-£160,336,921	-£164,622,167	-£158,856,659	-£167,654,894	-£166,174,632
45%	75%	-£174,611,799	-£168,125,603				-£174,693,027
50%	75%	-£183,121,168	-£175,914,285				-£183,211,422
10%	60%	-£114,607,978	-£112,619,643				-£114,874,581
15%	60%	-£122,189,406	-£119,184,551				-£122,595,850
20%	60%	-£129,879,835	-£125,809,645				-£130,430,624
25%	60%	-£137,704,028	-£132,518,476	-£136,989,174			-£138,403,776
30%	60%	-£145,639,340	-£139,335,122	-£144,781,514	-£138,477,297	-£147,336,862	-£146,479,037
35%	60%	-£153,574,652	-£146,219,731		-£145,218,934		-£154,554,299
40%	60%	-£161,509,964	-£153,104,339				-£162,629,559
45%	60%	-£169,445,275	-£159,988,948				-£170,704,820
50%	60%	-£177 380 587	-£166.873.556				-£178 780 081

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£48,591,286	-£48,591,286	-£48,591,286	-£48,591,286	-£48,591,286	-£48,591,286
10%	71%	-£64,335,421	-£62,799,750	-£64,002,450	-£62,466,778	-£64,748,928	-£64,415,956
15%	71%	-£72,342,733	-£70,016,826	-£71,835,107	-£69,517,368	-£72,973,138	-£72,465,512
20%	71%	-£80,472,760	-£77,322,639	-£79,784,855	-£76,645,804	-£81,327,047	-£80,639,142
25%	71%	-£88,750,599	-£84,733,943				-£88,961,979
30%	71%	-£97,112,123	-£92,275,346	-£96,063,390	-£91,226,613	-£98,414,511	-£97,365,778
35%	71%	-£105,473,646	-£99,830,739				-£105,769,577
40%	71%	-£113,835,170	-£107,386,133	-£112,436,859	-£105,987,823	-£115,571,687	-£114,173,377
45%	71%	-£122,196,693	-£114,941,526				-£122,577,176
50%	71%	-£130,558,216	-£122,496,921	-£128,810,329	-£120,749,033	-£132,728,863	-£130,980,975
100%	71%	-£214,173,448	-£198,050,858				-£215,018,966
10%	75%	-£64,617,068	-£63,244,161	-£64,264,582	-£62,891,675	-£64,986,748	-£64,634,262
15%	75%	-£72,772,113	-£70,683,443	-£72,234,736	-£70,154,714	-£73,335,701	-£72,798,324
20%	75%	-£81,054,630	-£78,225,999	-£80,326,409	-£77,509,497	-£81,818,371	-£81,090,150
25%	75%	-£89,489,833	-£85,886,391		-£84,971,336		-£89,534,959
30%	75%	-£97,999,203	-£93,675,072	-£96,889,006	-£92,564,876		-£98,053,355
35%	75%	-£106,508,572	-£101,463,753		-£100,168,524		-£106,571,750
40%	75%	-£115,017,942	-£109,252,434	-£113,537,680	-£107,772,173	-£116,570,407	-£115,090,145
45%	75%	-£123,527,312	-£117,041,116				-£123,608,540
50%	75%	-£132,036,681	-£124,829,798	-£130,186,355	-£122,979,470	-£133,977,263	-£132,126,935
10%	60%	-£63,523,491	-£61,535,156	-£63,251,133	-£61,267,180	-£64,062,453	-£63,790,094
15%	60%	-£71,104,919	-£68,100,064	-£70,693,900	-£67,691,526	-£71,926,583	-£71,511,363
20%	60%	-£78,795,348	-£74,725,158	-£78,240,169	-£74,171,531	-£79,908,819	-£79,346,138
25%	60%	-£86,619,542	-£81,433,989				-£87,319,289
30%	60%	-£94,554,853	-£88,250,635		-£87,392,810	-£96,252,376	-£95,394,551
35%	60%	-£102,490,165	-£95,135,244				-£103,469,812
40%	60%	-£110,425,477	-£102,019,852	-£109,281,709	-£100,876,085	-£112,688,841	-£111,545,072
45%	60%	-£118,360,788	-£108,904,461				-£119,620,333
50%	60%	-£126,296,100	-£115,789,070	-£124,866,391	-£114,359,360	-£129,125,305	-£127,695,594

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

	% 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%	£3,433,254	£3,433,254	£3,433,254	£3,433,254	£3,433,254	£3,433,254
10%	71%	-£12,310,881	-£10,775,209	-£11,977,909	-£10,442,238	-£12,724,388	-£12,391,416
15%	71%	-£20,318,192	-£17,992,285	-£19,810,566	-£17,492,828	-£20,948,597	-£20,440,971
20%	71%	-£28,448,220	-£25,298,098	-£27,760,315	-£24,621,264	-£29,302,506	-£28,614,602
25%	71%	-£36,726,059	-£32,709,403	-£35,852,116	-£31,849,522	-£37,811,383	-£36,937,439
30%	71%	-£45,087,583	-£40,250,805	-£44,038,850	-£39,202,073	-£46,389,971	-£45,341,238
35%	71%	-£53,449,106	-£47,806,199		-£46,582,678	-£54,968,559	-£53,745,037
40%	71%	-£61,810,629	-£55,361,592	-£60,412,319	-£53,963,283	-£63,547,147	-£62,148,837
45%	71%	-£70,172,153	-£62,916,986		-£61,343,888	-£72,125,734	-£70,552,635
50%	71%	-£78,533,675	-£70,472,381	-£76,785,788	-£68,724,492	-£80,704,322	-£78,956,434
100%	71%	-£162,148,908	-£146,026,317				-£162,994,426
10%	75%	-£12,592,528	-£11,219,621	-£12,240,042	-£10,867,135	-£12,962,208	-£12,609,722
15%	75%	-£20,747,572	-£18,658,903	-£20,210,196	-£18,130,174	-£21,311,161	-£20,773,784
20%	75%	-£29,030,090	-£26,201,459	-£28,301,869	-£25,484,956	-£29,793,831	-£29,065,610
25%	75%	-£37,465,293	-£33,861,850	-£36,540,129	-£32,946,795	-£38,435,583	-£37,510,419
30%	75%	-£45,974,663	-£41,650,532	-£44,864,466	-£40,540,336	-£47,139,011	-£46,028,815
35%	75%	-£54,484,032	-£49,439,213	-£53,188,803	-£48,143,984	-£55,842,439	-£54,547,210
40%	75%	-£62,993,402	-£57,227,894	-£61,513,140	-£55,747,632	-£64,545,867	-£63,065,605
45%	75%	-£71,502,772	-£65,016,575	-£69,837,477	-£63,351,281	-£73,249,295	-£71,584,000
50%	75%	-£80,012,141	-£72,805,258	-£78,161,814	-£70,954,930		-£80,102,395
10%	60%	-£11,498,951	-£9,510,616	-£11,226,592	-£9,242,640	-£12,037,913	-£11,765,553
15%	60%	-£19,080,378	-£16,075,524	-£18,669,359	-£15,666,985	-£19,902,043	-£19,486,823
20%	60%	-£26,770,807	-£22,700,617	-£26,215,628	-£22,146,990	-£27,884,278	-£27,321,597
25%	60%	-£34,595,001	-£29,409,448	-£33,880,147	-£28,706,098	-£36,009,604	-£35,294,749
30%	60%	-£42,530,313	-£36,226,095	-£41,672,487	-£35,368,270	-£44,227,835	-£43,370,010
35%	60%	-£50,465,625	-£43,110,704	-£49,464,828	-£42,109,906	-£52,446,068	-£51,445,271
40%	60%	-£58,400,937	-£49,995,312	-£57,257,168	-£48,851,544	-£60,664,300	-£59,520,532
45%	60%	-£66,336,248	-£56,879,921	-£65,049,510	-£55,593,182	-£68,882,532	-£67,595,793
50%	60%	-£74.271.560	-£63.764.529	-£72.841.850	-£62.334.820	-£77.100.764	-£75.671.054

£17,299,000

£6,784,000

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

Benchmark Z3 - F	ligh						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£101,254,073	-£101,254,073	-£101,254,073	-£101,254,073	-£101,254,073	-£101,254,073
10%	71%	-£116,998,208	-£115,462,537			-£117,411,715	-£117,078,744
15%	71%	-£125,005,520	-£122,679,613	-£124,497,894			
20%	71%	-£133,135,547	-£129,985,426				
25%	71%	-£141,413,387	-£137,396,730	-£140,539,444		-£142,498,711	-£141,624,767
30%	71%	-£149,774,910	-£144,938,133	-£148,726,177	-£143,889,400	-£151,077,298	-£150,028,566
35%	71%	-£158,136,434	-£152,493,526				-£158,432,364
40%	71%	-£166,497,957	-£160,048,920	-£165,099,646	-£158,650,610	-£168,234,474	-£166,836,164
45%	71%	-£174,859,480	-£167,604,314				
50%	71%	-£183,221,003	-£175,159,708	-£181,473,116	-£173,411,820	-£185,391,650	-£183,643,762
100%	71%	-£266,836,235	-£250,713,645				
10%	75%	-£117,279,856	-£115,906,948	-£116,927,369	-£115,554,462	-£117,649,535	-£117,297,049
15%	75%	-£125,434,900	-£123,346,231				
20%	75%	-£133,717,417	-£130,888,786	-£132,989,196	-£130,172,284	-£134,481,158	-£133,752,937
25%	75%	-£142,152,620	-£138,549,178				
30%	75%	-£150,661,990	-£146,337,859	-£149,551,793	-£145,227,663	-£151,826,339	-£150,716,143
35%	75%	-£159,171,359	-£154,126,540				
40%	75%	-£167,680,729	-£161,915,222	-£166,200,467	-£160,434,960	-£169,233,195	-£167,752,933
45%	75%	-£176,190,100	-£169,703,903				
50%	75%	-£184,699,469	-£177,492,585	-£182,849,142	-£175,642,257	-£186,640,051	-£184,789,723
10%	60%	-£116,186,278	-£114,197,944	-£115,913,920	-£113,929,968	-£116,725,240	-£116,452,881
15%	60%	-£123,767,706	-£120,762,851				-£124,174,150
20%	60%	-£131,458,135	-£127,387,945	-£130,902,956	-£126,834,318	-£132,571,606	-£132,008,925
25%	60%	-£139,282,329	-£134,096,776				-£139,982,077
30%	60%	-£147,217,641	-£140,913,422			-£148,915,163	
35%	60%	-£155,152,953	-£147,798,031				
40%	60%	-£163,088,264	-£154,682,639	-£161,944,496	-£153,538,872	-£165,351,628	-£164,207,859
45%	60%	-£171 023 575	-£161 567 249				

45% 60% -111 023 575 50% 60% -118 958 867 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%	-£29,666,525	-£29,666,525	-£29,666,525	-£29,666,525	-£29,666,525	-£29,666,525
10%	71%	-£45,410,660	-£43,874,988	-£45,077,688	-£43,542,017	-£45,824,167	-£45,491,195
15%	71%	-£53,417,971	-£51,092,064	-£52,910,345	-£50,592,607	-£54,048,376	-£53,540,750
20%	71%	-£61,547,999	-£58,397,877	-£60,860,094	-£57,721,043	-£62,402,285	-£61,714,380
25%	71%	-£69,825,838	-£65,809,182	-£68,951,895	-£64,949,301	-£70,911,162	-£70,037,218
30%	71%	-£78,187,361	-£73,350,584		-£72,301,852		
35%	71%	-£86,548,885	-£80,905,978 -£88,461,371		-£79,682,456		-£86,844,816
40%	71%	-£94,910,408	-£88,461,371			-£96,646,925	
45%	71%	-£103,271,932	-£96,016,765	-£101,698,832	-£94,443,666	-£105,225,513	-£103,652,414
50%	71%	-£111,633,454	-£103,572,159				
100%	71%	-£195,248,686	-£179,126,096	-£191,752,911	-£175,630,320	-£199,589,980	-£196,094,205
10%	75%	-£45,692,307	-£44,319,400	-£45,339,821	-£43,966,914	-£46,061,987	-£45,709,501
15%	75%	-£53,847,351	-£51,758,682	-£53,309,975	-£51,229,953	-£54,410,940	-£53,873,563
20%	75%	-£62,129,868	-£59,301,238	-£61,401,648	-£58,584,735	-£62,893,609	-£62,165,389
25%	75%	-£70,565,071	-£66,961,629	-£69,639,907	-£66,046,574	-£71,535,362	-£70,610,198
30%	75%	-£79,074,442	-£74,750,310		-£73,640,114		
35%	75%	-£87,583,811	-£82,538,992	-£86,288,582	-£81,243,763	-£88,942,218	-£87,646,989
40%	75%	-£96,093,181	-£90,327,673				
45%	75%	-£104,602,551	-£98,116,354	-£102,937,256	-£96,451,060	-£106,349,074	-£104,683,779
50%	75%	-£113,111,920	-£105,905,037				
10%	60%	-£44,598,730	-£42,610,395	-£44,326,371	-£42,342,419	-£45,137,692	-£44,865,332
15%	60%	-£52,180,157	-£49,175,303	-£51,769,138	-£48,766,764	-£53,001,822	-£52,586,602
20%	60%	-£59,870,586	-£55,800,396	-£59,315,407	-£55,246,769	-£60,984,057	-£60,421,376
25%	60%	-£67,694,780	-£62,509,227	-£66,979,925	-£61,805,876	-£69,109,383	-£68,394,528
30%	60%	-£75,630,092	-£69,325,874	-£74,772,266	-£68,468,049	-£77,327,614	-£76,469,789
35%	60%	-£83,565,404	-£76,210,483				
40%	60%	-£91,500,716	-£83,095,091				
45%	60%	-£99,436,027	-£89,979,700	-£98,149,289		-£101,982,311	
50%	60%	-£107.371.338	-£96.864.308				

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%	£3,433,254	£3,433,254	£3,433,254	£3,433,254	£3,433,254	£3,433,254
10%	71%	-£12,310,881	-£10,775,209	-£11,977,909	-£10,442,238	-£12,724,388	-£12,391,416
15%	71%	-£20,318,192	-£17,992,285	-£19,810,566	-£17,492,828	-£20,948,597	-£20,440,971
20%	71%	-£28,448,220	-£25,298,098	-£27,760,315	-£24,621,264	-£29,302,506	-£28,614,602
25%	71%	-£36,726,059	-£32,709,403	-£35,852,116	-£31,849,522	-£37,811,383	-£36,937,439
30%	71%	-£45,087,583	-£40,250,805	-£44,038,850	-£39,202,073	-£46,389,971	-£45,341,238
35%	71%	-£53,449,106	-£47,806,199	-£52,225,585	-£46,582,678	-£54,968,559	-£53,745,037
40%	71%	-£61,810,629	-£55,361,592	-£60,412,319	-£53,963,283	-£63,547,147	-£62,148,837
45%	71%	-£70,172,153	-£62,916,986	-£68,599,053	-£61,343,888	-£72,125,734	-£70,552,635
50%	71%	-£78,533,675	-£70,472,381	-£76,785,788	-£68,724,492	-£80,704,322	-£78,956,434
100%	71%	-£162,148,908	-£146,026,317				
10%	75%	-£12,592,528	-£11,219,621	-£12,240,042	-£10,867,135	-£12,962,208	-£12,609,722
15%	75%	-£20,747,572	-£18,658,903	-£20,210,196	-£18,130,174	-£21,311,161	-£20,773,784
20%	75%	-£29,030,090	-£26,201,459	-£28,301,869	-£25,484,956	-£29,793,831	-£29,065,610
25%	75%	-£37,465,293	-£33,861,850	-£36,540,129	-£32,946,795	-£38,435,583	-£37,510,419
30%	75%	-£45,974,663	-£41,650,532	-£44,864,466	-£40,540,336	-£47,139,011	-£46,028,815
35%	75%	-£54,484,032	-£49,439,213	-£53,188,803	-£48,143,984	-£55,842,439	-£54,547,210
40%	75%	-£62,993,402	-£57,227,894	-£61,513,140	-£55,747,632	-£64,545,867	-£63,065,605
45%	75%	-£71,502,772	-£65,016,575	-£69,837,477	-£63,351,281	-£73,249,295	-£71,584,000
50%	75%	-£80,012,141	-£72,805,258	-£78,161,814	-£70,954,930	-£81,952,723	
10%	60%	-£11,498,951	-£9,510,616	-£11,226,592	-£9,242,640	-£12,037,913	-£11,765,553
15%	60%	-£19,080,378	-£16,075,524	-£18,669,359	-£15,666,985	-£19,902,043	-£19,486,823
20%	60%	-£26,770,807	-£22,700,617	-£26,215,628	-£22,146,990	-£27,884,278	-£27,321,597
25%	60%	-£34,595,001	-£29,409,448	-£33,880,147	-£28,706,098	-£36,009,604	-£35,294,749
30%	60%	-£42,530,313	-£36,226,095	-£41,672,487	-£35,368,270	-£44,227,835	-£43,370,010
35%	60%	-£50,465,625	-£43,110,704	-£49,464,828	-£42,109,906	-£52,446,068	-£51,445,271
40%	60%	-£58,400,937	-£49,995,312	-£57,257,168	-£48,851,544	-£60,664,300	-£59,520,532
45%	60%	-£66,336,248	-£56,879,921	-£65,049,510	-£55,593,182	-£68,882,532	-£67,595,793
50%	60%	-£74,271,560	-£63,764,529	-£72,841,850	-£62,334,820	-£77,100,764	-£75,671,054

£27,943,000

£13,474,000

£6,784,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 8

 No Units
 650

 Site Area
 4.95 Ha

	CIL Zone	3
	Value Area	Med
Sales value 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%	£24,683,594	£24,683,594	£24,683,594	£24,683,594	£24,683,594	£24,683,594
10%	71%	£9,768,545	£11,160,333	£10,239,805	£11,631,591	£9,154,567	£9,625,826
15%	71%	£2,161,109	£4,282,932	£2,879,558	£5,001,382	£1,225,078	£1,943,528
20%	71%	-£5,577,236	-£2,701,867	-£4,603,635	-£1,728,267	-£6,845,689	-£5,872,089
25%	71%	-£13,350,926	-£9,756,715	-£12,133,926	-£8,539,715	-£14,936,493	-£13,719,493
30%	71%	-£21,124,616	-£16,811,562	-£19,664,216	-£15,351,162	-£23,027,296	-£21,566,896
35%	71%	-£28,898,306	-£23,866,410	-£27,194,506	-£22,162,611	-£31,118,100	-£29,414,299
40%	71%	-£36,671,996	-£30,921,258	-£34,724,795	-£28,974,058	-£39,208,903	-£37,261,703
45%	71%	-£44,445,686	-£37,976,105	-£42,255,085	-£35,785,505	-£47,299,706	-£45,109,106
50%	71%	-£52,219,376	-£45,030,953	-£49,785,376	-£42,596,953	-£55,390,509	-£52,956,509
100%	71%	-£129,956,274	-£115,579,430	-£125,088,274	-£110,711,430	-£136,298,542	-£131,430,542
10%	75%	£9,474,507	£10,718,779	£9,973,385	£11,217,657	£8,925,604	£9,424,482
15%	75%	£1,712,837	£3,609,770	£2,473,394	£4,370,327	£876,015	£1,636,571
20%	75%	-£6,184,707	-£3,614,097	-£5,154,047	-£2,583,436	-£7,318,718	-£6,288,058
25%	75%	-£14,110,265	-£10,897,002	-£12,821,939	-£9,608,676	-£15,527,778	-£14,239,453
30%	75%	-£22,035,822	-£18,179,906	-£20,489,832	-£16,633,916	-£23,736,839	-£22,190,848
35%	75%	-£29,961,380	-£25,462,811	-£28,157,724	-£23,659,156	-£31,945,899	-£30,142,244
40%	75%	-£37,886,937	-£32,745,717	-£35,825,617	-£30,684,395	-£40,154,959	-£38,093,639
45%	75%	-£45,812,495	-£40,028,622	-£43,493,509	-£37,709,635	-£48,364,020	-£46,045,034
50%	75%	-£53,738,053	-£47,311,526	-£51,161,402	-£44,734,875	-£56,573,080	-£53,996,429
10%	60%	£10,617,938	£12,431,981	£11,003,410	£12,817,454	£9,817,681	£10,203,155
15%	60%	£3,456,034	£6,221,602	£4,043,700	£6,809,269	£2,236,018	£2,823,684
20%	60%	-£3,822,431	-£74,697	-£3,026,060	£710,060	-£5,475,724	-£4,679,353
25%	60%	-£11,157,419	-£6,472,752	-£10,161,957	-£5,477,290	-£13,224,035	-£12,228,573
30%	60%	-£18,492,408	-£12,870,808	-£17,297,853	-£11,676,253	-£20,972,347	-£19,777,792
35%	60%	-£25,827,397	-£19,268,863	-£24,433,749	-£17,875,216	-£28,720,658	-£27,327,011
40%	60%	-£33,162,385	-£25,666,918	-£31,569,645	-£24,074,178	-£36,468,970	-£34,876,230
45%	60%	-£40,497,374	-£32,064,973	-£38,705,542	-£30,273,141	-£44,217,282	-£42,425,450
50%	60%	-£47 832 362	-£38.463.029	-£45.841.438	-£36.472.104	-£51.965.594	-£49.974.669

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%	-£420,604,912	-£420,604,912	-£420,604,912			-£420,604,912
10%	71%	-£435,519,960	-£434,128,173	-£435,048,700	-£433,656,914	-£436,133,939	-£435,662,679
15%	71%	-£443,127,396	-£441,005,573				-£443,344,977
20%	71%	-£450,865,741	-£447,990,372	-£449,892,141	-£447,016,772	-£452,134,194	-£451,160,594
25%	71%	-£458,639,431	-£455,045,220				-£459,007,998
30%	71%	-£466,413,121	-£462,100,067	-£464,952,721	-£460,639,667	-£468,315,801	-£466,855,401
35%	71%	-£474,186,811	-£469,154,915				-£474,702,804
40%	71%	-£481,960,501	-£476,209,763				-£482,550,208
45%	71%	-£489,734,191	-£483,264,610				-£490,397,611
50%	71%	-£497,507,881	-£490,319,458			-£500,679,014	-£498,245,014
100%	71%	-£575,244,779	-£560,867,935				-£576,719,047
10%	75%	-£435,813,998	-£434,569,726		-£434,070,848	-£436,362,902	-£435,864,023
15%	75%	-£443,575,668	-£441,678,735		-£440,918,178		-£443,651,934
20%	75%	-£451,473,212	-£448,902,602	-£450,442,552	-£447,871,941		-£451,576,563
25%	75%	-£459,398,770	-£456,185,507	-£458,110,444	-£454,897,181	-£460,816,283	-£459,527,958
30%	75%	-£467,324,327	-£463,468,411				-£467,479,353
35%	75%	-£475,249,885	-£470,751,316	-£473,446,229	-£468,947,661	-£477,234,404	-£475,430,749
40%	75%	-£483,175,442	-£478,034,222				-£483,382,144
45%	75%	-£491,101,000	-£485,317,127				-£491,333,539
50%	75%	-£499,026,558	-£492,600,032				-£499,284,934
10%	60%	-£434,670,567	-£432,856,524	-£434,285,095	-£432,471,051	-£435,470,824	-£435,085,350
15%	60%	-£441,832,471	-£439,066,903				-£442,464,821
20%	60%	-£449,110,936	-£445,363,202	-£448,314,565	-£444,578,446	-£450,764,229	-£449,967,858
25%	60%	-£456,445,924	-£451,761,258				-£457,517,078
30%	60%	-£463,780,914	-£458,159,313	-£462,586,358	-£456,964,758	-£466,260,852	-£465,066,297
35%	60%	-£471,115,902	-£464,557,368				-£472,615,516
40%	60%	-£478,450,890	-£470,955,423		-£469,362,683	-£481,757,476	-£480,164,735
45%	60%	-£485,785,879	-£477,353,478				-£487,713,955
50%	60%	-£493.120.867	-£483.751.534				-£495 263 174

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%	-£333,155,197					
10%	71%	-£348,070,245	-£346,678,458		-£346,207,199	-£348,684,224	-£348,212,964
15%	71%	-£355,677,681			-£352,837,408		
20%	71%	-£363,416,026	-£360,540,657	-£362,442,426		-£364,684,480	-£363,710,879
25%	71%	-£371,189,716					
30%	71%	-£378,963,406	-£374,650,352	-£377,503,006		-£380,866,086	-£379,405,687
35%	71%	-£386,737,096		-£385,033,296	-£380,001,401		
40%	71%	-£394,510,786	-£388,760,049	-£392,563,586	-£386,812,848	-£397,047,693	-£395,100,493
45%	71%	-£402,284,476					
50%	71%	-£410,058,166	-£402,869,744	-£407,624,166	-£400,435,744	-£413,229,299	-£410,795,299
100%	71%	-£487,795,065					
10%	75%	-£348,364,283	-£347,120,011	-£347,865,405	-£346,621,133	-£348,913,187	-£348,414,309
15%	75%	-£356,125,953					
20%	75%	-£364,023,497	-£361,452,887	-£362,992,837	-£360,422,226	-£365,157,508	-£364,126,848
25%	75%	-£371,949,055					
30%	75%	-£379,874,612			-£374,472,706		-£380,029,638
35%	75%	-£387,800,171		-£385,996,514			-£387,981,034
40%	75%	-£395,725,728	-£390,584,507	-£393,664,407	-£388,523,185		
45%	75%	-£403,651,285					-£403,883,824
50%	75%	-£411,576,843	-£405,150,317	-£409,000,192	-£402,573,666	-£414,411,870	-£411,835,219
10%	60%	-£347,220,853			-£345,021,336		
15%	60%	-£354,382,756	-£351,617,188	-£353,795,090			-£355,015,106
20%	60%	-£361,661,221				-£363,314,514	
25%	60%	-£368,996,209	-£364,311,543	-£368,000,748	-£363,316,080	-£371,062,825	-£370,067,363
30%	60%	-£376,331,199					
35%	60%	-£383,666,187					

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

Benchmark 21 - L	•						
% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£180,901,162	-£180,901,162	-£180,901,162	-£180,901,162	-£180,901,162	-£180,901,162
10%	71%	-£195,816,210	-£194,424,423		-£193,953,164	-£196,430,189	
15%	71%	-£203,423,646	-£201,301,823			-£204,359,677	-£203,641,228
20%	71%	-£211,161,991	-£208,286,622				
25%	71%	-£218,935,681	-£215,341,470	-£217,718,681	-£214,124,470	-£220,521,248	-£219,304,248
30%	71%	-£226,709,371	-£222,396,317				
35%	71%	-£234,483,061	-£229,451,165	-£232,779,261	-£227,747,366	-£236,702,855	-£234,999,054
40%	71%	-£242,256,751	-£236,506,013				
45%	71%	-£250,030,441	-£243,560,860	-£247,839,841	-£241,370,260	-£252,884,461	-£250,693,861
50%	71%	-£257,804,131	-£250,615,708			-£260,975,264	-£258,541,264
100%	71%	-£335,541,030	-£321,164,185		-£316,296,185	-£341,883,297	
10%	75%	-£196,110,248	-£194,865,976	-£195,611,370	-£194,367,098	-£196,659,152	-£196,160,273
15%	75%	-£203,871,918	-£201,974,985		-£201,214,428	-£204,708,740	-£203,948,184
20%	75%	-£211,769,462	-£209,198,852		-£208,168,191	-£212,903,473	
25%	75%	-£219,695,020	-£216,481,757	-£218,406,694			
30%	75%	-£227,620,577	-£223,764,662	-£226,074,587		-£229,321,594	
35%	75%	-£235,546,135	-£231,047,566	-£233,742,479		-£237,530,654	
40%	75%	-£243,471,693	-£238,330,472	-£241,410,372			-£243,678,394
45%	75%	-£251,397,250	-£245,613,377	-£249,078,264			
50%	75%	-£259,322,808	-£252,896,282	-£256,746,157			-£259,581,184
10%	60%	-£194,966,817	-£193,152,774			-£195,767,074	
15%	60%	-£202,128,721	-£199,363,153	-£201,541,055	-£198,775,487	-£203,348,737	
20%	60%	-£209,407,186	-£205,659,452		-£204,874,696		
25%	60%	-£216,742,174	-£212,057,508	-£215,746,712	-£211,062,045	-£218,808,790	-£217,813,328
30%	60%	-£224,077,164	-£218,455,563				
35%	60%	-£231,412,152	-£224,853,618				
40%	60%	-£238,747,141	-£231,251,673				
45%	60%	-£246,082,129	-£237,649,728		-£235,857,896		
50%	60%	-£253.417.117	-£244.047.784				

£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%	-£111,990,292					-£111,990,292
10%	71%	-£126,905,340	-£125,513,553	-£126,434,080	-£125,042,294	-£127,519,319	-£127,048,059
15%	71%	-£134,512,776					-£134,730,358
20%	71%	-£142,251,121	-£139,375,752	-£141,277,521	-£138,402,152	-£143,519,574	-£142,545,974
25%	71%	-£150,024,811					-£150,393,378
30%	71%	-£157,798,501	-£153,485,447			-£159,701,181	-£158,240,781
35%	71%	-£165,572,191					-£166,088,184
40%	71%	-£173,345,881	-£167,595,143	-£171,398,680	-£165,647,943		-£173,935,588
45%	71%	-£181,119,571					-£181,782,991
50%	71%	-£188,893,261	-£181,704,838	-£186,459,261		-£192,064,394	-£189,630,394
100%	71%	-£266,630,160					-£268,104,427
10%	75%	-£127,199,378	-£125,955,106				-£127,249,403
15%	75%	-£134,961,048					-£135,037,314
20%	75%	-£142,858,592	-£140,287,982				-£142,961,943
25%	75%	-£150,784,150					-£150,913,338
30%	75%	-£158,709,707	-£154,853,792	-£157,163,717	-£153,307,801	-£160,410,724	-£158,864,733
35%	75%	-£166,635,265	-£162,136,696			-£168,619,784	-£166,816,129
40%	75%	-£174,560,823	-£169,419,602	-£172,499,502	-£167,358,280	-£176,828,845	-£174,767,524
45%	75%	-£182,486,380	-£176,702,507	-£180,167,394	-£174,383,520	-£185,037,905	-£182,718,919
50%	75%	-£190,411,938					-£190,670,314
10%	60%	-£126,055,947	-£124,241,904	-£125,670,475	-£123,856,431	-£126,856,204	-£126,470,730
15%	60%	-£133,217,851					-£133,850,201
20%	60%	-£140,496,316					-£141,353,238
25%	60%	-£147,831,304					-£148,902,458
30%	60%	-£155,166,294					-£156,451,677
35%	60%	-£162,501,282					-£164,000,896
40%	60%	-£169,836,271	-£162,340,803	-£168,243,530	-£160,748,064	-£173,142,856	-£171,550,115
45%	60%	-£177,171,259					-£179,099,335
50%	60%	-£184.506.247	-£175.136.914				-£186.648.554

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£60,905,805	-£60,905,805	-£60,905,805	-£60,905,805	-£60,905,805	-£60,905,805
10%	71%	-£75,820,853	-£74,429,066	-£75,349,593	-£73,957,807	-£76,434,832	-£75,963,572
15%	71%	-£83,428,289	-£81,306,466	-£82,709,840			
20%	71%	-£91,166,634		-£90,193,034		-£92,435,088	-£91,461,487
25%	71%	-£98,940,324		-£97,723,324			
30%	71%	-£106,714,014	-£102,400,960	-£105,253,614	-£100,940,561	-£108,616,694	-£107,156,295
35%	71%	-£114,487,704					
40%	71%	-£122,261,394	-£116,510,657	-£120,314,194	-£114,563,456	-£124,798,301	-£122,851,101
45%	71%	-£130,035,084	-£123,565,504	-£127,844,484			-£130,698,504
50%	71%	-£137,808,774	-£130,620,352	-£135,374,774	-£128,186,352	-£140,979,907	-£138,545,907
100%	71%	-£215,545,673			-£196,300,828		
10%	75%	-£76,114,891	-£74,870,619	-£75,616,013	-£74,371,741	-£76,663,795	-£76,164,917
15%	75%	-£83,876,561					
20%	75%	-£91,774,105	-£89,203,495	-£90,743,445	-£88,172,834	-£92,908,116	-£91,877,456
25%	75%	-£99,699,663					
30%	75%	-£107,625,220	-£103,769,305	-£106,079,230	-£102,223,314	-£109,326,237	-£107,780,246
35%	75%	-£115,550,778					
40%	75%	-£123,476,336	-£118,335,115	-£121,415,015	-£116,273,793	-£125,744,358	-£123,683,037
45%	75%	-£131,401,893					
50%	75%	-£139,327,451	-£132,900,925	-£136,750,800	-£130,324,274	-£142,162,478	-£139,585,827
10%	60%	-£74,971,461	-£73,157,417	-£74,585,988	-£72,771,944		-£75,386,243
15%	60%	-£82,133,364	-£79,367,796				
20%	60%	-£89,411,829	-£85,664,096	-£88,615,459		-£91,065,122	-£90,268,752
25%	60%	-£96,746,817					
30%	60%	-£104,081,807	-£98,460,206	-£102,887,251	-£97,265,652	-£106,561,745	-£105,367,190
35%	60%	-£111,416,795			-£103,464,614		
40%	60%	-£118,751,784	-£111,256,316	-£117,159,043	-£109,663,577	-£122,058,369	-£120,465,628
45%	60%	-£126,086,772					
50%	60%	-£133.421.761			-£122.061.502		

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%	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264
10%	71%	-£23,796,313	-£22,404,525	-£23,325,053	-£21,933,267	-£24,410,291	-£23,939,032
15%	71%	-£31,403,749	-£29,281,926		-£28,563,476	-£32,339,780	-£31,621,330
20%	71%	-£39,142,094	-£36,266,725	-£38,168,493	-£35,293,125	-£40,410,547	-£39,436,947
25%	71%	-£46,915,784	-£43,321,573	-£45,698,784	-£42,104,573	-£48,501,351	-£47,284,351
30%	71%	-£54,689,474	-£50,376,420	-£53,229,074	-£48,916,020	-£56,592,154	-£55,131,754
35%	71%	-£62,463,164	-£57,431,268	-£60,759,364	-£55,727,469	-£64,682,957	-£62,979,157
40%	71%	-£70,236,854	-£64,486,116	-£68,289,653	-£62,538,916	-£72,773,761	-£70,826,561
45%	71%	-£78,010,544	-£71,540,963		-£69,350,363	-£80,864,564	-£78,673,964
50%	71%	-£85,784,234	-£78,595,811	-£83,350,234	-£76,161,811	-£88,955,367	-£86,521,367
100%	71%	-£163,521,132					
10%	75%	-£24,090,351	-£22,846,079	-£23,591,473	-£22,347,201	-£24,639,254	-£24,140,376
15%	75%	-£31,852,021	-£29,955,088	-£31,091,464	-£29,194,531	-£32,688,843	-£31,928,287
20%	75%	-£39,749,565	-£37,178,955	-£38,718,905	-£36,148,294	-£40,883,576	-£39,852,916
25%	75%	-£47,675,123	-£44,461,860	-£46,386,797	-£43,173,534	-£49,092,636	-£47,804,311
30%	75%	-£55,600,680	-£51,744,764	-£54,054,690	-£50,198,774	-£57,301,697	-£55,755,706
35%	75%	-£63,526,238	-£59,027,669	-£61,722,582	-£57,224,014	-£65,510,757	-£63,707,102
40%	75%	-£71,451,795	-£66,310,575	-£69,390,475	-£64,249,253	-£73,719,817	-£71,658,497
45%	75%	-£79,377,353	-£73,593,480		-£71,274,493		
50%	75%	-£87,302,911	-£80,876,384	-£84,726,260	-£78,299,733	-£90,137,938	-£87,561,287
10%	60%	-£22,946,920	-£21,132,877	-£22,561,448	-£20,747,404	-£23,747,177	-£23,361,703
15%	60%	-£30,108,824	-£27,343,256	-£29,521,158	-£26,755,589	-£31,328,840	-£30,741,174
20%	60%	-£37,387,289	-£33,639,555	-£36,590,918	-£32,854,798	-£39,040,582	-£38,244,211
25%	60%	-£44,722,277	-£40,037,610	-£43,726,815	-£39,042,148	-£46,788,893	-£45,793,431
30%	60%	-£52,057,266	-£46,435,666	-£50,862,711	-£45,241,111	-£54,537,205	-£53,342,650
35%	60%	-£59,392,255	-£52,833,721	-£57,998,607	-£51,440,074	-£62,285,516	-£60,891,869
40%	60%	-£66,727,243	-£59,231,776	-£65,134,503	-£57,639,036	-£70,033,828	-£68,441,088
45%	60%	-£74,062,232	-£65,629,831	-£72,270,400	-£63,837,999	-£77,782,140	-£75,990,308
50%	60%	-£81.397.220	-£72.027.887	-£79.406.296	-£70.036.962		

£17,299,000

£6,784,000

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

£27,943,000

	% of AH as	SR and SO at council Income	SR and SO at GLA Income	council Income	LAR and SO at GLA Income		
% of AH	rented	thresholds	thresholds	thresholds	thresholds	SR and LLR	LAR and LLR
0%	71%	-£113,568,592	-£113,568,592				
10%	71%	-£128,483,640	-£127,091,853		-£126,620,594		
15%	71%	-£136,091,076	-£133,969,253				
20%	71%	-£143,829,421	-£140,954,052				
25%	71%	-£151,603,111	-£148,008,901				
30%	71%	-£159,376,801	-£155,063,748				
35%	71%	-£167,150,491	-£162,118,596		-£160,414,796		-£167,666,484
40%	71%	-£174,924,181	-£169,173,444	-£172,976,981	-£167,226,243	-£177,461,088	-£175,513,888
45%	71%	-£182,697,871	-£176,228,291				
50%	71%	-£190,471,561	-£183,283,139	-£188,037,561	-£180,849,139	-£193,642,694	-£191,208,694
100%	71%	-£268,208,460	-£253,831,615		-£248,963,615		
10%	75%	-£128,777,678	-£127,533,407		-£127,034,528	-£129,326,582	-£128,827,704
15%	75%	-£136,539,348	-£134,642,415				
20%	75%	-£144,436,892	-£141,866,282	-£143,406,232	-£140,835,621	-£145,570,903	-£144,540,243
25%	75%	-£152,362,450	-£149,149,187			-£153,779,964	
30%	75%	-£160,288,007	-£156,432,092	-£158,742,017	-£154,886,102	-£161,989,025	-£160,443,033
35%	75%	-£168,213,566	-£163,714,997			-£170,198,084	
40%	75%	-£176,139,123	-£170,997,902	-£174,077,802	-£168,936,581	-£178,407,145	-£176,345,824
45%	75%	-£184,064,680	-£178,280,807				
50%	75%	-£191,990,238	-£185,563,712	-£189,413,587	-£182,987,061	-£194,825,265	-£192,248,614
10%	60%	-£127,634,248	-£125,820,204	-£127,248,775	-£125,434,731	-£128,434,504	-£128,049,031
15%	60%	-£134,796,152	-£132,030,583				
20%	60%	-£142,074,616	-£138,326,883	-£141,278,246	-£137,542,126	-£143,727,909	-£142,931,539
25%	60%	-£149,409,605	-£144,724,938				
30%	60%	-£156,744,594	-£151,122,993	-£155,550,039	-£149,928,439	-£159,224,533	-£158,029,977
35%	60%	-£164,079,582	-£157,521,048		-£156,127,401	-£166,972,844	
40%	60%	-£171,414,571	-£163,919,103		-£162,326,364	-£174,721,156	-£173,128,415
45%	60%	-£178,749,559	-£170,317,159				
50%	60%	-£186.084.548	-£176.715.215				

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%	-£41,981,043	-£41,981,043	-£41,981,043	-£41,981,043	-£41,981,043	-£41,981,043
10%	71%	-£56,896,091	-£55,504,304	-£56,424,832	-£55,033,046	-£57,510,070	-£57,038,811
15%	71%	-£64,503,528	-£62,381,705	-£63,785,079	-£61,663,255	-£65,439,559	-£64,721,109
20%	71%	-£72,241,873	-£69,366,504	-£71,268,272	-£68,392,904	-£73,510,326	-£72,536,726
25%	71%	-£80,015,562	-£76,421,352				
30%	71%	-£87,789,252	-£83,476,199				
35%	71%	-£95,562,942 -£103,336,632	-£90,531,047				-£96,078,936
40%	71%	-£103,336,632	-£97,585,895				
45%	71%	-£111,110,322	-£104,640,742				
50%	71%	-£118,884,012	-£111,695,590				
100%	71%	-£196,620,911	-£182,244,067	-£191,752,911	-£177,376,067	-£202,963,179	-£198,095,179
10%	75%	-£57,190,130	-£55,945,858	-£56,691,251	-£55,446,980	-£57,739,033	-£57,240,155
15%	75%	-£64,951,800	-£63,054,867	-£64,191,243	-£62,294,310	-£65,788,621	-£65,028,066
20%	75%	-£72,849,343	-£70,278,734	-£71,818,684	-£69,248,073	-£73,983,354	-£72,952,695
25%	75%	-£80,774,902	-£77,561,638	-£79,486,576		-£82,192,415	-£80,904,090
30%	75%	-£88,700,459	-£84,844,543				
35%	75%	-£96,626,017	-£92,127,448	-£94,822,361		-£98,610,536	-£96,806,881
40%	75%	-£104,551,574	-£99,410,354			-£106,819,596	
45%	75%	-£112,477,131	-£106,693,259	-£110,158,146	-£104,374,272	-£115,028,657	-£112,709,671
50%	75%	-£120,402,690	-£113,976,163	-£117,826,038			
10%	60%	-£56,046,699	-£54,232,655	-£55,661,227	-£53,847,183	-£56,846,955	-£56,461,482
15%	60%	-£63,208,603	-£60,443,034	-£62,620,937	-£59,855,368	-£64,428,619	-£63,840,953
20%	60%	-£70,487,067	-£66,739,334	-£69,690,697	-£65,954,577	-£72,140,360	-£71,343,990
25%	60%	-£77,822,056	-£73,137,389		-£72,141,926		
30%	60%	-£85,157,045	-£79,535,444	-£83,962,490	-£78,340,890	-£87,636,984	-£86,442,428
35%	60%	-£92,492,034	-£85,933,500	-£91,098,386		-£95,385,295	-£93,991,648
40%	60%	-£99,827,022	-£92,331,555				
45%	60%	-£107,162,011	-£98,729,610				
50%	60%	-£114.496.999	-£105.127.666		-£103.136.740		

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%	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264
10%	71%	-£23,796,313	-£22,404,525	-£23,325,053	-£21,933,267	-£24,410,291	-£23,939,032
15%	71%	-£31,403,749	-£29,281,926	-£30,685,300	-£28,563,476	-£32,339,780	-£31,621,330
20%	71%	-£39,142,094	-£36,266,725	-£38,168,493	-£35,293,125	-£40,410,547	-£39,436,947
25%	71%	-£46,915,784	-£43,321,573	-£45,698,784	-£42,104,573	-£48,501,351	-£47,284,351
30%	71%	-£54,689,474	-£50,376,420	-£53,229,074	-£48,916,020	-£56,592,154	-£55,131,754
35%	71%	-£62,463,164	-£57,431,268	-£60,759,364	-£55,727,469	-£64,682,957	-£62,979,157
40%	71%	-£70,236,854	-£64,486,116	-£68,289,653	-£62,538,916	-£72,773,761	-£70,826,561
45%	71%	-£78,010,544	-£71,540,963		-£69,350,363	-£80,864,564	
50%	71%	-£85,784,234	-£78,595,811		-£76,161,811	-£88,955,367 -£169,863,400	
100%	71%	-£163,521,132					
10%	75%	-£24,090,351	-£22,846,079	-£23,591,473	-£22,347,201	-£24,639,254	-£24,140,376
15%	75%	-£31,852,021	-£29,955,088	-£31,091,464	-£29,194,531	-£32,688,843	-£31,928,287
20%	75%	-£39,749,565	-£37,178,955	-£38,718,905	-£36,148,294	-£40,883,576	-£39,852,916
25%	75%	-£47,675,123	-£44,461,860	-£46,386,797	-£43,173,534	-£49,092,636	-£47,804,311
30%	75%	-£55,600,680	-£51,744,764	-£54,054,690	-£50,198,774	-£57,301,697	-£55,755,706
35%	75%	-£63,526,238	-£59,027,669	-£61,722,582	-£57,224,014	-£65,510,757	-£63,707,102
40%	75%	-£71,451,795	-£66,310,575	-£69,390,475	-£64,249,253	-£73,719,817	-£71,658,497
45%	75%	-£79,377,353	-£73,593,480		-£71,274,493		
50%	75%	-£87,302,911	-£80,876,384	-£84,726,260	-£78,299,733	-£90,137,938	-£87,561,287
10%	60%	-£22,946,920	-£21,132,877	-£22,561,448	-£20,747,404	-£23,747,177	-£23,361,703
15%	60%	-£30,108,824	-£27,343,256	-£29,521,158	-£26,755,589	-£31,328,840	-£30,741,174
20%	60%	-£37,387,289	-£33,639,555	-£36,590,918	-£32,854,798	-£39,040,582	-£38,244,211
25%	60%	-£44,722,277	-£40,037,610	-£43,726,815	-£39,042,148	-£46,788,893	-£45,793,431
30%	60%	-£52,057,266	-£46,435,666	-£50,862,711	-£45,241,111	-£54,537,205	-£53,342,650
35%	60%	-£59,392,255	-£52,833,721	-£57,998,607	-£51,440,074	-£62,285,516	-£60,891,869
40%	60%	-£66,727,243	-£59,231,776	-£65,134,503	-£57,639,036	-£70,033,828	-£68,441,088
45%	60%	-£74,062,232	-£65,629,831	-£72,270,400	-£63,837,999	-£77,782,140	-£75,990,308
E00/	60%	004 207 220	£72 027 007	070,400,000	670 006 060		

£13,474,000

£6,784,000

LB SOUTHWARK
HOUSING POLICY VIABILITY STUDY
Site typology 8

	CIL Zone	3
	Value Area	Low
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%	£5,730,464	£5,730,464	£5,730,464	£5,730,464	£5,730,464	£5,730,464
10%	71%	-£7,959,692	-£6,783,870	-£7,267,058	-£6,091,236	-£8,932,545	-£8,239,912
15%	71%	-£14,851,633	-£13,087,899	-£13,812,682	-£12,048,948	-£16,310,912	-£15,271,962
20%	71%	-£21,743,572	-£19,391,927	-£20,358,305	-£18,006,660	-£23,689,279	-£22,304,012
25%	71%	-£28,635,512	-£25,695,956	-£26,903,928	-£23,964,372	-£31,067,645	-£29,336,061
30%	71%	-£35,527,452	-£31,999,985	-£33,449,551	-£29,922,084	-£38,446,011	-£36,368,111
35%	71%	-£42,419,392	-£38,304,014	-£39,995,174	-£35,879,796	-£45,824,378	-£43,400,161
40%	71%	-£49,311,332	-£44,608,042	-£46,540,798	-£41,837,508	-£53,202,745	-£50,432,210
45%	71%	-£56,203,272	-£50,912,071	-£53,086,420	-£47,795,219	-£60,581,111	-£57,464,260
50%	71%	-£63,095,212	-£57,216,100	-£59,632,043	-£53,752,931	-£67,959,477	-£64,496,310
100%	71%	-£132,014,611	-£120,256,387	-£125,088,274	-£113,330,050	-£141,743,143	-£134,816,806
10%	75%	-£8,275,492	-£7,224,294	-£7,542,264	-£6,491,066	-£9,145,232	-£8,412,006
15%	75%	-£15,325,331	-£13,748,534	-£14,225,490	-£12,648,693	-£16,629,943	-£15,530,101
20%	75%	-£22,375,170	-£20,272,775	-£20,908,715	-£18,806,320	-£24,114,652	-£22,648,197
25%	75%	-£29,425,010	-£26,797,015	-£27,591,941	-£24,963,946	-£31,599,362	-£29,766,294
30%	75%	-£36,474,849	-£33,321,255	-£34,275,167	-£31,121,573	-£39,084,072	-£36,884,390
35%	75%	-£43,524,688	-£39,845,496	-£40,958,392	-£37,279,200	-£46,568,782	-£44,002,486
40%	75%	-£50,574,528	-£46,369,736	-£47,641,618	-£43,436,827	-£54,053,492	-£51,120,583
45%	75%	-£57,624,367	-£52,893,977	-£54,324,844	-£49,594,454	-£61,538,202	-£58,238,679
50%	75%	-£64,674,206	-£59,418,217	-£61,008,069	-£55,752,081	-£69,022,912	-£65,356,775
10%	60%	-£7,044,821	-£5,512,263	-£6,478,271	-£4,945,713	-£8,312,831	-£7,746,281
15%	60%	-£13,479,325	-£11,180,488	-£12,629,500	-£10,330,664	-£15,381,338	-£14,531,515
20%	60%	-£19,913,829	-£16,848,714	-£18,780,730	-£15,715,614	-£22,449,847	-£21,316,749
25%	60%	-£26,348,333	-£22,516,938	-£24,931,959	-£21,100,565	-£29,518,356	-£28,101,983
30%	60%	-£32,782,837	-£28,185,164	-£31,083,188	-£26,485,515	-£36,586,865	-£34,887,216
35%	60%	-£39,217,341	-£33,853,389	-£37,234,418	-£31,870,465	-£43,655,374	-£41,672,450
40%	60%	-£45,651,846	-£39,521,614	-£43,385,647	-£37,255,416	-£50,723,883	-£48,457,684
45%	60%	-£52,086,349	-£45,189,839	-£49,536,876	-£42,640,366	-£57,792,391	-£55,242,918
50%	60%	-£58 520 853	-£50.858.065	-£55.688.105	-£48.025.317	-£64.860.900	-£62 028 152

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%	-£439,558,041	-£439,558,041				
10%	71%	-£453,248,198	-£452,072,376		-£451,379,741		-£453,528,417
15%	71%	-£460,140,138	-£458,376,404				
20%	71%	-£467,032,077	-£464,680,432	-£465,646,810		-£468,977,784	
25%	71%	-£473,924,017	-£470,984,461				
30%	71%	-£480,815,957	-£477,288,490	-£478,738,056			-£481,656,616
35%	71%	-£487,707,897	-£483,592,519				
40%	71%	-£494,599,837	-£489,896,547	-£491,829,303	-£487,126,013	-£498,491,250	
45%	71%	-£501,491,777	-£496,200,576				
50%	71%	-£508,383,717	-£502,504,605	-£504,920,548	-£499,041,436	-£513,247,982	-£509,784,815
100%	71%	-£577,303,116	-£565,544,892				
10%	75%	-£453,563,997	-£452,512,799	-£452,830,769	-£451,779,571	-£454,433,737	-£453,700,511
15%	75%	-£460,613,836	-£459,037,039				
20%	75%	-£467,663,675	-£465,561,280	-£466,197,220	-£464,094,825	-£469,403,158	-£467,936,702
25%	75%	-£474,713,515	-£472,085,520				
30%	75%	-£481,763,354	-£478,609,760				
35%	75%	-£488,813,193	-£485,134,001				
40%	75%	-£495,863,033	-£491,658,241				
45%	75%	-£502,912,872	-£498,182,482				-£503,527,184
50%	75%	-£509,962,711	-£504,706,722	-£506,296,574		-£514,311,417	
10%	60%	-£452,333,326	-£450,800,768				-£453,034,786
15%	60%	-£458,767,830	-£456,468,993				
20%	60%	-£465,202,334	-£462,137,219				-£466,605,254
25%	60%	-£471.636.838	-£467.805.443	-£470.220.464	-£466.389.070		-£473.390.488
30%	60%	-£478,071,342	-£473,473,669				
35%	60%	-£484.505.846	-£479.141.894		-£477.158.970		-£486,960,955
40%	60%	-£490.940.351	-£484.810.119		-£482.543.921		-£493,746,189
45%	60%	-£497.374.854	-£490.478.344		-£487.928.871		-£500.531.423
50%	60%	-£503.809.358	-£496 146 570		-£493 313 822		-£507.316.657

Residual Land values compared to benchmark land values

В	enc	hma	rk 2	Z1 -	Me	diu	m

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£352,108,326	-£352,108,326	-£352,108,326	-£352,108,326	-£352,108,326	-£352,108,326
10%	71%	-£365,798,483				-£366,771,336	
15%	71%	-£372,690,423		-£371,651,472		-£374,149,702	
20%	71%	-£379,582,362	-£377,230,717		-£375,845,450	-£381,528,069	-£380,142,802
25%	71%	-£386,474,303	-£383,534,747	-£384,742,718			
30%	71%	-£393,366,242					
35%	71%	-£400,258,182	-£396,142,804	-£397,833,964			
40%	71%	-£407,150,123					
45%	71%	-£414,042,062					
50%	71%	-£420,934,002					
100%	71%	-£489,853,401					
10%	75%	-£366,114,282	-£365,063,084	-£365,381,054			-£366,250,796
15%	75%	-£373.164.121					
20%	75%	-£380,213,961					
25%	75%	-£387,263,800					
30%	75%	-£394,313,639			-£388,960,364		
35%	75%	-£401,363,479					
40%	75%	-£408.413.318					
45%	75%	-£415.463.157		-£412.163.634			
50%	75%	-£422,512,997					
10%	60%	-£364.883.611	-£363.351.054				
15%	60%	-£371,318,115	-£369,019,278				
20%	60%	-£377.752.620	-£374.687.504		-£373.554.404		
25%	60%	-£384,187,123				-£387,357,146	
30%	60%	-£390,621,627					
35%	60%	-£397,056,132	-£391,692,179	-£395,073,208	-£389,709,256	-£401,494,164	-£399,511,241
40%	60%	-£403,490,636					
45%	60%	-£409,925,139	-£403,028,629	-£407,375,666	-£400,479,156	-£415,631,182	-£413,081,709
50%	60%	-£416.359.644					

Residual Land values compared to benchmark land values

Residual 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%	-£199,854,291	-£199,854,291	-£199,854,291	-£199,854,291	-£199,854,291	-£199,854,291
10%	71%	-£213,544,448	-£212,368,626				
15%	71%	-£220,436,388	-£218,672,654				
20%	71%	-£227,328,327	-£224,976,682			-£229,274,034	
25%	71%	-£234,220,268	-£231,280,712	-£232,488,683	-£229,549,128	-£236,652,400	-£234,920,816
30%	71%	-£241,112,207	-£237,584,740	-£239,034,306			
35%	71%	-£248,004,147	-£243,888,769				
40%	71%	-£254.896.087	-£250.192.797				
45%	71%	-£261,788,027	-£256,496,826		-£253,379,974		
50%	71%	-£268.679.967	-£262.800.855				
100%	71%	-£337,599,366	-£325,841,142				
10%	75%	-£213.860.247	-£212.809.049				
15%	75%	-£220.910.086	-£219.333.289		-£218.233.448		-£221.114.856
20%	75%	-£227.959.925	-£225.857.530				
25%	75%	-£235.009.765	-£232.381.770	-£233.176.696	-£230.548.702		-£235,351,049
30%	75%	-£242,059,604	-£238,906,010		-£236,706,328		
35%	75%	-£249.109.443	-£245,430,251	-£246,543,147	-£242,863,955	-£252,153,538	-£249,587,241
40%	75%	-£256,159,283	-£251,954,491			-£259,638,247	-£256,705,338
45%	75%	-£263,209,122	-£258,478,732		-£255,179,209		-£263,823,434
50%	75%	-£270,258,961	-£265,002,972	-£266,592,824	-£261,336,836		-£270,941,531
10%	60%	-£212,629,576	-£211.097.018		-£210,530,469		-£213,331,036
15%	60%	-£219.064.080	-£216.765.243		-£215.915.419	-£220.966.094	-£220,116,270
20%	60%	-£225.498.584	-£222.433.469		-£221,300,369		-£226,901,504
25%	60%	-£231,933,088	-£228 101 693	-£230.516.714	-£226.685.320		-£233,686,738
30%	60%	-£238.367.592	-£233 769 919	-£236 667 944	-£232.070.270		-£240,471,972
35%	60%	-£244.802.096	-£239.438.144		-£237.455.220		-£247,257,206
40%	60%	-£251,236,601	-£245,106,369	-£248,970,403	-£242.840.171		-£254.042.439
45%	60%	-£257,671,104	-£250.774.594		-£248.225.121		-£260.827.673
F00/	60%	COCA 40F COO	COEC 440 000	0004 070 000	COEO C40 070	CO70 AAE CEE	C207,013,007

£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%	-£130.943.421	-£130.943.421	-£130.943.421	-£130.943.421	-£130.943.421	-£130.943.421
10%	71%	-£144,633,578	-£143.457.756	-£143,940,943	-£142,765,121	-£145,606,431	-£144.913.797
15%	71%	-£151,525,518	-£149,761,784	-£150,486,567	-£148,722,833	-£152,984,797	-£151,945,847
20%	71%	-£158,417,457	-£156.065.812	-£157,032,190	-£154.680.545	-£160,363,164	-£158,977,897
25%	71%	-£165,309,398	-£162,369,842	-£163,577,813	-£160.638.258	-£167,741,530	-£166.009.946
30%	71%	-£172,201,337	-£168.673.870	-£170.123.436	-£166,595,969	-£175,119,897	-£173.041.996
35%	71%	-£179,093,277	-£174,977,899	-£176,669,059	-£172.553.681	-£182,498,263	-£180.074.046
40%	71%	-£185.985.217	-£181,281,927	-£183,214,683	-£178.511.393	-£189.876.630	-£187,106,095
45%	71%	-£192.877.157	-£187.585.956	-£189,760,306	-£184.469.104	-£197,254,996	-£194,138,145
50%	71%	-£199,769,097	-£193,889,985	-£196,305,928	-£190,426,816	-£204,633,362	-£201,170,195
100%	71%	-£268,688,496	-£256.930.272		-£250,003,935		-£271,490,691
10%	75%	-£144,949,377	-£143.898.179				-£145,085,891
15%	75%	-£151,999,216	-£150.422.419		-£149.322.578		-£152,203,986
20%	75%	-£159.049.055	-£156,946,660				-£159,322,082
25%	75%	-£166 098 895	-£163.470.900				-£166,440,179
30%	75%	-£173.148.734	-£169.995.140				-£173,558,275
35%	75%	-£180 198 573	-£176 519 381				-£180,676,371
40%	75%	-£187.248.413	-£183.043.621		-£180.110.712		
45%	75%	-£194,298,252	-£189,567,862		-£186,268,340		
50%	75%	-£201,348,091	-£196,092,102	-£197,681,954			-£202,030,661
10%	60%	-£143,718,706	-£142,186,148				
15%	60%	-£150,153,210	-£147,854,373	-£149,303,385	-£147,004,549	-£152,055,224	-£151,205,400
20%	60%	-£156,587,714	-£153,522,599			-£159,123,732	-£157,990,634
25%	60%	-£163,022,218	-£159,190,823	-£161,605,844			
30%	60%	-£169,456,722	-£164,859,049	-£167,757,074	-£163,159,400	-£173,260,750	-£171,561,102
35%	60%	-£175,891,226	-£170,527,274				
40%	60%	-£182,325,731	-£176,195,499			-£187,397,768	
45%	60%	-£188,760,234	-£181,863,724				
50%	60%	-£195 194 738	-£187 531 950				

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

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£79,858,934					
10%	71%	-£93,549,091		-£92,856,457		-£94,521,944	
15%	71%	-£100,441,031					
20%	71%	-£107,332,970	-£104,981,325	-£105,947,703	-£103,596,058	-£109,278,677	-£107,893,410
25%	71%	-£114,224,911					
30%	71%	-£121,116,850			-£115,511,483	-£124,035,410	
35%	71%	-£128,008,790					
40%	71%	-£134,900,731	-£130,197,441	-£132,130,196	-£127,426,906	-£138,792,143	
45%	71%	-£141,792,670			-£133,384,618		
50%	71%	-£148,684,610	-£142,805,498	-£145,221,441		-£153,548,876	-£150,085,708
100%	71%	-£217,604,009					
10%	75%	-£93,864,890					-£94,001,404
15%	75%	-£100,914,729					
20%	75%	-£107,964,569		-£106,498,113			-£108,237,596
25%	75%	-£115,014,408					
30%	75%	-£122,064,247					-£122,473,788
35%	75%	-£129,114,087					
40%	75%	-£136,163,926	-£131,959,134				
45%	75%	-£143,213,765					
50%	75%	-£150,263,605	-£145,007,615	-£146,597,468	-£141,341,479		-£150,946,174
10%	60%	-£92,634,219		-£92,067,669			
15%	60%	-£99,068,723					
20%	60%	-£105,503,228		-£104,370,128		-£108,039,246	-£106,906,147
25%	60%	-£111,937,731					
30%	60%	-£118,372,235					
35%	60%	-£124,806,740					
40%	60%	-£131,241,244	-£125,111,013	-£128,975,046	-£122,844,814	-£136,313,281	-£134,047,083
45%	60%	-£137,675,747					
50%	60%	-£144,110,252	-£136,447,463	-£141,277,504	-£133,614,715	-£150,450,299	-£147,617,551

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%	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394
10%	71%	-£41,524,550	-£40,348,728	-£40,831,916	-£39,656,094	-£42,497,403	-£41,804,770
15%	71%	-£48,416,491	-£46,652,757	-£47,377,540	-£45,613,806	-£49,875,770	-£48,836,820
20%	71%	-£55,308,430	-£52,956,785	-£53,923,163	-£51,571,518	-£57,254,137	-£55,868,870
25%	71%	-£62,200,370	-£59,260,814	-£60,468,785	-£57,529,230	-£64,632,503	-£62,900,919
30%	71%	-£69,092,310	-£65,564,843	-£67,014,409	-£63,486,942	-£72,010,869	-£69,932,969
35%	71%		-£71,868,872	-£73,560,032	-£69,444,654		-£76,965,019
40%	71%	-£82,876,190	-£78,172,900	-£80,105,656	-£75,402,366	-£86,767,603	-£83,997,068
45%	71%						-£91,029,118
50%	71%	-£96,660,070	-£90,780,958	-£93,196,901	-£87,317,789	-£101,524,335	-£98,061,168
100%	71%						-£168,381,664
10%	75%	-£41,840,350	-£40,789,152	-£41,107,122	-£40,055,924	-£42,710,090	-£41,976,864
15%	75%	-£48,890,189	-£47,313,392	-£47,790,348	-£46,213,551	-£50,194,801	-£49,094,959
20%	75%	-£55,940,028	-£53,837,633	-£54,473,573	-£52,371,178	-£57,679,510	-£56,213,055
25%	75%	-£62,989,868	-£60,361,873	-£61,156,799	-£58,528,804	-£65,164,220	-£63,331,152
30%	75%	-£70,039,707	-£66,886,113	-£67,840,025	-£64,686,431	-£72,648,930	-£70,449,248
35%	75%		-£73,410,354		-£70,844,058		-£77,567,344
40%	75%	-£84,139,386	-£79,934,594	-£81,206,476	-£77,001,685		-£84,685,441
45%	75%						-£91,803,537
50%	75%	-£98,239,064	-£92,983,075	-£94,572,927		-£102,587,770	-£98,921,633
10%	60%	-£40,609,679	-£39,077,121	-£40,043,129	-£38,510,571	-£41,877,689	-£41,311,139
15%	60%	-£47,044,183	-£44,745,346	-£46,194,358	-£43,895,522	-£48,946,196	-£48,096,373
20%	60%	-£53,478,687	-£50,413,572	-£52,345,588	-£49,280,472	-£56,014,705	-£54,881,607
25%	60%	-£59,913,191	-£56,081,796	-£58,496,817	-£54,665,423	-£63,083,214	-£61,666,841
30%	60%	-£66,347,695	-£61,750,022	-£64,648,046	-£60,050,372	-£70,151,723	-£68,452,074
35%	60%	-£72,782,199	-£67,418,247	-£70,799,276	-£65,435,323		-£75,237,308
40%	60%	-£79,216,704	-£73,086,472		-£70,820,274	-£84,288,741	-£82,022,542
45%	60%		-£78,754,697				-£88,807,776
50%	60%		-£84,422,923	-£89,252,963	-£81,590,175	-£98,425,758	-£95,593,010

£17,299,000

£6,784,000

## 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%	-£132,521,721	-£132,521,721				
10%	71%	-£146,211,878	-£145,036,056	-£145,519,244	-£144,343,422	-£147,184,731	-£146,492,098
15%	71%	-£153,103,818	-£151,340,084		-£150,301,134		
20%	71%	-£159,995,758	-£157,644,113	-£158,610,490	-£156,258,845	-£161,941,464	-£160,556,197
25%	71%	-£166,887,698	-£163,948,142				
30%	71%	-£173,779,637	-£170,252,170	-£171,701,737	-£168,174,270	-£176,698,197	-£174,620,296
35%	71%	-£180,671,578	-£176,556,199				
40%	71%	-£187,563,518	-£182,860,228	-£184,792,983	-£180,089,693	-£191,454,930	-£188,684,396
45%	71%	-£194,455,457	-£189,164,256	-£191,338,606			
50%	71%	-£201,347,397	-£195,468,285	-£197,884,229	-£192,005,117	-£206,211,663	-£202,748,495
100%	71%	-£270,266,797	-£258,508,572		-£251,582,236		
10%	75%	-£146,527,677	-£145,476,479	-£145,794,449	-£144,743,252	-£147,397,418	-£146,664,191
15%	75%	-£153,577,516	-£152,000,719				
20%	75%	-£160,627,356	-£158,524,960	-£159,160,901	-£157,058,505	-£162,366,838	-£160,900,383
25%	75%	-£167,677,195	-£165,049,201				
30%	75%	-£174,727,034	-£171,573,441	-£172,527,353	-£169,373,759	-£177,336,257	-£175,136,576
35%	75%	-£181,776,874	-£178,097,682				
40%	75%	-£188,826,713	-£184,621,922	-£185,893,804	-£181,689,012		-£189,372,768
45%	75%	-£195,876,552	-£191,146,163				
50%	75%	-£202,926,392	-£197,670,403	-£199,260,255	-£194,004,267	-£207,275,098	-£203,608,961
10%	60%	-£145,297,006	-£143,764,449	-£144,730,456	-£143,197,899	-£146,565,016	-£145,998,466
15%	60%	-£151,731,510	-£149,432,673			-£153,633,524	
20%	60%	-£158,166,015	-£155,100,899	-£157,032,915	-£153,967,799	-£160,702,033	-£159,568,934
25%	60%	-£164,600,518	-£160,769,124				
30%	60%	-£171,035,022	-£166,437,349	-£169,335,374	-£164,737,700	-£174,839,050	-£173,139,402
35%	60%	-£177,469,527	-£172,105,574				
40%	60%	-£183,904,031	-£177,773,800	-£181,637,833		-£188,976,068	-£186,709,870
45%	60%	-£190,338,534	-£183,442,025			-£196,044,577	-£193,495,104
50%	60%	-£196.773.039	-£189.110.250				

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%	-£60,934,172	-£60,934,172	-£60,934,172	-£60,934,172	-£60,934,172	-£60,934,172
10%	71%	-£74,624,329	-£73,448,507	-£73,931,695	-£72,755,873		-£74,904,549
15%	71%	-£81,516,270					
20%	71%	-£88,408,209	-£86,056,564	-£87,022,942		-£90,353,916	-£88,968,648
25%	71%	-£95,300,149	-£92,360,593	-£93,568,564	-£90,629,009		-£96,000,698
30%	71%	-£102,192,089					
35%	71%	-£109,084,029	-£104,968,651	-£106,659,811	-£102,544,433	-£112,489,014	-£110,064,797
40%	71%	-£115,975,969	-£111,272,679		-£108,502,144	-£119,867,382	-£117,096,847
45%	71%	-£122,867,908					
50%	71%	-£129,759,849				-£134,624,114	
100%	71%	-£198,679,248	-£186,921,024				-£201,481,443
10%	75%	-£74,940,128	-£73,888,931	-£74,206,901	-£73,155,703		
15%	75%	-£81,989,968					
20%	75%	-£89,039,807					-£89,312,834
25%	75%	-£96,089,646		-£94,256,578			
30%	75%	-£103.139.486					
35%	75%	-£110,189,325	-£106,510,133	-£107,623,029	-£103,943,837	-£113,233,419	-£110,667,123
40%	75%	-£117,239,164					
45%	75%	-£124,289,004	-£119,558,614	-£120,989,481	-£116,259,091	-£128,202,839	-£124,903,316
50%	75%	-£131,338,843		-£127,672,706			-£132,021,412
10%	60%	-£73,709,457	-£72,176,900	-£73,142,908	-£71,610,350	-£74,977,467	-£74,410,918
15%	60%	-£80,143,962			-£76,995,301		
20%	60%	-£86,578,466		-£85,445,366		-£89,114,484	-£87,981,385
25%	60%	-£93,012,969					
30%	60%	-£99,447,474	-£94,849,801	-£97,747,825		-£103,251,502	-£101,551,853
35%	60%	-£105,881,978					
40%	60%	-£112,316,482	-£106,186,251	-£110,050,284		-£117,388,519	-£115,122,321
45%	60%	-£118,750,986					
600/	60%	£12E 19E 400	£117 £22 702				0400,000,700

45% 60% +218,790,985
50% 60% -£125,185,490

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%	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394
10%	71%	-£41,524,550	-£40,348,728	-£40,831,916	-£39,656,094	-£42,497,403	-£41,804,770
15%	71%	-£48,416,491	-£46,652,757	-£47,377,540	-£45,613,806	-£49,875,770	-£48,836,820
20%	71%	-£55,308,430	-£52,956,785	-£53,923,163	-£51,571,518	-£57,254,137	-£55,868,870
25%	71%	-£62,200,370	-£59,260,814	-£60,468,785	-£57,529,230	-£64,632,503	-£62,900,919
30%	71%	-£69,092,310	-£65,564,843	-£67,014,409	-£63,486,942	-£72,010,869	-£69,932,969
35%	71%	-£75,984,250	-£71,868,872	-£73,560,032	-£69,444,654	-£79,389,236	-£76,965,019
40%	71%	-£82,876,190	-£78,172,900				
45%	71%	-£89,768,130	-£84,476,929	-£86,651,278	-£81,360,077	-£94,145,969	-£91,029,118
50%	71%	-£96,660,070	-£90,780,958 -£153,821,245				
100%	71%	-£165,579,469	-£153,821,245				
10%	75%	-£41,840,350	-£40,789,152	-£41,107,122	-£40,055,924	-£42,710,090	-£41,976,864
15%	75%	-£48,890,189	-£47,313,392	-£47,790,348	-£46,213,551	-£50,194,801	-£49,094,959
20%	75%	-£55,940,028	-£53,837,633	-£54,473,573	-£52,371,178	-£57,679,510	-£56,213,055
25%	75%	-£62,989,868	-£60,361,873	-£61,156,799	-£58,528,804	-£65,164,220	-£63,331,152
30%	75%	-£70.039.707	-£66.886.113	-£67.840.025	-£64.686.431	-£72.648.930	-£70,449,248
35%	75%	-£77,089,546	-£73,410,354		-£70,844,058		-£77,567,344
40%	75%	-£84,139,386	-£79,934,594	-£81,206,476	-£77,001,685		
45%	75%	-£91,189,225	-£86,458,835				
50%	75%	-£98.239.064	-£92.983.075				
10%	60%	-£40.609.679	-£39.077.121	-£40.043.129	-£38.510.571	-£41.877.689	-£41,311,139
15%	60%	-£47,044,183	-£44,745,346	-£46,194,358	-£43,895,522	-£48,946,196	-£48,096,373
20%	60%	-£53.478.687	-£50.413.572	-£52.345.588	-£49.280.472	-£56.014.705	-£54.881.607
25%	60%	-£59,913,191	-£56,081,796	-£58,496,817	-£54,665,423	-£63,083,214	-£61,666,841
30%	60%	-£66.347.695	-£61.750.022	-£64.648.046	-£60.050.372	-£70.151.723	-£68.452.074
35%	60%	-£72.782.199	-£67.418.247	-£70.799.276	-£65.435.323		-£75,237,308
40%	60%	-£79.216.704	-£73.086.472	-£76.950.505	-£70.820.274	-£84.288.741	-£82,022,542
45%	60%	-£85.651.207	-£78.754.697	-£83.101.734	-£76.205.224		
E09/	60%	£02 095 714	E94 422 022	690 262 062		C09 425 759	£05 502 010

£13,474,000

£6,784,000



Appendix 3 – Analysis of schemes with provision of 20% of units as 3 bed units

#### The Taper Building, 175-179 Long Lane (CAZ)

#### Actual scheme

Tenure	Unit type	No Units	Floorspace sq m
Shared Owner.	1 Beds	5	285
Intermediate	2 Beds	6	444
Private	Studio	0	-
Private	1 Bed	24	1,248
Private	2 Bed	22	1,716
Private	3 Bed	10	870
Social Rented	1 Bed	10	560
Social Rented	2 Bed	11	836
Social Rented	3 Bed	6	564
TOTAL		94	6,523

#### Summary (assuming whole scheme is private units)

Unit type	Floor area	Units	Ave area sq m	Ave values £	Ave values £ per sq m
1 Bed	2,093	39	53.67	£649,722	£12,107
2 bed	2,160	28	77.14	£982,763	£12,740
3 bed	1,434	16	89.63	£1,337,857	£14,927
Total	5.687	83			

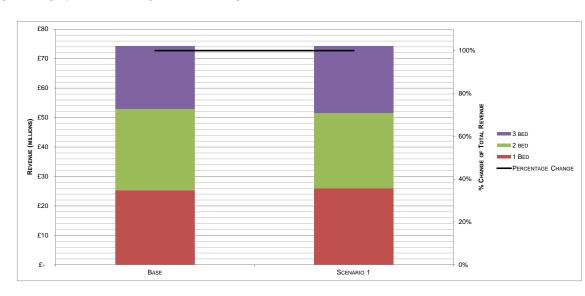
#### Scenarios proposed to be tested in line with policy proposals

Unit type	Base	Scenario 1
1 Bed	46.99%	48.0%
2 bed	33.73%	31.0%
3 bed	19.28%	21.0%
	100%	100%

	Unit type	Units based on scenario mix			unit nos	Amended unit nos to achieve similar total floor area as in actual scheme	amended unit nos	Percentage mix of amended unit nos - used to test impact on revenue
Scenario 1	1 Bed 2 bed 3 bed <b>Total</b> Difference in floor area from actual scheme	39.84 25.73 17.43 83	29 17	44.58% 34.94% 20.48%	2,237.14	17 83	2,005.71 1,523.63	=

#### Analysis of revenue

	ва	se	SC	enario 1
1 Bed	£	25,339,158	£	25,988,880
2 bed	£	27,517,364	£	25,551,838
3 bed	£	21,405,712	£	22,743,569
Total	£	74,262,234	£	74,284,287
Percentage Change		100%		100.03%



#### Tavern Quay (Canada Water)

#### Actual scheme

Tenure	Unit type		No Units	Floorspace sq m
Intermediate		1 Bed	3	165
Intermediate		2 Bed	3	189
Intermediate		3 Bed	1	98
Private		Studio	0	-
Private		1 Bed	19	1,007
Private		2 Bed	10	720
Private		3 Bed	17	1,785
Social Rented		1 Bed	1	50
Social Rented		2 Bed	14	1,064
Social Rented		3 Bed	1	98
Social Rented		4 Bed	2	226
Total Units			71	5.402

#### Summary (assuming whole scheme is private units)

Unit type	Floor area	Units	Ave area sq m	Ave values £	Ave values £ per sq m
1 Bed	1,270	23	55.22	£430,000	£7,787
2 bed	909	13	69.92	£600,000	£8,581
3 bed	2,011	19	105.84	£1,230,000	£11,621
Total	4,190	55			

#### Scenarios proposed to be tested in line with policy proposals

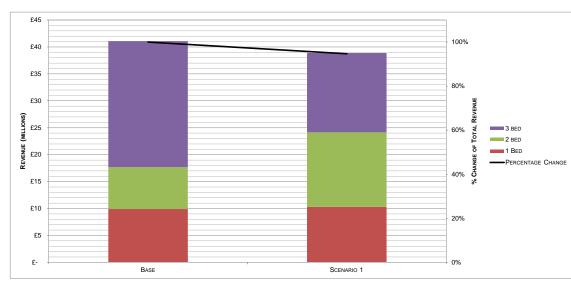
Unit type	Base	Scenario 1
1 Bed	41.82%	41%
2 bed	23.64%	39%
3 bed	34.55%	20%
	100%	100%

		Units based on scenario mix			unit nos	Amended unit nos to achieve similar total floor area as in actual scheme	amended unit nos	Percentage mix of amended unit nos - used to test impact on revenue
Scenario 1	1 Bed 2 bed 3 bed <b>Total</b> Difference in floor area from actual scheme	22.55 21.45 11 55	22 11	40.00% 20.00%	1,538.31	23 12 59	1,608.23 1,270.11	40.68% 38.98% 20.34%

#### Analysis of revenue

	Ва	se	S	enario 1
1 Bed	£	9,890,000	£	10,320,000
2 bed	£	7,800,000	£	13,800,000
3 bed	£	23,370,000	£	14,760,000
Total	£	41,060,000	w	38,880,000
Percentage Change		100%		94.69%

Figure showing impact on total revenue generated when altering unit mix



#### Quebec Quarter (Canada Water)

#### Actual scheme

Tenure	Unit type		No Units	Floorspace sq m
Shared Ownership			100	
Private		1 Bed	142	7,597
Private		2 Bed	113	11,549
Private		3 Bed	98	11,799
Social Rented			234	

#### Summary (assuming whole scheme is private units)

Unit type	Floor area	Units	Ave area sq m	Ave values £	Ave values £ per sq m
1 Bed	7,597	142	53.50	£535,417	£10,008
2 Bed	11,549	113	102.20	£670,500	£6,561
3 Bed	11,799	98	120.40	£807,000	£6,703
Total	30,945	353			

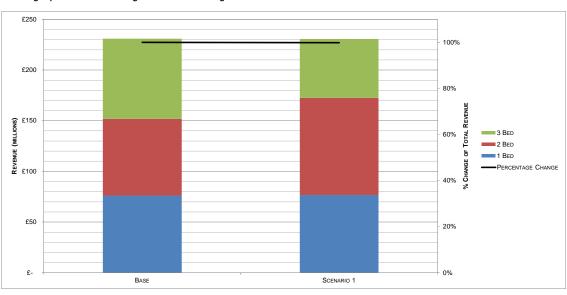
#### Scenarios proposed to be tested in line with policy proposals

Unit type	Base	Scenario 1
1 Bed	40.23%	40%
2 Bed	32.01%	40%
3 Bed	27.76%	20%
	100%	100%

		Units based on scenario mix			unit nos	Amended unit nos to achieve similar total floor area as in actual scheme	amended unit nos	Percentage mix of amended unit nos - used to test impact on revenue
Scenario 1	1 Bed 2 Bed 3 Bed Total Difference in floor area from actual scheme	141.2	141 71	39.94% 39.94% 20.11%	14,410.20	143 143 72 358	14,614.60 8,668.80	39.94% 20.11%

#### Analysis of revenue

		Ba	se	Sc	enario 1
	1 Bed	£	76,029,214	£	76,564,631
	2 Bed	£	75,766,500	ω	95,881,500
	3 Bed	£	79,086,000	£	58,104,000
	Total	£	230,881,714	£	230,550,131
Percentage Change			100%		99.86%



#### London Square (Quebec Way Industrial Park), 24-28 Quebec Way (Canada Water)

#### Actual scheme

Tenure	Unit type		No Units	Floorspace sq m
Shared Owner.		2 Bed	6	390
Shared Owner.		3 Bed	2	153
Private		1 Bed	36	1,836
Private		2 Bed	32	2,304
Private		3 Bed	7	654
Private		4 Bed	0	-
AFF Rented		3 Bed	7	762
AFF Rented		4 Bed	4	549.2
Total			94	6.647

#### Summary (assuming whole scheme is private units)

Unit type	Floor area	Units	Ave area sq m	Ave values £	Ave values £ per sq m
1 Bed	1,836	36	51.00	518,000	10,157
2 Bed	3,456	45	76.79	648,000	8,438
3 Bed	806	9	89.60	873,000	9,743
Total	6,098	90			

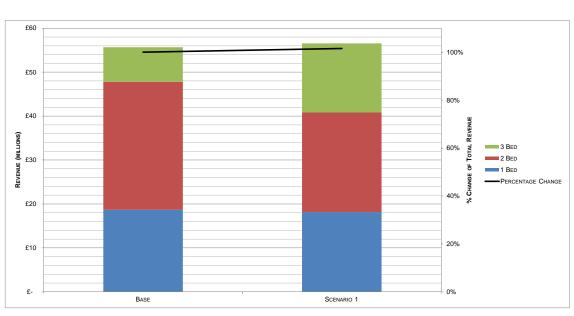
#### Scenarios proposed to be tested in line with policy proposals

Unit type	Base	Scenario 1
1 Bed	40.00%	40%
2 Bed	50.00%	40%
3 Bed	10.00%	20%
	100.00%	0%
	200%	100%

	- · · · · · · · · · · · · · · · · · · ·	Units based on scenario mix			unit nos	Amended unit nos to achieve similar total floor area as in actual scheme	amended unit nos	Percentage mix of amended unit nos - used to test impact on revenue
Scenario 1	1 Bed 2 Bed 3 Bed Total Difference in floor area from actual scheme	0	36 36 18 90	40.00% 20.00%	2,764.48	35 35 18 88	2,687.69 1,612.80	39.77% 39.77% 20.45%

#### Analysis of revenue

	Base	Scenario 1
1 Bed	£ 18,648,000	£ 18,130,000
2 Bed	£ 29,160,000	£ 22,680,000
3 Bed	£ 7,857,000	£ 15,714,000
Total	£ 55,665,000	£ 56,524,000
Percentage Change	100%	101.54%



#### 18/22 Grove Vale (Dulwich Garden Centre), SE22 8EF (Peckham)

#### Actual scheme

Tenure	Unit type	Unit type		Floorspace sq m	
Private		Studio	0		
Private		1 Bed	7	357	
Private		2 Bed	9	657	
Private	;	3 Bed	2	182	
Total			18	1,196	

#### Summary (assuming whole scheme is private units)

Unit type	Floor area	Units		Ave area sq m	Ave values £	Ave values £ per sq m
1 Bed	3	357	7	51.00	£471,414	£9,243
2 bed	(	557	9	73.00	£610,511	£8,363
3 bed	1,3	378	4	344.50	£726,667	£2,109
Total	2.5	0.2	20	_	_	

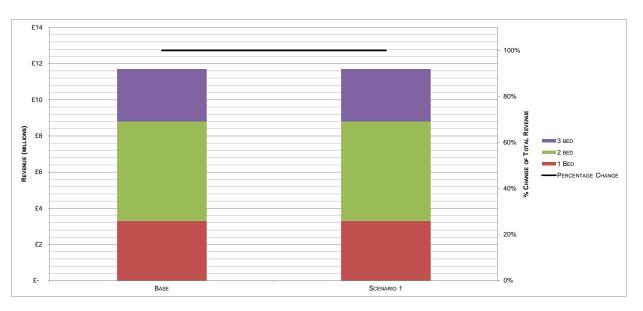
#### Scenarios proposed to be tested in line with policy proposals

Unit type	Base	Scenario 1
1 Bed	35.00%	35%
2 bed	45.00%	45%
3 bed	20.00%	20%
	100%	100%

		Units based on scenario mix		•	unit nos		amended unit nos	Percentage mix of amended unit nos - used to test impact on revenue
Scenario 1	1 Bed 2 bed 3 bed <b>Total</b> Difference in floor area from actual scheme	7 9 4 20	7 9 4 20	35.00% 45.00% 20.00%		7 9 4 20	357.00 657.00 1,378.00 2,392.00	35.00% 45.00% 20.00%

#### Analysis of revenue

	Base		Sce	nario 1
1 Bed	£	3,299,898	£	3,299,898
2 bed	£	5,494,599	£	5,494,599
3 bed	£	2,906,668	£	2,906,668
Total	£	11,701,165	£	11,701,165
Percentage Change		100%		100.00%



#### The Walworth Collect (Aylesbury)

#### Actual scheme

Tenure	Unit type		No Units	Floorspace sq m
Intermediate		1 Beds	2	101
Intermediate		2 Beds	5	360
Private		Studio	0	-
Private		1 Bed	4	204
Private		2 Bed	19	1,368
Private		3 Bed	12	984
Social Rented		1 Bed	1	54
Social Rented		2 Bed	5	330
Social Rented		3 Bed	2	164
Total			50	3.565

#### Summary (assuming whole scheme is private units)

Unit type	Floor area	Units	Ave area sq m	Ave values £	Ave values £ per sq m
1 Bed	358.5	7	51.21	£422,250	£8,245
2 bed	1,728.0	24	72.00	£515,714	£7,163
3 bed	1,148.0	14	82.00	£561,714	£6,850
Total	3234.5	45			

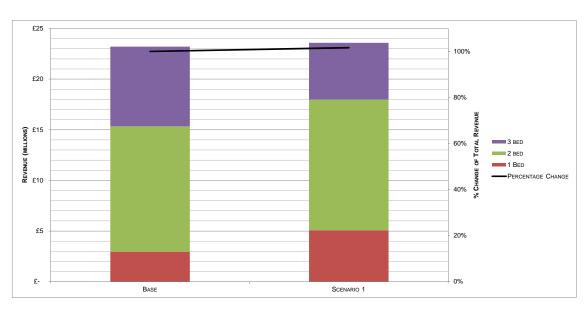
#### Scenarios proposed to be tested in line with policy proposals

Unit type	Base	Scenario 1
1 Bed	15.56%	26%
2 bed	53.33%	53%
3 bed	31.11%	21%
	100%	100%

	Unit type	Units based on scenario mix		unit nos	Amended unit nos to achieve similar total floor area as in actual scheme	amended unit nos	Percentage mix of amended unit nos - used to test impact on revenue
Scenario 1	1 Bed 2 bed 3 bed Total Difference in floor area from actual scheme	11.7 23.85 9.45 45	22.50%	1,728.00	12 25 10 47	1,800.00 820.00	25.53% 53.19% 21.28%

#### Analysis of revenue

	ва	se	SC	enario 1
1 Bed	£	2,955,750	£	5,067,000
2 bed	£	12,377,136	£	12,892,850
3 bed	£	7,863,996	£	5,617,140
Total	£	23,196,882	£	23,576,990
Percentage Change		100%		101.64%





Appendix 4 - PRS appraisal results assuming 15% social rent equivalent and 20% Affordable Rents capped at London Affordable Rents

# APPRAISAL SUMMARY

## **BNP PARIBAS REAL ESTATE**

LB Southwark HPVS Update Dec 2018 Sens Test no AR PRS - 35% AH DMR (high)

**Summary Appraisal for Merged Phases 1 2** 

Currency in £

REVENUE Sales Valuation Market Resi Aff Resi - Social Rent Aff Resi - London Living Rent Totals	Units 49 1 <u>1</u> 51	m² 2,897.44 668.64 891.52 4,457.60	Rate m <sup>2</sup> 12,562.81 1,735.00 2,998.00	Unit Price 742,857 1,160,090 2,672,777	Gross Sales 36,399,993 1,160,090 2,672,777 40,232,860	
Rental Area Summary  Office Totals	Units	m² 500.00 <b>500.00</b>	<b>Rate m²</b> 538.20	Initial MRV/Unit 269,100	Net Rent at Sale 269,100 269,100	Initial MRV 269,100 269,100
Investment Valuation Office Market Rent	269,100	YP @ PV 1yr 11mths @	5.5000% 5.5000%	18.1818 0.9025	4,415,540 <b>4,415,540</b>	
GROSS DEVELOPMENT VALUE				44,648,400		
Purchaser's Costs		6.80%	(281,139)	(281,139)		
NET DEVELOPMENT VALUE				44,367,261		
NET REALISATION				44,367,261		
OUTLAY						

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APPRAISAL SUMMARY					<b>BNP PARIBAS REAL ESTATE</b>
LB Southwark HPVS Update Dec 2018	Sens Test no AR				
PRS - 35% AH DMR (high)					
ACQUISITION COSTS					
Residualised Price			14,170,663		
Stamp Duty		5.00%	708,533		
Agent Fee		1.00%	141,707		
Legal Fee		0.80%	113,365		
				15,134,268	
CONSTRUCTION COSTS					
Construction	m²	Rate m <sup>2</sup>	Cost		
Office	625.00 m <sup>2</sup>	2,746.00 pm <sup>2</sup>	1,716,250		
Market Resi	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256		
Aff Resi - Social Rent	835.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	1,957,444		
Aff Resi - London Living Rent	<u>1,114.40 m²</u>	2,342.00 pm <sup>2</sup>	<u>2,609,925</u>		
Totals	6,197.00 m <sup>2</sup>		14,765,874	14,765,874	
Contingency		5.00%	752,268		
Demolition			279,480		
Borough CIL			1,575,483		
Mayoral CIL			217,308		
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750		
Mayoral CIL	625.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	37,500		
				2,880,789	
PROFESSIONAL FEES					
Professional Fees		10.00%	1,579,762		
MADIZETINO 9 I ETTINO				1,579,762	
MARKETING & LETTING		1.00%	44.455		
Marketing		1.00%	44,155	44,155	
DISPOSAL FEES				44,100	
Sales Agent Fee		1.50%	546,000		
Sales Agent Fee Sales Agent Fee		2.00%	88,311		
Sales Agent ree Sales Legal Fee		0.25%	111,621		
Jaico Legai i ee		0.2376	111,021	745,932	
Developer's Profit				7 10,002	

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## APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

LB Southwark HPVS Update Dec 2018 Sens Test no AR PRS - 35% AH DMR (high)

 Profit on Private
 15.00%
 5,459,999

 Profit on Affordable
 6.00%
 229,972

5,689,971 **FINANCE** 

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Total Finance Cost 2,812,263

TOTAL COSTS 43,653,014

**PROFIT** 

714,247

**Performance Measures** 

 Profit on Cost%
 1.64%

 Profit on GDV%
 1.60%

 Profit on NDV%
 1.61%

 Development Yield% (on Rent)
 0.62%

 Equivalent Yield% (Nominal)
 5.50%

 Equivalent Yield% (True)
 5.69%

IRR 8.78%

Rent Cover 2 yrs 8 mths
Profit Erosion (finance rate 7.000%) 0 yrs 3 mths

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# APPRAISAL SUMMARY

## **BNP PARIBAS REAL ESTATE**

LB Southwark HPVS Update Dec 2018 Sens No AR PRS 35% AH DMR (Low)

**Summary Appraisal for Merged Phases 1 2** 

Currency in £

DEVENUE

REVENUE						
Sales Valuation	Units	m²	Rate m <sup>2</sup>	Unit Price	<b>Gross Sales</b>	
Market Resi	49	2,897.44	8,465.40	500,571	24,527,979	
Aff Resi - Social Rent	1	668.64	1,735.00	1,160,090	1,160,090	
Aff Resi - London Living Rent	<u>1</u>	<u>891.52</u>	2,467.00	2,199,380	2,199,380	
Totals	51	4,457.60			27,887,449	
Rental Area Summary				Initial	Net Rent	Initial
	Units	m²	Rate m <sup>2</sup>	MRV/Unit	at Sale	MRV
Office	<u>1</u>	<u>500.00</u>	269.00	134,500	<u>134,500</u>	<u>134,500</u>
Totals	1	500.00			134,500	134,500
Investment Valuation						
Office						
Market Rent	134,500	YP @	6.5000%	15.3846		
		PV 2yrs 5mths @	6.5000%	0.8588	1,777,109	
					1,777,109	
GROSS DEVELOPMENT VALUE				29,664,558		
Purchaser's Costs		6.80%	(113,149)			
			( -, -,	(113,149)		
NET DEVELOPMENT VALUE				29,551,409		
NET REALISATION				29,551,409		
				-,,		
OUTLAY						

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APPRAISAL SUMMARY					
LB Southwark HPVS Update Dec 2018 Se	ns No AR				
PRS 35% AH DMR (Low)					
ACQUISITION COSTS					
Residualised Price			5,882,469		
Residualised Price (Negative land)			(370,082)		
Stamp Duty		5.00%	294,123		
Agent Fee		1.00%	58,825		
Legal Fee		0.80%	47,060		
CONSTRUCTION COSTS				5,912,395	
Construction	m²	Rate m²	Cost		
Office	625.00 m <sup>2</sup>	2,231.00 pm <sup>2</sup>	1,394,375		
Market Resi	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256		
Aff Resi - Social Rent	835.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	1,957,444		
Aff Resi - London Living Rent	1,114.40 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	2,609,925		
Totals	6,197.00 m <sup>2</sup>		14,443,999	14,443,999	
Contingency		5.00%	736,174		
Demolition			279,480		
Borough CIL			195,577		
Mayoral CIL			217,308		
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750		
Mayoral	625.00 m²	60.00 pm <sup>2</sup>	37,500		
				1,484,789	
PROFESSIONAL FEES					
Professional Fees		10.00%	1,545,965		
MARKETING				1,545,965	
MARKETING & LETTING		1.00%	17 771		
Marketing		1.00%	17,771	17 771	
DISPOSAL FEES				17,771	
Sales Agent Fee		1.50%	367,920		
Sales Agent Fee		2.00%	35,542		
Sales Legal Fee		0.25%	74,161		
		3.2370	,	477,623	
				, -	

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**BNP PARIBAS REAL ESTATE** 

## APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

# LB Southwark HPVS Update Dec 2018 Sens No AR PRS 35% AH DMR (Low)

**Developer's Profit** 

 Profit on Private
 15.00%
 3,679,197

 Profit on Affordable
 6.00%
 201,568

3,880,765

**FINANCE** 

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Total Finance Cost 1,482,724

TOTAL COSTS 29,246,032

**PROFIT** 

305,377

**Performance Measures** 

 Profit on Cost%
 1.04%

 Profit on GDV%
 1.03%

 Profit on NDV%
 1.03%

 Development Yield% (on Rent)
 0.46%

 Equivalent Yield% (Nominal)
 6.50%

 Equivalent Yield% (True)
 6.77%

IRR 8.43%

Rent Cover 2 yrs 3 mths
Profit Erosion (finance rate 7.000%) 0 yrs 2 mths

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# APPRAISAL SUMMARY

## **BNP PARIBAS REAL ESTATE**

# LB Southwark HPVS Update 2018 Sens No AR PRS 35% AH DMR (Med)

#### **Summary Appraisal for Merged Phases 1 2**

#### Currency in £

REVENUE						
Sales Valuation	Units	m²	Rate m <sup>2</sup>	Unit Price	<b>Gross Sales</b>	
Market Resi	49	2,897.44	9,538.07	564,000	27,636,000	
Aff Resi - Social Rent	1	668.64	1,735.00	1,160,090	1,160,090	
Aff Resi - London Living Rent	<u>1</u>	<u>891.52</u>	2,795.00	2,491,798	<u>2,491,798</u>	
Totals	<u>1</u> 51	4,457.60			31,287,889	
Rental Area Summary				Initial	Net Rent	Initial
	Units	m²	Rate m <sup>2</sup>	MRV/Unit	at Sale	MRV
Office	1	500.00	376.74	188,370	<u>188,370</u>	188,370
Totals	1 1	500.00		,	188,370	188,370
					,-	, .
Investment Valuation						
Office						
Market Rent	188,370	YP @	6.0000%	16.6667		
	,	PV 2yrs 5mths @	6.0000%	0.8686	2,727,122	
		,			2,727,122	
					_,,	
GROSS DEVELOPMENT VALUE				34,015,011		
				, ,		
Purchaser's Costs		6.80%	(173,637)			
. 4.5.1455. 5 55515		0.0070	(,00)	(173,637)		
				(,00.)		
NET DEVELOPMENT VALUE				33,841,374		
				,,		
NET REALISATION				33,841,374		
				•		
OUTLAY						

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APPRAISAL SUMMARY				
LB Southwark HPVS Update 2018 Sens No AR				
PRS 35% AH DMR (Med)				
ACQUISITION COSTS				
Residualised Price		= 000/	7,985,910	
Stamp Duty		5.00% 1.00%	399,295	
Agent Fee Legal Fee		0.80%	79,859 63,887	
Legal i ee		0.0076	03,007	8,528,952
CONSTRUCTION COSTS				0,020,002
Construction	m²	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,231.00 pm <sup>2</sup>	1,394,375	
Market Resi	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256	
Aff Resi - Social Rent	835.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	1,957,444	
Aff Resi - London Living Rent  Totals	1,114.40 m <sup>2</sup> 6,197.00 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	2,609,925 <b>14,443,999</b>	14,443,999
lotais	0, 197.00 III-		14,443,999	14,443,999
Contingency		5.00%	736,174	
Demolition			279,480	
Borough CIL			789,552	
Mayoral CIL			217,308	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
Mayoral	625.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	37,500	0.070.704
				2,078,764
PROFESSIONAL FEES				
Professional Fees		10.00%	1,545,965	
				1,545,965
MARKETING & LETTING				
Marketing		1.00%	27,271	
DISPOSAL FEES				27,271
Sales Agent Fee		1.50%	414,540	
Sales Agent Fee		2.00%	54,542	
Sales Legal Fee		0.25%	85,038	
•			,	554,120
Developer's Profit				

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**BNP PARIBAS REAL ESTATE** 

## APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

LB Southwark HPVS Update 2018 Sens No AR PRS 35% AH DMR (Med)

 Profit on Private
 15.00%
 4,145,400

 Profit on Affordable
 6.00%
 219,113

4,364,513

**FINANCE** 

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Total Finance Cost 1,856,657

TOTAL COSTS 33,400,242

**PROFIT** 

441,133

**Performance Measures** 

 Profit on Cost%
 1.32%

 Profit on GDV%
 1.30%

 Profit on NDV%
 1.30%

 Development Yield% (on Rent)
 0.56%

 Equivalent Yield% (Nominal)
 6.00%

 Equivalent Yield% (True)
 6.23%

IRR 8.65%

Rent Cover 2 yrs 4 mths Profit Erosion (finance rate 7.000%) 0 yrs 2 mths

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# Appendix 5 - Student accommodation appraisal results

# APPRAISAL SUMMARY

## **BNP PARIBAS REAL ESTATE**

#### Scenario 2 Direct Let Lower 35% AH 51 wk Site 54 SE1 0

#### **Summary Appraisal for Merged Phases 12**

Currency in £

DEVENUE

REVENUE					
Sales Valuation	Units	m²	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	1 2	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
Totals	2	5,794.00			12,748,228
Rental Area Summary		Initial	Net Rent	Initial	
	Units	MRV/Unit	at Sale	MRV	
St Acc - Singles	307	10,417	3,197,942	3,197,942	
Student Acc - Studios	131	13,033	1,707,330	1,707,330	
Totals	438		4,905,272	4,905,272	
Investment Valuation					
St Acc - Singles					
Current Rent	3,197,942	YP @	4.5000%	22.2222	71,065,378
Student Acc - Studios					
Current Rent	1,707,330	YP @	4.5000%	22.2222	37,940,667
					109,006,044
GROSS DEVELOPMENT VALUE				121,754,272	
Purchaser's Costs		6.80%	(6,940,460)		
			(=,= :=, :==)	(6,940,460)	
NET DEVELOPMENT VALUE				114,813,813	
NET REALISATION				114,813,813	

File: \Client\C\$\Users\sacha\Desktop\Southwark 2017 Update\Appraisals\OLD Student Housing\Sc2 - Direct Let Low 51wk 35% AH Nov17.wcfx ARGUS Developer Version: 6.00.002

# APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

Scenario 2 Direct Let Lower 35% AH 51 wk Site 54 SE1 0 OUTLAY

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

ACQUISITION COSTS  Residualised Price Stamp Duty Agent Fee Legal Fee		5.00% 1.00% 0.80%	7,498,057 1,094,631 218,926 175,141	8,986,755
CONSTRUCTION COSTS	2	D-1 2	01	
Construction Construction costs	m²	Rate m <sup>2</sup>	Cost	
Construction costs  Construction costs	14,349.40 m <sup>2</sup> 7,726.60 m <sup>2</sup>	2,875.00 pm <sup>2</sup> 2,914.00 pm <sup>2</sup>	41,254,525 <u>22,515,312</u>	
Totals	22,076.00 m <sup>2</sup>	2,914.00 pm	63,769,837	63,769,837
Totals	22,07 0.00 111		00,1 00,001	00,100,001
Contingency		5.00%	3,202,346	
Demolition			277,080	
Residual S106	14,349.40 m²	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL	14,349.40 m²	60.00 pm <sup>2</sup>	860,964	
Borough CIL	14,349.40 m²	109.00 pm <sup>2</sup>	1,564,085	
				6,334,956
PROFESSIONAL FEES				
Architect		10.00%	6,724,926	0.704.000
MARKETING & LETTING				6,724,926
Marketing & LETTING  Marketing		1.00%	1,090,060	
Marketing		1.00%	1,090,000	1,090,060
DISPOSAL FEES				1,030,000
Sales Agent Fee		1.50%	1,635,091	
Sales Legal Fee		0.25%	304,386	
- · · · · · · · · · · · · · · · · · · ·		5570	,-30	1,939,476
FINANCE				. ,

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Date: 29/11/2017

# APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

Scenario 2 Direct Let Lower 35% AH 51 wk Site 54 SE1 0

Total Finance Cost 6,930,105

TOTAL COSTS 95,776,117

**PROFIT** 

19,037,695

#### **Performance Measures**

Profit on Cost%	19.88%
Profit on GDV%	15.64%
Profit on NDV%	16.58%
Development Yield% (on Rent)	5.12%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%
IRR	23.89%
Rent Cover Profit Erosion (finance rate 7.000%)	3 yrs 11 mths 2 yrs 7 mths

# APPRAISAL SUMMARY

## **BNP PARIBAS REAL ESTATE**

# Scenario 2 Direct Let Lower 33% AH & 2% GLA AS 51 wk Site 54 SE1 0

## **Summary Appraisal for Merged Phases 1 2**

#### Currency in £

REVENUE Sales Valuation Social Rented Floorspace Shared Ownership Floorspace Totals	Units 1 1 2	m² 3,825.00 1,639.00 5,464.00	Rate m <sup>2</sup> 1,735.00 3,286.00	<b>Unit Price</b> 6,636,375 5,385,754	Gross Sales 6,636,375 5,385,754 12,022,129
Rental Area Summary		Initial	Net Rent	Initial	
·	Units	MRV/Unit	at Sale	MRV	
St Acc - Singles	310	10,417	3,229,192	3,229,192	
Student Acc - Studios	133	13,033	1,733,396	1,733,396	
GLA Affordable Student	9	7,268	65,415	65,415	
Totals	452		5,028,004	5,028,004	
Investment Valuation St Acc - Singles					
Current Rent	3,229,192	YP @	4.5000%	22.2222	71,759,828
Student Acc - Studios	·				, ,
Current Rent	1,733,396	YP @	4.5000%	22.2222	38,519,913
GLA Affordable Student					
Current Rent	65,415	YP @	4.5000%	22.2222	1,453,675 <b>111,733,416</b>
GROSS DEVELOPMENT VALUE				123,755,545	
Purchaser's Costs		6.80%	(7,114,113)		
Turshador o codo		0.0070	(7,111,110)	(7,114,113)	
NET DEVELOPMENT VALUE				116,641,433	

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APPRAISAL SUMMARY					<b>BNP PARIBAS REAL ESTATE</b>
Scenario 2 Direct Let Lower 33% AH Site 54 SE1 0 NET REALISATION	& 2% GLA AS 51 wk			116,641,433	
OUTLAY					
ACQUISITION COSTS  Residualised Price Residualised Price (Negative land) Stamp Duty Agent Fee Legal Fee  CONSTRUCTION COSTS Construction Construction costs Construction costs Totals	m² 14,791.00 m² <u>7,285.00 m²</u> 22,076.00 m²	5.00% 1.00% 0.80% Rate m <sup>2</sup> 2,875.00 pm <sup>2</sup> 2,914.00 pm <sup>2</sup>	22,442,020 (13,569,646) 1,122,101 224,420 179,536 Cost 42,524,125 21,228,490 63,752,615	10,398,431 <b>63,752,615</b>	
Contingency Demolition Residual S106 Mayoral CIL Borough CIL	14,791.00 m²	5.00% 30.00 pm²	3,201,485 277,080 443,730 860,964 1,407,676	6,190,935	
PROFESSIONAL FEES Architect		10.00%	6,723,118	6 722 119	
MARKETING & LETTING  Marketing		1.00%	1,102,797	6,723,118 1,102,797	

DISPOSAL FEES
Sales Agent Fee

Sales Legal Fee

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1,654,196

305,755

1,959,951

1.50%

0.25%

## APPRAISAL SUMMARY

## **BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 33% AH & 2% GLA AS 51 wk Site 54 SE1 0

**FINANCE** 

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Total Finance Cost 7,166,236

TOTAL COSTS 97,294,083

PROFIT

19,347,350

**Performance Measures** 

 Profit on Cost%
 19.89%

 Profit on GDV%
 15.63%

 Profit on NDV%
 16.59%

 Development Yield% (on Rent)
 5.17%

 Equivalent Yield% (Nominal)
 4.50%

 Equivalent Yield% (True)
 4.63%

IRR 23.58%

Rent Cover 3 yrs 10 mths
Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

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APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

# Scenario 2 Direct Let Lower 35% AH & 10% GLA AS 51 wk Site 54 SE1 0

#### **Summary Appraisal for Merged Phases 12**

Currency in £

REVENUE

REVENUE			<b>.</b>		
Sales Valuation	Units	m²	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	$\frac{1}{2}$	1,738.00	3,286.00	5,711,068	5,711,068
Totals	2	5,794.00			12,748,228
Rental Area Summary		Initial	Net Rent	Initial	
	Units	MRV/Unit	at Sale	MRV	
St Acc - Singles	276	10,417	2,875,023	2,875,023	
Student Acc - Studios	118	13,033	1,537,900	1,537,900	
GLA Affordable Student	44	7,268	319,809	319,809	
Totals	438		4,732,732	4,732,732	
Investment Valuation					
St Acc - Singles					
Current Rent	2,875,023	YP @	4.5000%	22.2222	63,889,395
Student Acc - Studios					
Current Rent	1,537,900	YP @	4.5000%	22.2222	34,175,562
GLA Affordable Student					
Current Rent	319,809	YP @	4.5000%	22.2222	7,106,856 <b>105,171,813</b>
GROSS DEVELOPMENT VALUE				117,920,041	
Purchaser's Costs		6.80%	(6,696,333)		
				(6,696,333)	
NET DEVELOPMENT VALUE				111,223,708	

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Date: 30/11/2017

# APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

Scenario 2 Direct Let Lower 35% AH & 10% GLA AS 51 wk Site 54 SE1 0  $\,$ 

NET REALISATION	111,223,708

OUTLAY

ACQUISITION COSTS  Residualised Price Stamp Duty Agent Fee Legal Fee		5.00% 1.00% 0.80%	5,509,055 995,181 199,036 159,229	6,862,502
CONSTRUCTION COSTS				0,002,302
Construction	m²	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m²	2,875.00 pm <sup>2</sup>	41,254,525	
Construction costs	<u>7,726.60 m²</u>	2,914.00 pm <sup>2</sup>	<u>22,515,312</u>	
Totals	22,076.00 m²		63,769,837	63,769,837
Contingency Demolition		5.00%	3,202,346 277.080	
Residual S106 Mayoral CIL	14,349.40 m²	30.00 pm <sup>2</sup>	430,482 860,964	
Borough CIL			1,407,676	
			.,,	6,178,548
PROFESSIONAL FEES				
Architect		10.00%	6,724,926	
				6,724,926
MARKETING & LETTING				
Marketing		1.00%	980,650	
DISPOSAL FEES				980,650
Sales Agent Fee		1.50%	1,470,974	
Sales Legal Fee		0.25%	277,033	
- 3			,	

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Date: 30/11/2017

#### APPRAISAL SUMMARY **BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 35% AH & 10% GLA AS 51 wk Site 54 SE1 0

1,748,007

**FINANCE** Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**Total Finance Cost** 6,519,907

**TOTAL COSTS** 92,784,377

**PROFIT** 

18,439,332

**Performance Measures** 

Profit on Cost% 19.87% Profit on GDV% 15.64% Profit on NDV% 16.58% Development Yield% (on Rent) 5.10% Equivalent Yield% (Nominal) 4.50% Equivalent Yield% (True) 4.63%

**IRR** 24.42%

Rent Cover 3 yrs 11 mths Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

Date: 30/11/2017

APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

# Scenario 2 Direct Let Lower 35% AH & 27% GLA AS 51 wk Site 54 SE1 0

## **Summary Appraisal for Merged Phases 12**

Currency in £

REVENUE

REVENUE					
Sales Valuation	Units	m²	Rate m <sup>2</sup>	Unit Price	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
Totals	$\frac{1}{2}$	5,794.00			12,748,228
Rental Area Summary		Initial	Net Rent	Initial	
	Units	MRV/Unit	at Sale	MRV	
St Acc - Singles	224	10,417	2,333,352	2,333,352	
Student Acc - Studios	96	13,033	1,251,173	1,251,173	
GLA Affordable Student	118	7,268	857,668	857,668	
Totals	438		4,442,193	4,442,193	
Investment Valuation					
St Acc - Singles					
Current Rent	2,333,352	YP @	4.5000%	22.2222	51,852,263
Student Acc - Studios					
Current Rent	1,251,173	YP @	4.5000%	22.2222	27,803,847
GLA Affordable Student					
Current Rent	857,668	YP @	4.5000%	22.2222	19,059,294 <b>98,715,404</b>
GROSS DEVELOPMENT VALUE				111,463,632	
Purchaser's Costs		6.80%	(6,285,250)		
				(6,285,250)	
NET DEVELOPMENT VALUE				105,178,382	

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Date: 29/11/2017

## APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

796,561

Scenario 2 Direct Let Lower 35% AH & 27% GLA AS 51 wk Site 54 SE1 0

NET REALISATION	105,178,382
OUTLAY	

ACQ	UISITION	COSTS
-----	----------	-------

Residualised Price			2,161,756	
Stamp Duty		5.00%	827,816	
Agent Fee		1.00%	165,563	
Legal Fee		0.80%	132,451	
-				3,287,585
CONSTRUCTION COSTS				
Construction	m²	Rate m <sup>2</sup>	Cost	
Construction costs	14 349 40 m <sup>2</sup>	2 875 00 nm <sup>2</sup>	41 254 525	

Contingency 5.00% 3,202,346 Demolition 277.080	337
Residual S106 14,349.40 m <sup>2</sup> 30.00 pm <sup>2</sup> 430,482 Mayoral CIL 860,964 Borough CIL 1,141,782 5,912.6	

PROFESSIONAL FEES
-------------------

Architect	10.00%	6,724,926	
			6,724,926
MARKETING & LETTING			
Marketing	1.00%	796,561	

DISPOSAL FEES		
Sales Agent Fee	1.50%	1,194,842
Sales Legal Fee	0.25%	231.011

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Date: 29/11/2017

APPRAISAL SUMMARY BNP PARIBAS REAL ESTATE

Scenario 2 Direct Let Lower 35% AH & 27% GLA AS 51 wk Site 54 SE1 0

1,425,852

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Total Finance Cost 5,829,201

TOTAL COSTS 87,746,617

**PROFIT** 

17,431,765

**Performance Measures** 

 Profit on Cost%
 19.87%

 Profit on GDV%
 15.64%

 Profit on NDV%
 16.57%

 Development Yield% (on Rent)
 5.06%

 Equivalent Yield% (Nominal)
 4.50%

 Equivalent Yield% (True)
 4.63%

IRR 25.52%

Rent Cover 3 yrs 11 mths
Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

Date: 29/11/2017

## **BNP PARIBAS REAL ESTATE**

# Scenario 2 Direct Let Lower 25% AH & 27% GLA AS 51 wk Site 54 SE1 0

## **Summary Appraisal for Merged Phases 1 2**

## Currency in £

DEVENUE

REVENUE					
Sales Valuation	Units	m²	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	2,897.00	1,735.00	5,026,295	5,026,295
Shared Ownership Floorspace	$\frac{1}{2}$	<u>1,242.00</u>	3,286.00	4,081,212	<u>4,081,212</u>
Totals	2	4,139.00			9,107,507
Rental Area Summary		Initial	Net Rent	Initial	
	Units	MRV/Unit	at Sale	MRV	
St Acc - Singles	258	10,417	2,687,521	2,687,521	
Student Acc - Studios	111	13,033	1,446,669	1,446,669	
GLA Affordable Student	136	7,268	988,499	988,499	
Totals	505		5,122,689	5,122,689	
Investment Valuation					
St Acc - Singles					
Current Rent	2,687,521	YP @	4.5000%	22.2222	59,722,695
Student Acc - Studios					
Current Rent	1,446,669	YP @	4.5000%	22.2222	32,148,198
GLA Affordable Student					
Current Rent	988,499	YP @	4.5000%	22.2222	21,966,644 <b>113,837,538</b>
GROSS DEVELOPMENT VALUE				122,945,045	
Purchaser's Costs		6.80%	(7,248,083)		
				(7,248,083)	
NET DEVELOPMENT VALUE				115,696,962	

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APPRAISAL SUMMARY				
Scenario 2 Direct Let Lower 25% AH & 27% Site 54 SE1 0	GLA AS 51 wk			
NET REALISATION				115,696,962
OUTLAY				
ACQUISITION COSTS				
Residualised Price			19,146,966	
Residualised Price (Negative land)			(10,280,385)	
Stamp Duty		5.00%	957,348	
Agent Fee		1.00%	191,470	
Legal Fee		0.80%	153,176	
CONSTRUCTION COSTS				10,168,575
Construction	m²	Rate m²	Cost	
Construction costs	16,557.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	47,601,375	
Construction costs	5,519.00 m <sup>2</sup>	2,914.00 pm <sup>2</sup>	16,082,366	
Totals	22,076.00 m <sup>2</sup>	2,014.00 pm	63,683,741	63,683,741
	,0:0:00		33,333,11	00,000,111
Contingency		5.00%	3,198,041	
Demolition			277,080	
Residual S106	16,557.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	496,710	
Mayoral CIL			860,964	
Borough CIL			1,407,676	
				6,240,471
PROFESSIONAL FEES				
PROFESSIONAL FEES		10.00%	6 745 006	
Architect		10.00%	6,715,886	6,715,886
MARKETING & LETTING				0,7 10,000
Marketing		1.00%	918,709	
			, . • •	

DISPOSAL FEES
Sales Agent Fee

Sales Legal Fee

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1,378,063

252,446

1.50%

0.25%

918,709

1,630,509

**BNP PARIBAS REAL ESTATE** 

## **BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 25% AH & 27% GLA AS 51 wk Site 54 SE1 0

**FINANCE** 

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Total Finance Cost 7,126,573

TOTAL COSTS 96,484,465

PROFIT

19,212,497

**Performance Measures** 

 Profit on Cost%
 19.91%

 Profit on GDV%
 15.63%

 Profit on NDV%
 16.61%

 Development Yield% (on Rent)
 5.31%

 Equivalent Yield% (Nominal)
 4.50%

 Equivalent Yield% (True)
 4.63%

IRR 23.56%

Rent Cover 3 yrs 9 mths
Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

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## **BNP PARIBAS REAL ESTATE**

# Scenario 2 Direct Let Lower 29% AH & 27% GLA AS 51 wk Site 54 SE1 0

## **Summary Appraisal for Merged Phases 1 2**

## Currency in £

DEVENUE

REVENUE					
Sales Valuation	Units	m²	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	3,361.00	1,735.00	5,831,335	5,831,335
Shared Ownership Floorspace	$\frac{1}{2}$	<u>1,440.00</u>	3,286.00	4,731,840	<u>4,731,840</u>
Totals	2	4,801.00			10,563,175
Rental Area Summary		Initial	Net Rent	Initial	
	Units	MRV/Unit	at Sale	MRV	
St Acc - Singles	245	10,417	2,552,104	2,552,104	
Student Acc - Studios	105	13,033	1,368,471	1,368,471	
GLA Affordable Student	129	7,268	937,620	937,620	
Totals	479		4,858,195	4,858,195	
Investment Valuation					
St Acc - Singles					
Current Rent	2,552,104	YP @	4.5000%	22.2222	56,713,412
Student Acc - Studios					
Current Rent	1,368,471	YP @	4.5000%	22.2222	30,410,458
GLA Affordable Student					
Current Rent	937,620	YP @	4.5000%	22.2222	20,836,008 <b>107,959,879</b>
GROSS DEVELOPMENT VALUE				118,523,054	
Purchaser's Costs		6.80%	(6,873,850)		
			·	(6,873,850)	
NET DEVELOPMENT VALUE				111,649,204	

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APPRAISAL SUMMARY				
Scenario 2 Direct Let Lower 29% AH & 279	% GLA AS 51 wk			
Site 54 SE1 0 NET REALISATION				111 640 204
NET REALISATION				111,649,204
OUTLAY				
ACQUISITION COSTS				
Residualised Price			18,117,140	
Residualised Price (Negative land)			(11,926,474)	
Stamp Duty		5.00%	905,857	
Agent Fee		1.00%	181,171	
Legal Fee		0.80%	144,937	
CONCEDUCTION COSTS				7,422,631
CONSTRUCTION COSTS Construction	m²	Rate m <sup>2</sup>	Cost	
Construction costs	15,674.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	45,062,750	
Construction costs	6,402.00 m <sup>2</sup>	2,914.00 pm <sup>2</sup>	18,655,428	
Totals	22,076.00 m <sup>2</sup>	2,914.00 pm	63,718,178	63,718,178
Totalo	22,070.00 111		00,7 10,170	00,110,110
Contingency		5.00%	3,199,763	
Demolition			277,080	
Residual S106	15,674.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	470,220	
Mayoral CIL			860,964	
Borough CIL			1,407,676	
				6,215,703
PROFESSIONAL FEES				
		10.00%	6 710 500	
Architect		10.00%	6,719,502	6,719,502
MARKETING & LETTING				0,713,502
Marketing		1.00%	871,239	
		1.0070	37 1,200	074 000

DISPOSAL FEES
Sales Agent Fee

Sales Legal Fee

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1,306,858

244,218

1.50%

0.25%

871,239

1,551,076

**BNP PARIBAS REAL ESTATE** 

## **BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 29% AH & 27% GLA AS 51 wk Site 54 SE1 0

**FINANCE** 

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Total Finance Cost 6,623,937

TOTAL COSTS 93,122,265

PROFIT

18,526,939

**Performance Measures** 

 Profit on Cost%
 19.90%

 Profit on GDV%
 15.63%

 Profit on NDV%
 16.59%

 Development Yield% (on Rent)
 5.22%

 Equivalent Yield% (Nominal)
 4.50%

 Equivalent Yield% (True)
 4.63%

IRR 24.22%

Rent Cover 3 yrs 10 mths
Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

File: \\Lons003i0003\\london filing\\Development & Residential Consulting\\Jobs\\Affordable Housing\\151195 - LB Southwark - Housing Policies Viability Assessment\\2018 Additional Work\\Apprais ARGUS Developer Version: 6.00.005



# Appendix 6 – Affordable workspace appraisal results

LB SOUTHWARK HOUSING POLICY UPDATE VIABILITY STUDY

Affordable Workspace

2,500 sq m of Commercial floorspace 0.1 Ha

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	10% FS AWS @ 50% of MR	20% FS AWS @ 25% of MR	20% FS AWS @ 50% of MR	30% FS AWS @ 25% of MR	30% FS AWS @ 50% of MR	40% FS AWS @ 25% of MR	40% FS AWS @ 50% of MR
Zone 1	£7,939,343	£7,388,625	£6,977,129	£6,674,444	£6,014,916	£6,041,995	£5,052,703	£5,409,546	£4,090,490
Zone 2 High	£4,196,863	£3,773,235	£3,456,699	£3,223,864	£2,716,536	£2,737,365	£1,976,371	£2,250,866	£1,236,208
Zone 2 Medium	£454,385	£157,843	-£64,773	-£230,423	-£591,361	-£576,543	-£1,117,950	-£922,661	-£1,644,539
Zone 2 Low	-£3,001,897	-£3,172,945	-£3,317,613	-£3,407,891	-£3,633,330	-£3,610,888	-£3,949,047	-£3,813,885	-£4,264,764
Zone 3 High	-£1,655,184	-£1,803,871	-£1,939,687	-£2,016,457	-£2,224,189	-£2,197,092	-£2,508,691	-£2,377,729	-£2,793,194
Zone 3 Medium	-£2,970,505	-£3,074,765	-£3,177,286	-£3,230,144	-£3,384,067	-£3,359,964	-£3,590,848	-£3,489,784	-£3,797,628
Zone 3 Low	-£3,331,208	-£3,425,042	-£3,517,311	-£3,564,883	-£3,703,414	-£3,681,722	-£3,889,517	-£3,798,559	-£4,075,619

Residual Land values compared to benchmark land values Benchmark Z1 - High C1 - 2,500 sq m commercial space 0% Aff 10% FS AWS @ 20% FS AWS @ 20% FS AWS @ 20% FS AWS @ 25% of MR 25% % of AH

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

£72.325.000

Denominary 21 - mea									£12,323,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR		C1 - 2,500 sq m 20% FS AWS @ 25% of MR				C1 - 2,500 sq m 40% FS AWS @ 25% of MR	
Zone 1	£706,843	£156,125	-£255,371	-£558,056	-£1,217,584	-£1,190,505	-£2,179,797	-£1,822,954	-£3,142,010
Zone 2 High	-£3,035,637			-£4,008,636	-£4,515,964	-£4,495,135		-£4,981,634	-£5,996,292
Zone 2 Medium	-£6,778,115								-£8,877,039
Zone 2 Low	-£10,234,397								-£11,497,264
Zone 3 High	-£8,887,684	-£9,036,371	-£9,172,187	-£9,248,957	-£9,456,689	-£9,429,592	-£9,741,191	-£9,610,229	-£10,025,694
Zone 3 Medium	-£10,203,005	-£10,307,265	-£10,409,786	-£10,462,644		-£10,592,464	-£10,823,348	-£10,722,284	-£11,030,128
Zone 3 Low	-£10.563.708				-£10 935 914				-£11 308 119

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

	C1 - 2,500 sq m								
	commercial	C1 - 2.500 sa m	C1 - 2.500 sa m	C1 - 2.500 sg m	C1 - 2.500 sq m	C1 - 2,500 sq m	C1 - 2.500 sq m	C1 - 2.500 sa m	C1 - 2.500 sa m
	space 0% Aff	10% FS AWS @		20% FS AWS @		30% FS AWS @		40% FS AWS @	
% of AH	ws	25% of MR	50% of MR						
Zone 1	£3,784,143	£3,233,425	£2,821,929	£2,519,244	£1,859,716	£1,886,795	£897,503	£1,254,346	-£64,710
Zone 2 High	£41,663	-£381,965	-£698,501	-£931,336	-£1,438,664	-£1,417,835	-£2,178,829	-£1,904,334	-£2,918,992
Zone 2 Medium			-£4,219,973	-£4,385,623	-£4,746,561	-£4,731,743			
Zone 2 Low		-£7,328,145	-£7,472,813				-£8,104,247	-£7,969,085	-£8,419,964
Zone 3 High	-£5,810,384								-£6,948,394
Zone 3 Medium									
Zone 3 Low			-£7,672,511	-£7,720,083	-£7,858,614	-£7,836,922	-£8,044,717		

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

£27.624.000

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	10% FS AWS @ 50% of MR	25% of MR	20% FS AWS @ 50% of MR	30% FS AWS @ 25% of MR	30% FS AWS @ 50% of MR	40% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£5,176,943	£4,626,225	£4,214,729	£3,912,044	£3,252,516	£3,279,595	£2,290,303	£2,647,146	£1,328,090
Zone 2 High	£1,434,463	£1,010,835	£694,299	£461,464	-£45,864			-£511,534	-£1,526,192
Zone 2 Medium								-£3,685,061	-£4,406,939
Zone 2 Low							-£6,711,447		-£7,027,164
Zone 3 High	-£4,417,584	-£4,566,271	-£4,702,087	-£4,778,857	-£4,986,589	-£4,959,492	-£5,271,091	-£5,140,129	-£5,555,594
Zone 3 Medium									-£6,560,028
Zone 3 Low	-£6,093,608	-£6,187,442	-£6,279,711	-£6,327,283	-£6,465,814	-£6,444,122	-£6,651,917	-£6,560,959	-£6,838,019

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

£17,299,000

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR			C1 - 2,500 sq m 30% FS AWS @ 25% of MR		C1 - 2,500 sq m 40% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£6,209,443	£5,658,725	£5,247,229	£4,944,544	£4,285,016	£4,312,095	£3,322,803	£3,679,646	£2,360,590
Zone 2 High	£2,466,963	£2,043,335	£1,726,799	£1,493,964	£986,636	£1,007,465	£246,471	£520,966	-£493,692
Zone 2 Medium	-£1,275,515								-£3,374,439
Zone 2 Low	-£4,731,797								-£5,994,664
Zone 3 High	-£3,385,084								-£4,523,094
Zone 3 Medium	-£4,700,405								-£5,527,528
Zone 3 Low	-£5,061,108	-£5,154,942	-£5,247,211	-£5,294,783	-£5,433,314	-£5,411,622	-£5,619,417	-£5,528,459	-£5,805,519

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

£6,784,000

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS		C1 - 2,500 sq m 10% FS AWS @ 50% of MR			C1 - 2,500 sq m 30% FS AWS @ 25% of MR		C1 - 2,500 sq m 40% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£7,260,943	£6,710,225	£6,298,729	£5,996,044	£5,336,516	£5,363,595	£4,374,303	£4,731,146	£3,412,090
Zone 2 High	£3,518,463	£3,094,835	£2,778,299	£2,545,464	£2,038,136	£2,058,965	£1,297,971	£1,572,466	£557,808
Zone 2 Medium	-£224,015							-£1,601,061	-£2,322,939
Zone 2 Low	-£3,680,297	-£3,851,345	-£3,996,013	-£4,086,291	-£4,311,730	-£4,289,288	-£4,627,447	-£4,492,285	-£4,943,164
Zone 3 High	-£2,333,584			-£2,694,857		-£2,875,492		-£3,056,129	-£3,471,594
Zone 3 Medium	-£3,648,905								-£4,476,028
Zone 3 Low	-£4,009,608	-£4,103,442	-£4,195,711	-£4,243,283	-£4,381,814	-£4,360,122			-£4,754,019

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

£27,943,000

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR	20% FS AWS @ 25% of MR	20% FS AWS @ 50% of MR	C1 - 2,500 sq m 30% FS AWS @ 25% of MR	30% FS AWS @ 50% of MR	C1 - 2,500 sq m 40% FS AWS @ 25% of MR	40% FS AWS @ 50% of MR
Zone 1	£5,145,043	£4,594,325	£4,182,829	£3,880,144	£3,220,616	£3,247,695	£2,258,403	£2,615,246	£1,296,190
Zone 2 High	£1,402,563	£978,935	£662,399	£429,564					
Zone 2 Medium	-£2,339,915	-£2,636,457	-£2,859,073	-£3,024,723	-£3,385,661	-£3,370,843	-£3,912,250	-£3,716,961	-£4,438,839
Zone 2 Low	-£5,796,197					-£6,405,188	-£6,743,347		-£7,059,064
Zone 3 High	-£4,449,484								
Zone 3 Medium	-£5,764,805								
Zone 3 Low	-£6,125,508	-£6,219,342	-£6,311,611	-£6,359,183	-£6,497,714	-£6,476,022		-£6,592,859	-£6,869,919

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

£13,474,000

Denominary 20 - mea									210,414,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS		C1 - 2,500 sq m 10% FS AWS @ 50% of MR			C1 - 2,500 sq m 30% FS AWS @ 25% of MR			C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£6,591,943	£6,041,225	£5,629,729	£5,327,044	£4,667,516	£4,694,595	£3,705,303	£4,062,146	£2,743,090
Zone 2 High	£2,849,463	£2,425,835	£2,109,299	£1,876,464	£1,369,136	£1,389,965	£628,971	£903,466	-£111,192
Zone 2 Medium	-£893,015	-£1,189,557	-£1,412,173	-£1,577,823		-£1,923,943	-£2,465,350	-£2,270,061	
Zone 2 Low	-£4,349,297	-£4,520,345	-£4,665,013	-£4,755,291	-£4,980,730	-£4,958,288	-£5,296,447		-£5,612,164
Zone 3 High	-£3,002,584					-£3,544,492		-£3,725,129	-£4,140,594
Zone 3 Medium	-£4,317,905								
Zone 3 Low	-£4 678 608				-£5 050 814				

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

£6,784,000

	C1 - 2,500 sq m								
	commercial	C1 - 2.500 sa m	C1 - 2.500 sg m	C1 - 2.500 sa m	C1 - 2,500 sq m	C1 - 2.500 sa m	C1 - 2.500 sa m	C1 - 2.500 sa m	C1 - 2.500 sq m
	space 0% Aff	10% FS AWS @			20% FS AWS @			40% FS AWS @	
% of AH	ws	25% of MR	50% of MR						
Zone 1	£7,260,943	£6,710,225	£6,298,729	£5,996,044	£5,336,516	£5,363,595	£4,374,303	£4,731,146	£3,412,090
Zone 2 High	£3,518,463	£3,094,835	£2,778,299	£2,545,464	£2,038,136	£2,058,965	£1,297,971	£1,572,466	£557,808
Zone 2 Medium	-£224,015		-£743,173			-£1,254,943		-£1,601,061	-£2,322,939
Zone 2 Low	-£3,680,297	-£3,851,345		-£4,086,291	-£4,311,730	-£4,289,288	-£4,627,447	-£4,492,285	-£4,943,164
Zone 3 High	-£2,333,584								-£3,471,594
Zone 3 Medium	-£3,648,905								-£4,476,028
Zone 3 Low	-£4.009.608	-£4.103.442	-£4.195.711		-£4.381.814			-£4.476.959	-£4,754,019

Affordable Workspace

50,000 sq m of Commercial floorspace

Residua	I land	val	ues

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	10% FS AWS @ 50% of MR	25% of MR	20% FS AWS @ 50% of MR	30% FS AWS @ 25% of MR	30% FS AWS @ 50% of MR	40% FS AWS @ 25% of MR	40% FS AWS @ 50% of MR
Zone 1	£134,971,345	£125,045,844	£117,629,522	£112,174,270	£100,287,697	£100,775,732	£82,945,873	£89,377,194	£65,604,048
Zone 2 High	£67,521,199	£59,886,198	£54,181,334	£49,984,987	£40,841,469	£41,216,881	£27,501,604	£32,448,775	£14,161,740
Zone 2 Medium	£71,052	-£5,359,696	-£9,418,414	-£12,403,899	-£18,909,042	-£18,641,956	-£28,399,670	-£24,880,012	-£37,890,298
Zone 2 Low	-£62,353,763	-£65,436,527	-£68,043,876	-£69,670,929	-£73,733,990	-£73,329,513	-£79,424,102	-£76,988,097	-£85,114,216
Zone 3 High	-£36,048,689	-£38,728,449	-£41,176,235	-£42,559,847	-£46,303,781	-£45,815,426	-£51,431,326	-£49,071,004	-£56,558,872
Zone 3 Medium	-£59,754,529	-£61,633,594	-£63,481,308	-£64,433,968	-£67,208,086	-£66,773,687	-£70,934,864	-£69,113,407	-£74,661,642
Zone 3 Low	-£66,255,425	-£67,946,583	-£69,609,525	-£70,466,920	-£72,963,626	-£72,572,668	-£76,317,726	-£74,678,414	-£79,671,826

Benchma	ark Z1	- High		

Benchmark 21 - High									£90,000,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR		C1 - 2,500 sq m 20% FS AWS @ 50% of MR		C1 - 2,500 sq m 30% FS AWS @ 50% of MR		C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£89,971,345	£80,045,844	£72,629,522	£67,174,270	£55,287,697	£55,775,732	£37,945,873	£44,377,194	£20,604,048
Zone 2 High	£22,521,199	£14,886,198	£9,181,334	£4,984,987	-£4,158,531	-£3,783,119	-£17,498,396	-£12,551,225	-£30,838,260
Zone 2 Medium	-£44,928,948								-£82,890,298
Zone 2 Low	-£107,353,763								-£130,114,216
Zone 3 High	-£81,048,689								-£101,558,872
Zone 3 Medium	-£104,754,529								-£119,661,642
Zone 3 Low	-£111,255,425		-£114,609,525	-£115,466,920				-£119,678,414	-£124,671,826

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

nchma	ark Z1	Me	di	um	

	C1 - 2,500 sq m								
	commercial	C1 - 2,500 sq m	C1 - 2.500 sa m	C1 - 2.500 sa m	C1 - 2,500 sq m	C1 - 2.500 sa m	C1 - 2,500 sq m	C1 - 2.500 sa m	C1 - 2.500 sa m
	space 0% Aff		10% FS AWS @		20% FS AWS @		30% FS AWS @	40% FS AWS @	40% FS AWS @
% of AH	ws	25% of MR	50% of MR						
Zone 1	£98,808,845	£88,883,344	£81,467,022	£76,011,770	£64,125,197	£64,613,232	£46,783,373	£53,214,694	£29,441,548
Zone 2 High	£31,358,699	£23,723,698	£18,018,834	£13,822,487	£4,678,969	£5,054,381			
Zone 2 Medium	-£36,091,448								
Zone 2 Low	-£98,516,263				-£109,896,490				
Zone 3 High	-£72,211,189	-£74,890,949	-£77,338,735	-£78,722,347	-£82,466,281	-£81,977,926	-£87,593,826	-£85,233,504	-£92,721,372
Zone 3 Medium	-£95,917,029								
Zone 3 Low	-£102,417,925	-£104,109,083	-£105,772,025	-£106,629,420	-£109,126,126	-£108,735,168	-£112,480,226	-£110,840,914	-£115,834,326

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

£41,552,000

	C1 - 2,500 sq m								1
	commercial	C1 - 2.500 sa m	C1 - 2,500 sq m	C1 - 2.500 sq m	C1 - 2,500 sq m	C1 - 2,500 sq m	C1 - 2.500 sq m	C1 - 2.500 sa m	C1 - 2.500 sa m
	space 0% Aff	10% FS AWS @	10% FS AWS @					40% FS AWS @	
% of AH	ws	25% of MR	50% of MR						
Zone 1	£114,195,345	£104,269,844	£96,853,522	£91,398,270	£79,511,697	£79,999,732	£62,169,873	£68,601,194	£44,828,048
Zone 2 High	£46,745,199	£39,110,198	£33,405,334	£29,208,987	£20,065,469	£20,440,881	£6,725,604	£11,672,775	-£6,614,260
Zone 2 Medium	-£20,704,948	-£26,135,696	-£30,194,414		-£39,685,042	-£39,417,956	-£49,175,670		-£58,666,298
Zone 2 Low				-£90,446,929	-£94,509,990	-£94,105,513		-£97,764,097	-£105,890,216
Zone 3 High									-£77,334,872
Zone 3 Medium									-£95,437,642
Zone 3 Low								-£95,454,414	-£100,447,826

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

## £27,624,000

% of AH	space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	10% FS AWS @ 50% of MR	C1 - 2,500 sq m 20% FS AWS @ 25% of MR	20% FS AWS @ 50% of MR	30% FS AWS @ 25% of MR	C1 - 2,500 sq m 30% FS AWS @ 50% of MR	40% FS AWS @ 25% of MR	50% of MR
Zone 1	£121,159,345	£111,233,844	£103,817,522	£98,362,270	£86,475,697	£86,963,732	£69,133,873	£75,565,194	£51,792,048
Zone 2 High	£53,709,199	£46,074,198	£40,369,334	£36,172,987	£27,029,469	£27,404,881	£13,689,604	£18,636,775	£349,740
Zone 2 Medium	-£13,740,948		-£23,230,414		-£32,721,042			-£38,692,012	
Zone 2 Low									
Zone 3 High	-£49,860,689	-£52,540,449	-£54,988,235	-£56,371,847	-£60,115,781	-£59,627,426	-£65,243,326	-£62,883,004	-£70,370,872
Zone 3 Medium		-£75,445,594		-£78,245,968	-£81,020,086		-£84,746,864	-£82,925,407	-£88,473,642
Zone 3 Low									

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

### £17,299,000

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	50% of MR	C1 - 2,500 sq m 20% FS AWS @ 25% of MR	C1 - 2,500 sq m 20% FS AWS @ 50% of MR	30% FS AWS @ 25% of MR	C1 - 2,500 sq m 30% FS AWS @ 50% of MR	40% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£126,321,845	£116,396,344	£108,980,022	£103,524,770	£91,638,197	£92,126,232	£74,296,373	£80,727,694	£56,954,548
Zone 2 High	£58,871,699	£51,236,698	£45,531,834	£41,335,487	£32,191,969	£32,567,381	£18,852,104	£23,799,275	£5,512,240
Zone 2 Medium	-£8,578,448	-£14,009,196	-£18,067,914			-£27,291,456	-£37,049,170		-£46,539,798
Zone 2 Low	-£71,003,263	-£74,086,027			-£82,383,490				
Zone 3 High	-£44,698,189								
Zone 3 Medium	-£68,404,029								
Zone 3 Low	-£74,904,925	-£76,596,083	-£78,259,025	-£79,116,420	-£81,613,126	-£81,222,168	-£84,967,226	-£83,327,914	-£88,321,326

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

## £6,784,000

% of AH	space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	10% FS AWS @ 50% of MR	25% of MR	C1 - 2,500 sq m 20% FS AWS @ 50% of MR	30% FS AWS @ 25% of MR		25% of MR	40% FS AWS @ 50% of MR
Zone 1	£131,579,345	£121,653,844	£114,237,522	£108,782,270	£96,895,697	£97,383,732	£79,553,873	£85,985,194	£62,212,048
Zone 2 High	£64,129,199	£56,494,198	£50,789,334	£46,592,987	£37,449,469	£37,824,881	£24,109,604	£29,056,775	£10,769,740
Zone 2 Medium	-£3,320,948	-£8,751,696	-£12,810,414						-£41,282,298
Zone 2 Low	-£65,745,763	-£68,828,527	-£71,435,876	-£73,062,929	-£77,125,990	-£76,721,513	-£82,816,102	-£80,380,097	-£88,506,216
Zone 3 High	-£39,440,689	-£42,120,449	-£44,568,235	-£45,951,847	-£49,695,781	-£49,207,426	-£54,823,326	-£52,463,004	
Zone 3 Medium	-£63,146,529	-£65,025,594		-£67,825,968	-£70,600,086		-£74,326,864	-£72,505,407	
Zone 3 Low	-£69.647.425							-£78.070.414	

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

П	£27,943,00

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	10% FS AWS @ 50% of MR	20% FS AWS @ 25% of MR	50% of MR	25% of MR	30% FS AWS @ 50% of MR	40% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£120,999,845	£111,074,344	£103,658,022	£98,202,770	£86,316,197	£86,804,232	£68,974,373	£75,405,694	£51,632,548
Zone 2 High	£53,549,699	£45,914,698	£40,209,834	£36,013,487	£26,869,969	£27,245,381	£13,530,104	£18,477,275	£190,240
Zone 2 Medium	-£13,900,448	-£19,331,196	-£23,389,914	-£26,375,399	-£32,880,542	-£32,613,456	-£42,371,170	-£38,851,512	-£51,861,798
Zone 2 Low				-£83,642,429	-£87,705,490				
Zone 3 High									
Zone 3 Medium									
Zone 3 Low	-£80,226,925	-£81,918,083	-£83,581,025	-£84,438,420	-£86,935,126	-£86,544,168	-£90,289,226	-£88,649,914	-£93,643,326

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

Delicilliark 23 - Medidi									£13,474,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS		C1 - 2,500 sq m 10% FS AWS @ 50% of MR	C1 - 2,500 sq m 20% FS AWS @ 25% of MR	C1 - 2,500 sq m 20% FS AWS @ 50% of MR			C1 - 2,500 sq m 40% FS AWS @ 25% of MR	
Zone 1	£128,234,345	£118,308,844	£110,892,522	£105,437,270	£93,550,697	£94,038,732	£76,208,873	£82,640,194	£58,867,048
Zone 2 High	£60,784,199	£53,149,198	£47,444,334	£43,247,987	£34,104,469	£34,479,881	£20,764,604	£25,711,775	£7,424,740
Zone 2 Medium	-£6,665,948								-£44,627,298
Zone 2 Low	-£69,090,763			-£76,407,929					-£91,851,216
Zone 3 High	-£42,785,689	-£45,465,449		-£49,296,847				-£55,808,004	-£63,295,872
Zone 3 Medium	-£66,491,529	-£68,370,594	-£70,218,308	-£71,170,968	-£73,945,086		-£77,671,864	-£75,850,407	-£81,398,642
Zone 3 Low	-£72.992.425	-£74.683.583	-£76.346.525	-£77,203,920	-£79.700.626	-£79.309.668	-£83.054.726	-£81.415.414	-£86.408.826

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

## £6,784,000

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR		C1 - 2,500 sq m 20% FS AWS @ 25% of MR		C1 - 2,500 sq m 30% FS AWS @ 25% of MR	C1 - 2,500 sq m 30% FS AWS @ 50% of MR		C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£131,579,345	£121,653,844	£114,237,522	£108,782,270	£96,895,697	£97,383,732	£79,553,873	£85,985,194	£62,212,048
Zone 2 High	£64,129,199	£56,494,198	£50,789,334	£46,592,987	£37,449,469	£37,824,881	£24,109,604	£29,056,775	£10,769,740
Zone 2 Medium	-£3,320,948	-£8,751,696	-£12,810,414		-£22,301,042				-£41,282,298
Zone 2 Low	-£65,745,763								-£88,506,216
Zone 3 High	-£39,440,689								-£59,950,872
Zone 3 Medium	-£63,146,529								-£78,053,642
Zone 3 Low	-£69.647.425	-£71.338.583	-£73.001.525	-£73.858.920	-£76.355.626	-£75.964.668	-£79,709,726	-£78.070.414	-£83.063.826

Affordable Workspace
75,000 sq m of Commercial floorspace 0.8 Ha

Residual land values:

	C1 - 2,500 sq m	C1 - 2,500 sq m	C1 - 2,500 sq m	C1 - 2,500 sq m	C1 - 2,500 sq m	C1 - 2,500 sq m	C1 - 2,500 sq m	C1 - 2,500 sq m	C1 - 2,500 sq m
	commercial space	10% FS AWS @	10% FS AWS @	20% FS AWS @	20% FS AWS @	30% FS AWS @	40% FS AWS @	30% FS AWS @	40% FS AWS @
% of AH	0% Aff WS	25% of MR	50% of MR	25% of MR	50% of MR	25% of MR	25% of MR	50% of MR	50% of MR
one 1	£202,457,018	£187,568,767	£176,444,282	£168,261,405	£150,431,546	£151,163,598	£124,418,810	£134,065,792	£98,406,074
one 2 High	£101,281,798	£89,829,297	£81,272,001	£74,977,480	£61,262,204	£61,825,322	£41,252,407	£48,673,162	£21,242,610
one 2 Medium	£106,578	-£8,039,545	-£14,127,620	-£18,605,849	-£28,363,562	-£27,962,934	-£42,599,505	-£37,320,019	-£56,835,447
one 2 Low	-£93,530,644	-£98,154,792	-£102,065,814	-£104,506,395	-£110,600,984	-£109,994,270	-£119,136,155	-£115,482,145	-£127,671,324
one 3 High	-£54,073,034	-£58,092,674	-£61,764,353	-£63,839,770	-£69,455,671	-£68,723,138	-£77,146,990	-£73,606,506	-£84,838,308
one 3 Medium	-£89,631,794	-£92,450,392	-£95,221,962	-£96,650,953	-£100,812,129	-£100,160,531	-£106,402,295	-£103,670,110	-£111,992,463
one 3 Low	-£99.383.138	-£101.919.875	-£104,414,288	-£105,700,380	-£109,445,438	-£108,859,001	-£114,476,589	-£112,017,621	-£119,507,739

Benchmark Z1 - High									£90,000,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR	C1 - 2,500 sq m 20% FS AWS @ 25% of MR	C1 - 2,500 sq m 20% FS AWS @ 50% of MR	C1 - 2,500 sq m 30% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 25% of MR	C1 - 2,500 sq m 30% FS AWS @ 50% of MR	C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£130,457,018	£115,568,767	£104,444,282	£96,261,405	£78,431,546	£79,163,598	£52,418,810	£62,065,792	£26,406,074
Zone 2 High	£29,281,798	£17,829,297	£9,272,001	£2,977,480	-£10,737,796	-£10,174,678	-£30,747,593	-£23,326,838	-£50,757,390
Zone 2 Medium	-£71,893,422	-£80,039,545		-£90,605,849		-£99,962,934	-£114,599,505	-£109,320,019	-£128,835,447
Zone 2 Low	-£165,530,644	-£170,154,792	-£174,065,814	-£176,506,395	-£182,600,984	-£181,994,270	-£191,136,155	-£187,482,145	-£199,671,324
Zone 3 High	-£126,073,034	-£130,092,674	-£133,764,353		-£141,455,671	-£140,723,138	-£149,146,990	-£145,606,506	-£156,838,308
Zone 3 Medium	-£161,631,794	-£164,450,392	-£167,221,962						-£183,992,463
Zone 3 Low	-£171,383,138	-£173,919,875	-£176,414,288	-£177,700,380	-£181,445,438	-£180,859,001	-£186,476,589	-£184,017,621	-£191,507,739

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

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR	C1 - 2,500 sq m 20% FS AWS @ 25% of MR	C1 - 2,500 sq m 20% FS AWS @ 50% of MR	C1 - 2,500 sq m 30% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 25% of MR	C1 - 2,500 sq m 30% FS AWS @ 50% of MR	C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£144,597,018	£129,708,767	£118,584,282	£110,401,405	£92,571,546	£93,303,598	£66,558,810	£76,205,792	£40,546,074
Zone 2 High	£43,421,798	£31,969,297	£23,412,001	£17,117,480	£3,402,204	£3,965,322	-£16,607,593	-£9,186,838	-£36,617,390
Zone 2 Medium	-£57.753.422	-£65.899.545	-£71.987.620	-£76.465.849	-£86,223,562	-£85.822.934	-£100.459.505	-£95.180.019	-£114.695.447
Zone 2 Low	-£151.390.644	-£156.014.792	-£159.925.814	-£162.366.395	-£168.460.984		-£176.996.155	-£173.342.145	-£185.531.324
Zone 3 High	-£111,933,034	-£115,952,674	-£119,624,353	-£121,699,770	-£127,315,671	-£126,583,138	-£135,006,990	-£131,466,506	-£142,698,308
Zone 3 Medium	-£147,491,794	-£150,310,392	-£153,081,962	-£154,510,953	-£158,672,129		-£164,262,295	-£161,530,110	-£169,852,463
Zone 3 Low	-£157.243.138	-£159,779,875	-£162.274.288	-£163.560.380	-£167.305.438		-£172.336.589	-£169.877.621	-£177.367.739

% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR			C1 - 2,500 sq m 30% FS AWS @ 25% of MR		C1 - 2,500 sq m 30% FS AWS @ 50% of MR	
Zone 1	£169,215,418	£154,327,167	£143,202,682	£135,019,805	£117,189,946	£117,921,998	£91,177,210	£100,824,192	£65,164,474
Zone 2 High	£68,040,198	£56,587,697	£48,030,401	£41,735,880	£28,020,604	£28,583,722	£8,010,807	£15,431,562	-£11,998,990
Zone 2 Medium	-£33,135,022	-£41,281,145	-£47,369,220	-£51,847,449		-£61,204,534	-£75,841,105	-£70,561,619	-£90,077,047
Zone 2 Low	-£126,772,244	-£131,396,392	-£135,307,414	-£137,747,995	-£143,842,584	-£143,235,870		-£148,723,745	-£160,912,924
Zone 3 High	-£87,314,634								-£118,079,908
Zone 3 Medium	-£122,873,394								-£145,234,063
Zone 3 Low	-£132,624,738	-£135.161.475	-£137.655.888				-£147.718.189		-£152,749,339

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

									227,024,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR	C1 - 2,500 sq m 20% FS AWS @ 25% of MR	C1 - 2,500 sq m 20% FS AWS @ 50% of MR	C1 - 2,500 sq m 30% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 25% of MR	C1 - 2,500 sq m 30% FS AWS @ 50% of MR	
Zone 1	£180,357,818	£165,469,567	£154,345,082	£146,162,205	£128,332,346	£129,064,398	£102,319,610	£111,966,592	£76,306,874
Zone 2 High	£79,182,598	£67,730,097	£59,172,801	£52,878,280	£39,163,004	£39,726,122	£19,153,207	£26,573,962	-£856,590
Zone 2 Medium	-£21,992,622					-£50,062,134			-£78,934,647
Zone 2 Low	-£115,629,844		-£124,165,014		-£132,700,184				-£149,770,524
Zone 3 High	-£76,172,234	-£80,191,874	-£83,863,553		-£91,554,871	-£90,822,338	-£99,246,190	-£95,705,706	-£106,937,508
Zone 3 Medium	-£111,730,994								-£134,091,663
Zone 3 Low	-£121.482.338								-£141.606.939

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

Residual Land value Benchmark Z2 - Med	es compared to benchmark l dium	and values							£17,299,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR		C1 - 2,500 sq m 20% FS AWS @ 50% of MR		C1 - 2,500 sq m 40% FS AWS @ 25% of MR		C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£188,617,818	£173,729,567	£162,605,082	£154,422,205	£136,592,346	£137,324,398	£110,579,610	£120,226,592	£84,566,874
Zone 2 High	£87,442,598	£75,990,097	£67,432,801	£61,138,280	£47,423,004	£47,986,122	£27,413,207	£34,833,962	£7,403,410
Zone 2 Medium	-£13,732,622	-£21,878,745	-£27,966,820	-£32,445,049	-£42,202,762	-£41,802,134	-£56,438,705	-£51,159,219	-£70,674,647
Zone 2 Low	-£107,369,844	-£111,993,992	-£115,905,014	-£118,345,595	-£124,440,184	-£123,833,470	-£132,975,355	-£129,321,345	-£141,510,524
Zone 3 High	-£67,912,234	-£71,931,874	-£75,603,553	-£77,678,970	-£83,294,871	-£82,562,338	-£90,986,190	-£87,445,706	-£98,677,508
Zone 3 Medium	-£103,470,994	-£106,289,592	-£109,061,162	-£110,490,153	-£114,651,329	-£113,999,731	-£120,241,495	-£117,509,310	-£125,831,663

Residual Land values compared to benchmark land values

Benchmark 22 - Low									£6,784,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR		C1 - 2,500 sq m 20% FS AWS @ 25% of MR			C1 - 2,500 sq m 40% FS AWS @ 25% of MR		C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£197,029,818	£182,141,567	£171,017,082	£162,834,205	£145,004,346	£145,736,398	£118,991,610	£128,638,592	£92,978,874
Zone 2 High	£95,854,598	£84,402,097	£75,844,801	£69,550,280	£55,835,004	£56,398,122	£35,825,207	£43,245,962	£15,815,410
Zone 2 Medium	-£5,320,622	-£13,466,745	-£19,554,820	-£24,033,049	-£33,790,762	-£33,390,134	-£48,026,705	-£42,747,219	-£62,262,647
Zone 2 Low	-£98,957,844	-£103,581,992	-£107,493,014	-£109,933,595	-£116,028,184	-£115,421,470	-£124,563,355	-£120,909,345	-£133,098,524
Zone 3 High	-£59,500,234	-£63,519,874	-£67,191,553	-£69,266,970	-£74,882,871	-£74,150,338	-£82,574,190	-£79,033,706	-£90,265,508
Zone 3 Medium	-£95,058,994	-£97,877,592	-£100,649,162	-£102,078,153	-£106,239,329	-£105,587,731	-£111,829,495	-£109,097,310	-£117,419,663
Zono 2 Low	£404 940 229	£407 247 075	£400 0A4 A00	£444 427 E90	£444 072 £20	£114 20£ 201	£440 002 790	£447 AAA 004	£424 024 020

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

Benchmark 23 - High									£27,943,000
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR			C1 - 2,500 sq m 30% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 25% of MR	C1 - 2,500 sq m 30% FS AWS @ 50% of MR	
Zone 1	£180,102,618	£165,214,367	£154,089,882	£145,907,005	£128,077,146	£128,809,198	£102,064,410	£111,711,392	£76,051,674
Zone 2 High	£78,927,398	£67,474,897	£58,917,601	£52,623,080	£38,907,804	£39,470,922	£18,898,007	£26,318,762	-£1,111,790
Zone 2 Medium	-£22,247,822	-£30,393,945	-£36,482,020	-£40,960,249	-£50,717,962	-£50,317,334	-£64,953,905	-£59,674,419	-£79,189,847
Zone 2 Low	-£115,885,044								-£150,025,724
Zone 3 High	-£76,427,434								-£107,192,708
Zone 3 Medium	-£111,986,194	-£114,804,792							-£134,346,863
Zone 3 Low	-F121 737 538	-£124 274 275	-£126 768 688	-£128.054.780	-£131 799 838	-£131 213 401	-£136 830 989	-£134.372.021	-£141.862.139

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

Residual Land valu Benchmark Z3 - Me	es compared to benchmark l dium	and values							£13,474,00
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR	C1 - 2,500 sq m 10% FS AWS @ 50% of MR		C1 - 2,500 sq m 20% FS AWS @ 50% of MR	C1 - 2,500 sq m 30% FS AWS @ 25% of MR	C1 - 2,500 sq m 40% FS AWS @ 25% of MR	C1 - 2,500 sq m 30% FS AWS @ 50% of MR	C1 - 2,500 sq m 40% FS AWS @ 50% of MR
Zone 1	£191,677,818	£176,789,567	£165,665,082	£157,482,205	£139,652,346	£140,384,398	£113,639,610	£123,286,592	£87,626,874
Zone 2 High	£90,502,598	£79,050,097	£70,492,801	£64,198,280	£50,483,004	£51,046,122	£30,473,207	£37,893,962	£10,463,410
Zone 2 Medium	-£10,672,622	-£18,818,745		-£29,385,049		-£38,742,134			-£67,614,647
Zone 2 Low	-£104,309,844	-£108,933,992	-£112,845,014	-£115,285,595	-£121,380,184	-£120,773,470		-£126,261,345	-£138,450,524
Zone 3 High	-£64,852,234	-£68,871,874		-£74,618,970			-£87,926,190	-£84,385,706	
Zone 3 Medium	-£100,410,994	-£103,229,592	-£106,001,162	-£107,430,153				-£114,449,310	
Zone 3 Low	-£110 162 338	-F112 699 075	-£115 193 488	-£116.479.580					

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

Benchmark 23 - Low	enuminar 2 - LOW											
% of AH	C1 - 2,500 sq m commercial space 0% Aff WS	C1 - 2,500 sq m 10% FS AWS @ 25% of MR		C1 - 2,500 sq m 20% FS AWS @ 25% of MR		C1 - 2,500 sq m 30% FS AWS @ 25% of MR			C1 - 2,500 sq m 40% FS AWS @ 50% of MR			
Zone 1	£197,029,818	£182,141,567	£171,017,082	£162,834,205	£145,004,346	£145,736,398	£118,991,610	£128,638,592	£92,978,874			
Zone 2 High	£95,854,598	£84,402,097	£75,844,801	£69,550,280	£55,835,004	£56,398,122	£35,825,207	£43,245,962	£15,815,410			
Zone 2 Medium	-£5,320,622					-£33,390,134		-£42,747,219	-£62,262,647			
Zone 2 Low	-£98,957,844					-£115,421,470		-£120,909,345	-£133,098,524			
Zone 3 High	-£59,500,234	-£63,519,874				-£74,150,338	-£82,574,190	-£79,033,706	-£90,265,508			
Zone 3 Medium	-£95,058,994					-£105,587,731		-£109,097,310	-£117,419,663			
Zone 3 Low	-£104,810,338	-£107,347,075	-£109,841,488	-£111,127,580	-£114,872,638	-£114,286,201	-£119,903,789	-£117,444,821	-£124,934,939			



Appendix 7 – Analysis of payments in lieu of onsite affordable workspace

## LB Southwark Analysis of Payment in Lieu of Affordable Workspace

CIL Zone	Residual Land Value No discount	10% of FS, 25% discount	10% of FS, 50% discount	20% of FS, 25% discount	20% of FS, 50% discount	35% of FS, 25% discount	35% of FS,50% discount	50% of FS, 25% discount	50% of FS, 50% discount
Zone 1 (£65 per sq ft Market Value)									
C1 - 2,500 sq m of Commercial floorspace	£7,939,343	£7,388,625 7%	£6,977,129 12%	£6,674,444 16%	£6,014,916 24%	£6,041,995 24%	£5,052,703 36%	£5,409,546 32%	£4,090,490 48%
C2 - 50,000 sq m of Commercial floorspace	£134,971,345	£125,045,844 7%	£117,629,522	£112,174,270	£100,287,697 26%	£100,775,732 25%	£82,945,873 39%	£89,377,194 34%	£65,604,048 51%
C3 - 75,000 sq m of Commercial floorspace	£202,457,018	£187,568,767	£176,444,282 13%	£168,261,405	£150,431,546 26%	£151,163,598 25%	£124,418,810 39%	£134,065,792 34%	£98,406,074 51%
Zone 2 (High Value £50 per sq ft Marlet Value)		.,,,	1373	,.			3275	0.770	2170
C1 - 2,500 sq m of Commercial floorspace	£4,196,863	£3,773,235	£3,456,699 18%	£3,223,864	£2,716,536 35%	£2,737,365 35%	£1,976,371 53%	£2,250,866 46%	£1,236,208
C2 - 50,000 sq m of Commercial floorspace	£67,521,199	£59,886,198 11%	£54,181,334 20%	£49,984,987 26%	£40,841,469 40%	£41,216,881 39%	£27,501,604 59%	£32,448,775 52%	£14,161,740
C3 - 75,000 sq m of Commercial floorspace	£101,281,798	£89,829,297	£81,272,001 20%	£74,977,480 26%	£61,262,204 40%	£61,825,322	£41,252,407 59%	£48,673,162 52%	£21,242,610
Zone 2 (Medium Value £35 per sq ft Marlet Value	9)	1170	20%	20%	40%	39%	39%	52%	19%
C1 - 2,500 sq m of Commercial floorspace	£454,385	£157,843 65%	-£64,773 114%	-£230,423 151%	-£591,361 230%	-£576,543 227%	-£1,117,950 346%	-£922,661 303%	-£1,644,539 462%
C2 - 50,000 sq m of Commercial floorspace	£71,052	-£5,359,696 7643%	-£9,418,414 13356%	£12,403,899	£18,909,042 26713%	-£18,641,956 26337%	-£28,399,670 40070%	-£24,880,012 35117%	-£37,890,298 53427%
C3 - 75,000 sq m of Commercial floorspace	£106,578	-£8,039,545	-£14,127,620	-£18,605,849	-£28,363,562	-£27,962,934	-£42,599,505	-£37,320,019	-£56,835,447
Zone 2 (Low Value £25 per sq ft Marlet Value)		7643%	13356%	17557%	26713%	26337%	40070%	35117%	53427%
C1 - 2,500 sq m of Commercial floorspace	-£3,001,897	-£3,172,945	-£3,317,613	-£3,407,891	-£3,633,330	-£3,610,888	-£3,949,047 32%	-£3,813,885 27%	-£4,264,764 42%
C2 - 50,000 sq m of Commercial floorspace	-£62,353,763	-£65,436,527	-£68,043,876	-£69,670,929	-£73,733,990	-£73,329,513	-£79,424,102 27%	-£76,988,097	-£85,114,216
C3 - 75,000 sq m of Commercial floorspace	-£93,530,644	-£98, 154, 792 5%	-£102,065,814 9%	-£104,506,395	-£110,600,984 18%	-£109,994,270	-£119,136,155 27%	-£115,482,145	-£127,671,324
Zone 3 (High Value £25 per sq ft Marlet Value)		5%	9%	12%	10%	10%	21%	23%	37%
C1 - 2,500 sq m of Commercial floorspace	-£1,655,184	-£1,803,871 9%	-£1,939,687	-£2,016,457	-£2,224,189 34%	-£2,197,092 33%	-£2,508,691 52%	-£2,377,729 44%	-£2,793,194 69%
C2 - 50,000 sq m of Commercial floorspace	-£36,048,689	-£38,728,449	-£41,176,235	-£42,559,847	-£46,303,781 28%	-£45,815,426 27%	-£51,431,326 43%	-£49,071,004 36%	-£56,558,872 57%
C3 - 75,000 sq m of Commercial floorspace	-£54,073,034	-£58,092,674	-£61,764,353	-£63,839,770 18%	-£69,455,671 28%	-£68,723,138 27%	-£77,146,990 43%	-£73,606,506	-£84,838,308 57%
Zone 3 (Medium Value £20 per sq ft Marlet Value	2)	7%	14%	10%	20%	21%	43%	30%	37%
C1 - 2,500 sq m of Commercial floorspace	-£2,970,505	-£3,074,765	-£3,177,286 7%	-£3,230,144 9%	-£3,384,067	-£3,359,964 13%	-£3,590,848 21%	-£3,489,784 17%	-£3,797,628 28%
C2 - 50,000 sq m of Commercial floorspace	-£59,754,529	-£61,633,594	-£63,481,308	-£64,433,968	-£67,208,086	-£66,773,687	-£70,934,864	-£69,113,407	-£74,661,642
C3 - 75,000 sq m of Commercial floorspace	-£89,631,794	-£92,450,392	-£95,221,962 6%	-£96,650,953	-£100,812,129	-£100,160,531	-£106,402,295	-£103,670,110	-£111,992,463
Zone 3 (Low Value £18 per sq ft Marlet Value)		3%	0%	0%	1270	1270	19%	10%	25%
C1 - 2,500 sq m of Commercial floorspace	-£3,331,208	-£3,425,042 3%	-£3,517,311 6%	-£3,564,883 7%	-£3,703,414 11%	-£3,681,722 11%	-£3,889,517 17%	-£3,798,559 14%	-£4,075,619 22%
C2 - 50,000 sq m of Commercial floorspace	-£66,255,425	-£67,946,583	-£69,609,525	-£70,466,920 1%	-£72,963,626	-£72,572,668 -1%	-£76,317,726	-£74,678,414 -2%	-£79,671,826
C3 - 75,000 sq m of Commercial floorspace	-£99,383,138	-£101,919,875	-£104,414,288	-£105,700,380	-£109,445,438	-£108,859,001	-£114,476,589	-£112,017,621	-£119,507,739

	Payment in Lieu of 10% floorspace @ 25% Discount to market rent in £ per sq m	Payment in Lieu of 10% of floorspace @ 50% Discount to market rent £ per sq m
	£2,203	£3,849
	£1,985	£3,468
	£1,985	£3,468
	£1,695	£2,961
	£1,527	£2,668
	£1,527	£2,668
	£1,186	£2,077
	£1,086	£1,898
	£1,086	£1,898
	£684	£1,263
	£617	£1,138
	£617	£1,138
	£595	£1,138
	£536	£1,026
	£536	£1,026
	£417	£827
	£376	£745
	£376	£745
	£375	£744
	£338	£671
	£338	£671
Total Ave £ per sq m	£956	£1,718
Z1 Ave £ per sq m	£2,058	£3,595
Z2 Ave £ per sq m	£1,114	£1,968
Z3 Ave £ per sq m	£432	£844